City of Rolling Hills INCORPORATED JANUARY 24, 1957

NO. 2 PORTUGUESE BEND ROAD
ROLLING HILLS, CA 90274
(310) 377-1521
FAX (310) 377-7288

AGENDA | **CITY COUNCIL** | **CITY OF ROLLING HILLS**
Regular City Council Meeting | **Monday, November 22, 2021** | **7:00 PM**

All Councilmembers will participate in-person wearing masks per Los Angeles County Health Department's Health Officer Order effective Saturday, July 17, 2021. 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://cms5.revize.com/revize/rollinghillsca/government/agenda/index.php

Next Resolution No. 1287 *Next Ordinance No. 372*

1. CALL TO ORDER

2. ROLL CALL

PLEDGE OF ALLEGIANCE

3. OPEN AGENDA - PUBLIC COMMENT WELCOME

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

4. CONSENT CALENDAR

Matters which may be acted upon by the City Council in a single motion. Any Councilmember may request removal of any item from the Consent Calendar causing it to be considered under Council Actions.

4.A. REGULAR MEETING MINUTES OF NOVEMBER 08, 2021.
RECOMMENDATION: Approve as presented.
11.08.2021_CCMinutes.P.docx

4.B. PAYMENT OF BILLS.
RECOMMENDATION: Approve as presented.
Payment of Bills.pdf

4.C. REPUBLIC SERVICES RECYCLING TONNAGE REPORT FOR OCTOBER 2021.
RECOMMENDATION: Approve as presented.
Rolling Hills YTD Tonnage Report.pdf

4.D. APPROVE ANNUAL REPORT FOR FISCAL YEAR 2020-2021 TO THE LOS ANGELES REGIONAL WATER QUALITY CONTROL BOARD AS MANDATED BY THE LOS ANGELES COUNTY MUNICIPAL STORM WATER PERMIT ORDER NO. R4-2012-0175, AMENDED BY ORDER WQ 2015-0075.
RECOMMENDATION: Staff recommends that Council Approve this Annual Report and direct staff to submit the report to the Regional Board.
RollingHills_Individual_AnnualReport_1_2020-21_(Final).pdf

4.E. APPROVE AN AMENDED AGREEMENT WITH LANCE, SOLL & LUNGHARD, LLP (LSL) TO PERFORM ANNUAL AUDIT FOR FISCAL YEAR 2020-2021 FOR AN AMOUNT NOT TO EXCEED $17,623.
RECOMMENDATION: Approve as presented.
Lance, Soll & Lunghard Amendment-c1.DOCX
Rolling_Hills_1_year_extension_FY_2021-c1.pdf

4.F. APPROVE AN AMENDED PLANNING SERVICES CONTRACT WTIH MICHAEL BAKER INTERNATIONAL FOR A NOT-TO-EXCEED AMOUNTN OF $10,240.
RECOMMENDATION: Approve as presented.
PSA_with_MICHAEL_BAKER-_executed_10.13.21.pdf
City of Rolling Hills Proposal for Continued Services 11-15-21.pdf

4.G. APPROVE PROJECT PLANS, SPECIFICATIONS FOR REMOVING THE EXISTING NON-OPERABLE STANDBY GENERATOR AND DIRECT STAFF TO ADVERTISE FOR CONSTRUCTION BIDS.
RECOMMENDATION: Staff recommends that City Council approve the Emergency Generator Demolition Plans and Specifications for bids.
RH Technical Specifications.pdf
ROLLING-HILLS-DEMO_R20_20211110_.pdf
20211118_ROLLINGHILLSDEMO_COSTEST_.pdf

4.H. RECEIVE AND FILE REPORT ON THE PROGRESS TO HIRE A LANDSCAPE ARCHITECT TO INVENTORY THE CITY HALL CAMPUS IRRIGATION SYSTEM AND PROVIDE RECOMMENDATIONS FOR LANDSCAPING IMPROVEMENTS.
RECOMMENDATION: Receive and file.
Landscape Architecture RFP- Final Draft-V10 Letterhead FINAL.pdf
Planting_Plans_PG1.pdf
Planting_Plans_PG2.pdf

5. COMMISSION ITEMS

5.A. ZONING CASE NO. 21-12: REQUEST FOR PLANNING COMMISSION CONSIDERATION AND APPROVAL OF RESOLUTION NO. 2021-15 APPROVING

SITE PLAN REVIEW FOR 442 CUBIC YARDS OF GRADING FOR A PROJECT LOCATED AT 79 EASTFIELD DRIVE (GONZALEZ).

RECOMMENDATION: It is recommended that the City Council receive and file Resolution No. 2021-15 and Zoning Case No. 21-12 for Site Plan Review for non-exempt grading for a total of 442 cubic yards (127 cubic yards of cut and 254 cubic yards of fill) for the subject property located at 79 Eastfield Drive.

Development_Proposal_Table.79_Eastfield_Drive_ZC_21-12_PC.pdf
2021-15.PC RESOLUTION_79 Eastfield Drive.pdf
Gonzalez_Approved by Planning Commision 10/19/21
Eastfield_Rev_Submit_10-4-21_landscaping.pdf
Photos_of_proposed_grading_.pdf
Vicinty_Map_79_Eastfield_Dr..pdf
Trees_at_89_Eastfield_email.pdf

6. PUBLIC HEARINGS

7. OLD BUSINESS

7.A. REVIEW AND DISCUSS SB9 DRAFT ORDINANCE.

RECOMMENDATION: Review, discuss and provide direction to staff.

EXHIBIT A - SB9 Code Amendments-c1 (1).pdf

8. NEW BUSINESS

8.A. CONSIDER RECOMMENDATION FROM THE CITY COUNCIL PERSONNEL COMMITTEE FOR APPOINTMENTS TO THE PLANNING COMMISSION.

RECOMMENDATION: Approve the City Council Personnel Committee's recommended appointments to the Planning Commission.

8.B. CONSIDER CHAMBERS TO PROVIDE ENVIRONMENTAL CONSULTING SERVICES FOR THE CITY'S 6TH CYCLE HOUSING ELEMENT AND THE UPDATED SAFETY ELEMENT AND DIRECT STAFF TO EXECUTE A STANDARD PROFESSIONAL SERVICES CONTRACT WITH CHAMBERS TO ENGAGE SERVICES.

RECOMMENDATION: Consider and approve engaging Chambers for services.

Chambers Group Proposal_Environmental Planning Services_11.18.21.pdf

9. MATTERS FROM THE CITY COUNCIL AND MEETING ATTENDANCE REPORTS

9.A. FIRE FUEL COMMITTEE REPORT OUT ON NOVEMBER 10 AND NOVEMBER 17, 2021 COMMITTEE MEETINGS AND DISCUSS PROHIBITING FUTURE PLANTING OF HIGH HAZARD PLANTS, AS LISTED IN THE LOS ANGELES COUNTY FIRE DEPARTMENT READY! SET! GO! BROCHURE. (BLACK & MIRSCH)

RECOMMENDATION: Receive and file the Committee's report and discuss prohibiting the planting of high hazard plants.

FF Committee Meeting 11.10.2021.pdf
FF Committee Meeting 11.17.2021.pdf

10. MATTERS FROM STAFF

10.A. REPORT ON SMALL FIRE AT OR NEAR 15 FLYING MANE THAT TOOK PLACE ON SEPTEMBER 30, 2021.Â (VERBAL REPORT)
RECOMMENDATION: Receive and file.

11. CLOSED SESSION

12. ADJOURNMENT

Next regular meeting: Monday, January 10, 2022 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: 11/22/2021

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

FROM: **CONNIE VIRAMONTES , ADMINISTRATIVE ASSISTANT**

THRU: **ELAINE JENG P.E., CITY MANAGER**

SUBJECT: **REGULAR MEETING MINUTES OF NOVEMBER 08, 2021.**

DATE: **November 22, 2021**

BACKGROUND:
None.

DISCUSSION:
None.

FISCAL IMPACT:
None.

RECOMMENDATION:
Approve as presented.

ATTACHMENTS:
11.08.2021_CCMinutes.P.docx

MINUTES OF A
REGULAR MEETING OF THE
CITY COUNCIL OF THE
CITY OF ROLLING HILLS, CALIFORNIA
MONDAY, NOVEMBER 08, 2021

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 Bea Dieringer presiding.

2. ROLL CALL

Present:	Mayor Dieringer, Mayor Pro Tem Black, Pieper, Mirsch, and Wilson
Absent:	None.
Staff Present:	Elaine Jeng, City Manager
	Ashford Ball, Senior Management Analyst
	Jane Abzug, Deputy City Attorney
Resident:	Marcia Schoettle, 24 Eastfield Drive
	Alan Cherry, 2 Open Brand Road
	Jim Aichele, 14 Crest Road West

PLEDGE OF ALLEGIANCE BY COUNCILMEMBER WILSON.

3. OPEN AGENDA - PUBLIC COMMENT WELCOME

Resident Marcia Schoettle commented on a fire that occurred on September 30, 2021.

4. CONSENT CALENDAR

B. PAYMENT OF BILLS.

C. APPROVE AMENDED AGREEMENT WITH ALANPALERMO CONSULTING TO EXTEND PROJECT MANAGEMENT SERVICES TO JUNE 30, 2022.

D. APPROVE A PROFESSIONAL SERVICE AGREMEENT WITH WORLDWISE PRODUCTS FOR EDUCATIONAL VIDEOS ON MANAGING VEGETATION IN THE CANYONS FOR AN AMOUNT NOT-TO-EXCEED $24,950.

E. APPROVE MINOR CORRECTIONS AND ADDITION TO THE EMPLOYEE HANDBOOK AND PERSONNEL POLICY MANUAL.

F. APPROVE SUBMITTAL OF THE ENDANGERED SPECIES ACT (ESA) COMPLIANCE MEMORANDUM AND CONSENT TO THE POST CONSTRUCTION REPORTING AS REQUIRED BY FEDERAL EMERGENCY

MANAGEMENT AGENDA (FEMA) FOR THE EASTFIELD DRIVE ELECTRIC UTILITY UNDERGROUNDING GRANT PROJECT NUMBER 4382-177-07.

G. APPROVE THE PROPOSAL FROM LANCE, SOLL & LUNGHARD, LLP (LSL) TO PERFORM ANNUAL AUDIT FOR FISCAL YEAR 2020-2021 FOR AN AMOUNT NOT TO EXCEED $17,623 AND DIRECT THE CITY ATTOURNEY TO PREPARE AN AMENDED AGREEMENT WITH LSL.

MOTION: Mayor Pro Tem Black motioned to pull item 4A for discussion and move to approve items 4B, 4C, 4D, 4E, 4F and 4G and the motion Councilmember Mirsch seconded the motion.

AYES:	COUNCILMEMBERS:	Mayor Dieringer, Black, Mirsch, Pieper and Wilson.
NOES:	COUNCILMEMBERS:	None.
ABSENT:	COUNCILMEMBERS:	None.
ABSTAIN:	COUNCILMEMBERS:	None.

(Out of Order)

A. REGULAR MEETING MINUTES OF OCTOBER 25, 2021

MOTION: Mayor Dieringer motioned to approve the amended minutes and Councilmember Pieper seconded the motion.

AYES:	COUNCILMEMBERS:	Mayor Dieringer, Mirsch, Pieper and Wilson.
NOES:	COUNCILMEMBERS:	Black.
ABSENT:	COUNCILMEMBERS:	None.
ABSTAIN:	COUNCILMEMBERS:	None.

5. COMMISSION ITEMS

NONE.

6. PUBLIC HEARINGS

NONE.

(Out of Order)

8. NEW BUSINESS

A. CONSIDER PROPOSAL FROM THE TENNIS CLUB TO EXPAND COURT 1 FOR ADDITIONAL PICKLE BALL COURTS.

Resident and Tennis Club Board Member Alan Cherry commented on the item.

MOTION: Councilmember Pieper motioned to investigate Court 1 to add additional pickle ball courts and Mayor Pro Tem Black seconded the motion.

AYES: COUNCILMEMBERS: Mayor Dieringer, Black, Mirsch, Pieper and Wilson.
NOES: COUNCILMEMBERS: None.
ABSENT: COUNCILMEMBERS: None.
ABSTAIN: COUNCILMEMBERS: None.

(Out of Order)

7. OLD BUSINESS

A. REVIEW AND DISCUSS DRAFT CITY ORDINANCE TO COMPLOY WITH SENATE BILL (SB) 9, INCREASE DENSITY IN SIGLE FAMILY ZONE.

Resident Jim Aichele commented on the item.

MOTION: Councilmember Pieper motioned to have the Planning Commission review and approve the draft ordinance if possible before the November 22, 2021 City Council and if not possible, bring back the draft ordinance to the November 22, 2021 City Council meeting for final review. Councilmember Wilson seconded the motion.

AYES: COUNCILMEMBERS: Mayor Dieringer, Black, Mirsch, Pieper and Wilson.
NOES: COUNCILMEMBERS: None.
ABSENT: COUNCILMEMBERS: None.
ABSTAIN: COUNCILMEMBERS: None.

(Out of Order)

8. NEW BUSINESS

B. DISCUSS THE FORMAT OF THE CITY COUNCIL MEETING MINUTES AND PROVIDE DIRECTION TO STAFF.

Resident Jim Aichele commented on item.

MOTION: Councilmember Pieper motioned to have staff prepare action minutes and in the action minutes, list the names of commenters. Councilmember Wilson seconded the motion.

AYES: COUNCILMEMBERS: Mirsch, Pieper and Wilson.
NOES: COUNCILMEMBERS: Mayor Dieringer and Black.
ABSENT: COUNCILMEMBERS: None.
ABSTAIN: COUNCILMEMBERS: None.

C. CONSIDER HOLDING CITY COUNCIL 2022 STRATEGIC PLANNING WORKSHOP ON SATURDAY JANUARY 22, 2022 AND APPROVE DRAFT AGENDA.

Resident Jim Aichele commented on item.

MOTION: Councilmember Mirsch motioned to hold the Strategic Planning Workshop on Saturday, January 22, 2022 from 8:30 a.m. through 1:30 p.m. at City Hall and approve agenda

items as presented. Councilmember Pieper seconded the motion.

AYES:	COUNCILMEMBERS:	Mayor Dieringer, Black, Mirsch, Pieper and Wilson.
NOES:	COUNCILMEMBERS:	None.
ABSENT:	COUNCILMEMBERS:	None.
ABSTAIN:	COUNCILMEMBERS:	None.

9. MATTERS FROM THE CITY COUNCIL AND MEETING ATTENDANCE REPORTS

A. CITY COUNCIL PERSONNEL COMMITTEE REPORT ON THE NOVEMBER 8, 2021 COMMITTEE MEETING.

Mayor Dieringer spoke on this item.

10. MATTERS FROM STAFF

NONE.

11. CLOSED SESSION

A. EMPLOYEE PERFORMANCE EVALUATION GOVERNMENT CODE SECTION 54957, TITLE CITY MANAGER.

The City Council recessed to Closed Session at 9:54 PM. Deputy City Attorney Abzug reported at 11:18 PM that the City Council took no reportable action on the item.

12. ADJOURNMENT

Hearing no further business before the City Council, the meeting was adjourned at 11:20 p.m. The next regular meeting of the City Council is scheduled to be held on Monday, November 22, 2021 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

Respectfully submitted,

_____
Elaine Jeng, P.E.
Acting City Clerk

Approved,

_____
Bea Dieringer
Mayor

City of Rolling Hills INCORPORATED JANUARY 24, 1957

Agenda Item No.: 4.B
Mtg. Date: 11/22/2021

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

FROM: **CONNIE VIRAMONTES , ADMINISTRATIVE ASSISTANT**

THRU: **ELAINE JENG P.E., CITY MANAGER**

SUBJECT: **PAYMENT OF BILLS.**

DATE: **November 22, 2021**

BACKGROUND:
None.

DISCUSSION:
None.

FISCAL IMPACT:
None.

RECOMMENDATION:
Approve as presented.

ATTACHMENTS:
Payment of Bills.pdf

CITY OF ROLLING HILLS

Check Run 11-3-2021 - 11-22-2021

Check No.	Check Date	Payee	Descritption	Amount
27262	11/3/2021	Executive Suite Services Inc.	October 2021 Monthly Janitorial Services	1,700.00
27263	11/3/2021	File Keepers LLC	Document scanning and drawing	2,405.65
27264	11/3/2021	Worldwise Productions	Rolling Hills Canyon Management Videos- Retainer	12,475.00
27265	11/10/2021	Alan Palermo Consulting	October 2021 ADA, Sewer, Block Captain	3,360.00
27266	11/10/2021	Best Best & Krieger LLP	October 2021 General Services	11,531.00
27266	11/10/2021	Best Best & Krieger LLP	October 2021 Services View Presentation	1,691.00
27266	11/10/2021	Best Best & Krieger LLP	Services October 2021 Land Use	4,012.90
27267	11/10/2021	Cox Communications	Phone Services October 26 - November 25, 2021	150.05
27268	11/10/2021	Daily Breeze	October 2021 Advertising- Legals CLS	851.96
27269	11/10/2021	ELAN Cardmember Services	October 2021 Credit card expenses	3,308.51
27270	11/10/2021	Rogers, Anderson, Malody & Scott, LLP	September 2021 Professional Svcs Accounting	7,758.00
27271	11/10/2021	RINCON CONSULTANTS, INC	October 2021 Services RH Safety Element update	731.25
27272	11/3/2021	GPA CONSULTING	Profess Svcs through October 31,2021 Project #00000918	43,944.72
27273	11/22/2021	Bennett Landscape	Extra Landscaping on October 29 and November 3, 2021	116.01
27273	11/22/2021	Bennett Landscape	November 2021 Landscape services	660.00
27273	11/22/2021	Bennett Landscape	October 2021 Landscape Services	660.00
27273	11/22/2021	Bennett Landscape	September 2021 Landscape Services	660.00
27274	11/22/2021	Environmental Design Associates	2019 & 2020 MWELO Annual Report to Department of Wtr Resourc	500.00
27275	11/22/2021	Konica Minolta Business Solutions USA Inc.	Maintenance Fees 10/11/2021 to 11/10/2021	494.86
27276	11/22/2021	McGowan Consulting	October 2021 Consulting Services-Municipal Stormwater	4,721.10
27277	11/22/2021	Palos Verdes Security Sys, Inc.	CCTV Lease 12-01-21 to 12-31-21	168.00
27278	11/22/2021	Willdan Inc.	TE Services as needed Project 105238.00	155.00
27279	11/22/2021	Bennett Landscape	August 2021 Landscape Services	660.00
27280	11/22/2021	Stradling, Yocca Carlson & Rauth, PC	Eastfield Underground Project	14,293.18
ACH1	11/10/2021	CalPERS	ACH CHECK DATE 11-10-2021	14,131.56
ACH2	11/10/2021	California Water Service Co.	ACH CHECK DATE 11-10-2021	1,481.57
ACH3	11/10/2021	Southern California Edison	Electricity Usage for 9-22-21 to 10-21-21	1,451.95
PR Link	11/19/2021	PR LINK - Payroll & PR Taxes	Payroll Processing Fee 11/03/21 to 11/16/21	60.09
PR Link	11/19/2021	PR LINK - Payroll & PR Taxes	Pay Period -November 11/03/21 to 11/16/21	14,903.15
Report Total				149,036.51

I, Elaine Jeng, City Manager of Rolling Hills, California certify that the above demands are accurate and there is available in the General Fund a balance of
149,036.51 for the payment of above items.

11/17/2021

Elaine Jeng, P.E., City Manager

City of Rolling Hills INCORPORATED JANUARY 24, 1957

Agenda Item No.: 4.C
Mtg. Date: 11/22/2021

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

FROM: **CONNIE VIRAMONTES , ADMINISTRATIVE ASSISTANT**

THRU: **ELAINE JENG P.E., CITY MANAGER**

SUBJECT: **REPUBLIC SERVICES RECYCLING TONNAGE REPORT FOR OCTOBER 2021.**

DATE: **November 22, 2021**

BACKGROUND:
None.

DISCUSSION:
None.

FISCAL IMPACT:
None.

RECOMMENDATION:
Approve as presented.

ATTACHMENTS:
Rolling Hills YTD Tonnage Report.pdf

CITY OF ROLLING HILLS RESIDENTIAL FRANCHISE

2021

Franchise?	Y

Mth/Yr	Overall Commodity	Tons Collected	Tons Recovered	Tons Disposed	Diversion %
Jan-21	Trash	235.42	36.03	199.39	15.30%
	Greenwaste	49.43	49.43	-	100.00%
Jan-21 Total		284.85	85.46	199.39	30.00%
Feb-21	Trash	206.11	18.38	187.73	8.92%
	Greenwaste	62.07	62.07	-	100.00%
Feb-21 Total		268.18	80.45	187.73	30.00%
Mar-21	Trash	231.10	7.19	223.91	3.11%
	Recycle	3.64	0.91	2.73	24.95%
	Greenwaste	89.04	89.04	-	100.00%
Mar-21 Total		323.78	97.14	226.64	30.00%
Apr-21	Trash	239.29	34.90	204.39	14.58%
	Greenwaste	52.70	52.70	-	100.00%
Apr-21 Total		291.99	87.60	204.39	30.00%
May-21	Trash	147.58	-	147.58	0.00%
	Greenwaste	125.97	125.97	-	100.00%
May-21 Total		273.55	125.97	147.58	46.05%
Jun-21	Trash	193.00	-	193.00	0.00%
	Greenwaste	111.34	111.34	-	100.00%
Jun-21 Total		304.34	111.34	193.00	36.58%
Jul-21	Trash	207.99	-	207.99	0.00%
	Greenwaste	96.98	96.98	-	100.00%
Jul-21 Total		304.97	96.98	207.99	31.80%
Aug-21	Trash	203.81	-	203.81	0.00%
	Greenwaste	103.02	103.02	-	100.00%
Aug-21 Total		306.83	103.02	203.81	33.58%
Sep-21	Trash	171.31	-	171.31	0.00%
	Greenwaste	107.29	107.29	-	100.00%
Sep-21 Total		278.60	107.29	171.31	38.51%
Oct-21	Trash	180.87	-	180.87	0.00%
	Greenwaste	127.16	127.16	-	100.00%
Oct-21 Total		308.03	127.16	180.87	41.28%
Grand Total		2,945.12	1,022.41	1,922.71	34.72%

Contract Requires 30% Household - 1022.41

City of Rolling Hills INCORPORATED JANUARY 24, 1957

Agenda Item No.: 4.D
Mtg. Date: 11/22/2021

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

FROM: **ASHFORD BALL, SENIOR MANAGEMENT ANALYST**

THRU: **ELAINE JENG P.E., CITY MANAGER**

SUBJECT: **APPROVE ANNUAL REPORT FOR FISCAL YEAR 2020-2021 TO THE LOS ANGELES REGIONAL WATER QUALITY CONTROL BOARD AS MANDATED BY THE LOS ANGELES COUNTY MUNICIPAL STORM WATER PERMIT ORDER NO. R4-2012-0175, AMENDED BY ORDER WQ 2015-0075.**

DATE: **November 22, 2021**

BACKGROUND:
Rolling Hills is a permittee of the Los Angeles County Municipal Storm Water Permit. As a permittee, the City is required to submit an annual report by December 15, for the prior fiscal year. The City has a contract agreement with McGowan Consulting who provide consulting services for the City regarding storm water matters and assist preparing the annual report.

The annual report has two different attachments: A) Machado Lake Trash TMDL Annual Report, and B) Santa Monica Bay Debris TMDL Annual Report. The attachments are currently not available on this document. John Hunter is still finalizing the reports and city staff has the pre-drafted reports with McGowan's comments available if needed. In order for us to receive approval with the due date of December 15, 2021 and no City Council meetings conducted in December staff needed to present the item today. Attachments A & B are prepared by John L. Hunter and Associates reviewed by McGowan and then finalized by John Hunter. John L. Hunter and Associates Inc. is the storm water consultant for the Peninsula Watershed Group. The Peninsula Watershed Group is comprised of Rancho Palos Verdes, Rolling Hills Estates, Palos Verdes Estates, and Los Angeles County (for the unincorporated portions of the County land on the Peninsula) with Rancho Palos Verdes as the lead agency. The City also participates in the Coordinated Integrated Monitoring Program (CIMP) through the Peninsula Watershed Group.

As a part of John L. Hunter's scope of work, separate reports are prepared for the Machado Lake Trash TMDL and the Santa Monica Bay Debris TMDL. The reports discuss the City's water quality monitoring activities as mandated by the permit and report on the effectiveness of measures implemented by the agency to meet pollutant thresholds. For Fiscal Year 2020-2021, based on monitoring data, the City's existing instructional and source control measures are concluded to be effective.

DISCUSSION:
On behalf of the City of Rolling Hills McGowan Consulting will submit the City's Annual Report for the Fiscal Year 2020-2021 by December 14, 2021.

FISCAL IMPACT:
The cost of preparing the mandated Annual Report, and attachments (TMDL annual reports) are included in the approved budget for Fiscal Year 2021-2022.

RECOMMENDATION:
Staff recommends that Council Approve this Annual Report and direct staff to submit the report to the Regional Board.

ATTACHMENTS:
RollingHills_Individual_AnnualReport_1_2020-21_(Final).pdf

City of Rolling Hills

Individual Annual Report
Reporting Year 2020-21

Los Angeles County Municipal Storm Water Permit
(Order No. R4-2012-0175 as amended by Order WQ 2015-0075)
NPDES No. CAS004001

This form includes items to be reported individually by each Permittee.

Permittee Name	City of Rolling Hills
Permittee Program Contact	Ashford Ball
Title	Senior Management Analyst
Address	2 Portuguese Bend Road
City	Rolling Hills
Zip Code	90274
Phone	310-377-1521
Email	ABall@CityofRH.net

List of Attachments	
ATTACHMENT A:	Land Use Map of Rolling Hills
ATTACHMENT B:	Machado Lake Trash TMDL Annual Report
ATTACHMENT C:	Santa Monica Bay Debris TMDL Annual Report

1. Legal Authority and Certification

Complete the items on this page.

1.1 Answer the following questions on Legal Authority *[VI.A.2.b]:*

	Yes	No
Is there a current statement certified by the Permittee's chief legal counsel that the Permittee has the legal authority within its jurisdiction to implement and enforce each of the requirements contained in 40 CFR § 122.26(d)(2)(i)(A-F) and the Permit?	☒	☐
Has the above statement been developed or updated within the reporting year? If yes, attach the updated legal authority statement to this report.	☐	☒

1.2 Complete the required certification below *[Attachment D – V.B.5]*:

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

Signature of either a principal executive officer, ranking elected official, or by a duly authorized representative of a principal executive officer or ranking elected official. A person is a duly authorized representative only if:

a. The authorization is made in writing by a principal executive officer or ranking elected official.

b. The authorization specifies either an individual or a position having responsibility for the overall operation of the regulated facility or activity such as the position of plant manager, operator of a well or a well field, superintendent, position of equivalent responsibility, or an individual or position having overall responsibility for environmental matters for the company. (A duly authorized representative may thus be either a named individual or any individual occupying a named position.)

c. The written authorization is submitted to the Regional Board.

If an authorization of a duly authorized representative is no longer accurate because a different individual or position has responsibility for the overall operation of the facility, a new authorization will be submitted to the Regional Board prior to or together with any reports, information, or applications, to be signed by an authorized representative.

Signature

Elaine Jeng, City Manager

Date

2. Program Expenditures

Complete the following items in this section.

5.1a) 2.1 Source(s) of funds used in the past year, and proposed for the coming year, to meet necessary expenditures on the Permittee's stormwater management program *[VI.A.3.b]:*

The City has funded the implementation of the MS4 Permit and TMDL compliance through its General Fund. The City's General Fund budget for all municipal operations and services, including MS4 Permit compliance, is approximately $2 million annually, while the City's expenditures for stormwater programs have been increasing steadily year-over-year. The City is receiving approximately $100,000 per year from the Safe Clean Water Program for its municipal stormwater program which will assist in addressing these increasing stormwater program costs.

The City utilizes contract Building & Safety services for new and redevelopment plan checking, permitting, and construction site inspections. The contract building officials collect permit fees from developers that offset the cost of stormwater compliance review and inspection for development projects under the Planning and Land Development Program and the Development Construction Program.

5.1b) 2.2 Complete the table on program expenditures below *[Attachment D – VII.A.5]:*

Table 2a: Program Expenditures			
Category		**Expenditures for Reporting Year**	**Program Budget for Next Reporting Year**
(1) Program Management		$32,223	$28,106
(2) Minimum Control Measures (MCMs)	**Public Information and Participation Program**	$8,508	$17,500
	Industrial / Commercial Facilities Program	Not applicable	Not applicable
	Planning and Land Development Program	$3,960 *	$8,640 *
	Development Construction Program	*	*
	Public Agency Activities Program	$3,056	$8,544
	Illicit Connections and Illicit Discharges Program	$699	$1,232
	Additional Institutional BMPs / "Enhanced" MCMs	$66,963 **	$129,600 **
(3) Projects	**Distributed Projects and Green Streets**	-	-
	Regional Projects	-	-
	Restoration Projects	-	-
(4) Monitoring		$63,925	$102,975 +
(5) NPDES MS4 Permit Fees		$5,994	$7,067
(6) TMDL Implementation and Watershed Management Group Participation		$20,355	$67,004 +
TOTAL		**$205,682**	**$370,668**

* Costs shown are those not covered by permit fees – most other costs of this program are covered by building permit fees

** Cost for contract issued for fire fuel modification in open space areas to prevent wildfires which also serves to protect water quality in receiving waters

+ Includes estimated costs for City to join Peninsula EWMP including monitoring of storm flows in a representative canyon, hydrologic modeling, and preparation of EWMP addendum.

5.1c) Please add any additional comments on stormwater expenditures below:

Costs budgeted for the next reporting year shown in Table 2a reflect increases in program costs to implement the newly adopted Regional MS4 Permit Requirements as well as other new costs as noted. The City employs a very small staff, with one staff person assigned lead responsibility for implementation of the stormwater program. The City retains a stormwater consulting firm to assist with MS4 Permit coordination, management and implementation and with representation of the City's interests at the Palos Verdes Peninsula Watershed Management Group (WMG) monthly meetings and quarterly committee meetings for the Greater LA Harbor Coordinated Compliance Monitoring Program for the Los Angeles Harbor Toxics TMDL.

3. Discharge Prohibitions and Receiving Water Limitations

Complete the following items in this section.

3.1 Did you develop and implement procedures to ensure that a discharger, if not a named Permittee in this Order, fulfilled the requirements of Part III.A.4.a.i-vi? If so, provide a link to where the procedures may be found or attach to the Annual Report [*III.A.4.a*]:

The City does not own or operate an MS4 thus the provisions of Part III.A.4.a.i-vi do not specifically apply to the City.

3.2 Did you develop and implement procedures that minimize the discharge of landscape irrigation water into the MS4? If so, provide a link to where the procedures may be found or attach to the Annual Report [*III.A.4.b*]:

Since 2010 the City has been applying water efficient landscape requirements to projects subject to discretionary review. In 2015 the Governor of California issued Executive Order B29-15 instructing the Department of Water Resources to amend the 2010 Model Water Efficient Landscape Ordinance (MWELO) to increase water efficiency standards for new and retrofitted landscapes. On May 13, 2019, the City adopted its own water efficient landscape ordinance consistent with the statewide 2015 MWELO.

The City disseminates educational information on native and drought tolerant landscaping, water conservation, and water use restrictions through the City's website: https://www.rolling-hills.org/government/planning_and_community_services/index.php#lanscapedesignstandards. Additionally, California Water Service, the retail water provider to all residents in the City, has instituted prohibitions on outdoor water use as described at: https://www.calwater.com/conservation/drought/prohibited-uses-water/

3.3 Where Receiving Water Limitations were exceeded, describe efforts that were taken to determine whether discharges from the MS4 caused or contributed to the exceedances and all efforts that were taken to control the discharge of pollutants from the MS4 to those receiving waters in response to the exceedances (e.g., BMPs that were implemented) [*Attachment E – XVIII.A.5.e]*:

Sections 6.3.1 and 6.4.2 of the Palos Verdes Peninsula Integrated Monitoring Compliance Report (IMCR) which is Volume II of the Palos Verdes Peninsula Watershed Annual Report, discuss receiving water monitoring results and, if applicable, exceedances of receiving water limitations. Continuous flow monitoring conducted during the reporting year in a canyon drainage system representative of the City as a whole demonstrated that the strategies, control measures and BMPs implemented by the City cumulatively retained all conditionally exempt, non-essential non-stormwater and all stormwater runoff up to and including the runoff volume from an 85th percentile, 24-hour storm event which effectively minimized the contribution of runoff from the City to receiving waters.

4. Non-Stormwater Outfall Screening and Monitoring

Complete the following items in this section.

4.1 Complete the following tables regarding your Non-Stormwater Outfall Based Screening and Monitoring Program [*Attachment E – XVIII.A.3.a-g*]. (These tables correspond to Tables 4a and 4b in the Watershed Form.)

Table 4a: Summary of Non-Stormwater Based Screening and Monitoring

Receiving Water and/or WMP/EWMP Group	No. of Major Canyons	Total No. of Canyons Screened Since Dec 28, 2012	No. of Screening Events During Reporting Year	No. of Screening Events Since Dec 28, 2012	Outfalls with Significant Non-Stormwater Discharges[1]			
					Total Confirmed	Total Abated	Total Attributed to Allowable Sources[2]	Total No. Being Monitored
Machado Lake	2	2	0	4	0	NA	NA	0
Santa Monica Bay	2	2	0	4	0	NA	NA	0
Greater LA Harbor	1	1	0	4	1	NA	1	0
Total	5	5	0	12	1	NA	1	0

Table 4b: Summary of Non-Stormwater Discharges Abated During Reporting Year

Method	Total No.
Low Flow Diversion	0
IC/ID Eliminated	0
Permitted	0
Retention	0
Discharge No Longer Observed	0
Other (describe in Section 4.4)	0

4.2 How many of the conditionally exempt non-stormwater discharges in Part III.A.2.b of the Permit did you determine to be sources of pollutants that caused or contributed to an exceedance of receiving water limitations or WQBELs? If you made that determination, which type(s) of non-stormwater discharges in Part III.A.2.b were sources of pollutants? *[III.A.4.d]*

Zero (0). The City submitted a source investigation report with the reporting year 2016-17 Annual Report which found no conditionally exempt discharges from the City to the MS4. Continuous flow monitoring conducted during the reporting year in a representative canyon drainage system in the City demonstrated that the strategies, control measures and BMPs

[1] "Significant Non-Storm Water Discharges" as identified by the Permittee per Part IX.C.1 of the MRP
[2] "Allowable Sources" include NPDES permitted discharges, discharges subject to a Record of Decisions approved by USEPA pursuant to section 121 of CERCLA, conditionally exempt essential non-storm water discharges, and natural flows as defined in Part III.A.d of the permit.

implemented by the City cumulatively retained any conditionally exempt, non-essential non-stormwater. Additionally, ten years of monthly dry weather observations documenting no measurable flow at the Lariat site to which the City is jointly tributary with another MS4 Permittee provide additional evidence that there are no conditionally exempt non-stormwater discharges from the City to the MS4. Accordingly, there has been no need to make a determination that any conditionally exempt non-stormwater discharges in Part III.A.2.b of the Permit are sources of pollutants that caused or contributed to an exceedance of receiving water limitations or WQBELs.

4.3 State when the non-stormwater outfall-based screening and monitoring program will be (or was) re-assessed. If applicable, describe any changes to program (the program must be re-assessed once during the permit term) *[Attachment E – IX.B.2]*.

The City of Rolling Hills Non-Storm Water Screening and Monitoring Program (NSW Screening & Monitoring Program) was developed in September 2014 and approved by Regional Board staff. The program was re-assessed during reporting year 2016-17 based on the results of the completed Source Investigation and one modification was recommended which was to remove Purple Canyon from the list of canyons to be screened since it is documented to have natural flows consistent with its status as a blue-line stream tributary to George F Canyon, a known perennial stream.

4.4 Additional Information. If desired, provide additional information regarding Non-Stormwater Outfall Screening and Monitoring:

None.

5. Minimum Control Measures

Complete the following items in this section.

5.1 Public Information and Participation Program [*VI.D.5*]

Complete the following item regarding the Public Information and Participation Program.

5.1d) Summarize stormwater pollution prevention public service announcements and advertising campaigns. What pollutants were targeted? What audiences were targeted? Note whether activities were performed by the jurisdiction or as part of a watershed, regional, or county-wide group.

The City is participating in the county-wide campaign led by Los Angeles County—see LA County Flood Control District Annual Report and/or County Unincorporated Individual Annual Report for more information on these efforts. The City also participates in development and dissemination of joint outreach material developed cooperatively between the Palos Verdes Peninsula Watershed Management Group (Peninsula WMG) and the Beach Cities WMG. During the reporting year those efforts were focused on dissemination of the *South Bay Homeowner's Guide to Rainwater Harvesting* targeting single-family residential homeowners.

The City utilizes its monthly newsletter to advise its residents of upcoming opportunities for participation in activities related to stormwater pollution prevention such as:

- Coastal Cleanup Day – modified for Covid-19 via local self-guided cleanups on Saturdays during September 2020
- green waste pickup events
- e-waste collection events
- bulky item pickup and paper shredding events
- advice on removal of invasive tumbleweeds from properties and roadsides
- reminders and recommendations on wildfire fuel abatement measures, dead vegetation management, and roadside vegetation management
- the development and implementation of the City's Community Wildfire Protection Plan and supporting grant funding from FEMA and CalOES
- California Water Service drought announcement with Stage 1 prohibitions/limitations on certain outdoor uses of water
- Christmas tree recycling program
- CEQA Processes for projects

The City is a member of the South Bay Cities Council of Governments which circulates numerous public service announcements (PSAs) via e-mail blasts from the South Bay Environmental Services Center (SBESC) to residents and businesses regarding opportunities to learn about and become actively involved in water conservation and stormwater pollution prevention. SBESC programming has continued virtually throughout the Covid-19 pandemic. Examples of virtual events that were held and promoted over the past reporting year include:

- Water Replenishment District's Eco Gardener series with fourteen (14) workshops covering sustainable landscape design, drought tolerant plants, and irrigation basics;
- West Basin's Virtual Water LAB series with nine (9) workshops on water supply, recycling and water use efficiency;
- West Basin's Water Awareness and Earth Day Water Workshops;
- West Basins Fire Scaping Workshop;
- West Basin's California Friendly Native Plan Webinar series with seven (7) events, including one event held in Spanish.

5.1e) Which of the following public education materials did you distribute? (check yes or no)

5.1f)	Yes	No
Information on the proper handling (i.e., disposal, storage and/or use) of vehicle waste fluids?	☒	☐
Household waste materials (i.e., trash and household hazardous waste, including personal care products and pharmaceuticals)?	☒	☐
Construction waste materials?	☒	☐
Pesticides and fertilizers (including integrated pest management practices [IPM] to promote reduced use of pesticides)?	☒	☐
Green waste (including lawn clippings and leaves)?	☒	☐
Animal wastes?	☒	☐

5.1g) Did you distribute activity specific stormwater pollution prevention public education materials at the following points of purchase? If yes, provide the number of points of purchase within each category (if available).

5.1h) Category	Yes	No	Number of Points of Purchase
Automotive Part Stores	☐	☐	Not applicable, no such establishments in the City
Home Improvement Centers, Lumber Yards, Hardware Stores, Paint Stores	☐	☐	Not applicable, no such establishments in the City
Landscaping, Gardening Centers	☐	☐	Not applicable, no such establishments in the City
Pet Shops, Feed Stores	☐	☐	Not applicable, no such establishments in the City

5.1i) Did you maintain stormwater websites or provide links to stormwater websites via your website, which included educational material and opportunities for the public to participate in stormwater pollution prevention and clean-up activities listed in Part VI.D.4? Provide links to the stormwater websites that you maintained and/or the location on your website where you provide links to stormwater websites.

Yes. Educational materials and links to related websites are available on the City's website:

Swimming Pool and Spa Maintenance and Discharge Tips

Keep It Onsite BMPs for Small Construction Sites

Developer Technical Information for LID Requirements

Guide to Developer Technical Information for Projects In Rolling Hills

Household Hazardous Waste Disposal

Trash Collection and Recycling

The City contributes support for the Environmentally Friendly Landscaping, Gardening, and Pest Control webpages being hosted on the South Bay Environmental Services Center through a collaborative outreach effort between the Peninsula WMG and the Beach Cities WMG. *http://www.southbaycities.org/programs/environmentally-friendly-landscaping-gardening-and-pest-control*

5.1j) Did you provide materials to educate school children (K-12) on stormwater pollution?

The City participates in the county-wide Environmental Defenders and Generation Earth programs. The Environmental Defenders Rock the Planet – You Can Change the World Tour is a 30-minute, high-energy assembly program that is offered free to all elementary schools in Los Angeles County, including the Palos Verdes Peninsula Unified School District schools attended by children living in Rolling Hills. Teachers or administrators can schedule the virtual assembly online. The program includes an interactive website where students can extend their learning experience after participating in the assembly. Due to Covid-19, Los Angeles County is currently providing free, downloadable lesson plans for educators and families to utilize at home or through remote learning, and are offering a virtual version of the Environmental Defenders assembly program.

The Generation Earth program is an environmental education program that provides training and support to secondary school teachers and students at public and private schools within Los Angeles County. The program offers tools and techniques for service-learning projects that meet state curriculum standards. These activities and publications are available to download by educators for free. The water pollution prevention toolkit explores the water pollution potential on a typical campus and guides students in conducting a water audit of their campus and choosing from a variety of options to reduce water waste and pollution. In Spring 2020, Generation Earth began offering virtual high-quality, hands-on activities and projects for teachers to do with students in their virtual classrooms and have transformed their in-person workshops to interactive virtual workshops that address environmental topics and project ideas at school and also at home. Ridgecrest Intermediate School of the Palos Verdes Unified School District participated in the Streets to the Sea competition.

The Palos Verdes Peninsula Land Conservancy's School-Based Programs help children understand the beauty and significance of the Palos Verdes Peninsula's natural areas and empower them to play a role in their preservation. From elementary school science programs to student research projects, the goal is to create a commitment to science and nature and to inspire excitement about the outdoors. The long-standing 3rd Grade Student Naturalist Program

has been implemented for decades—the program serves 24 schools annually with approximately 2,000 students participating. During the Covid-19 crisis the program was converted to a distance learning format with online educational video lessons and nature handbook along with a home-based wildlife survey and habitat survey to help students learn how they can improve the habitat around their homes for wildlife.

West Basin Municipal Water District also offers a wide array of educational programs, contests and tours to help students in grades 3 -12 find out more about water and water conservation. Educators and school administrators are notified about the programs through a quarterly newsletter, Waterworks. http://www.westbasin.org/community/education. Programs include water treatment facility tours, career-focused classroom presentations, water themed assemblies and engineering challenges. All activities support the Common Core State Standards and the Next Generation Science Standards.

West Basin fosters student creativity and innovation throughout its service area by hosting the annual "Water is Life" student art contest. Student artists inspire their communities to support water conservation as a way of life by creating thought-provoking water-smart pieces of art. Nearly 450 entries were received from students throughout the West Basin service area, with one grand prize winner and four honorable mentions being selected in each of the elementary, middle and high school categories.

Solar Cup 2021 is an online program that encourages high-school students to develop skills by completing a menu of STEAM-focused challenges. At the end of the Solar Cup 2021 program, teams will virtually race their solar vehicle models. West Basin sponsored four Solar Cup 2021 online teams, including Palos Verdes Peninsula High School.

5.1k) Additional Information. If desired, provide additional information regarding implementation of the Public Information and Participation Program:

During the reporting year the City Council conducted a focus group session with homeowners to identify and better understand barriers to implementation of recommended best practices for landscape management to prevent wildfires.

5.2 Industrial and Commercial Facilities Program [*VI.D.6*]

Complete the following items regarding the Industrial and Commercial Facilities Program.

5.2a) Watershed-Based Inventory:

	Yes	No
Did you maintain and update a watershed-based inventory or database containing the latitude / longitude coordinates of all industrial and commercial facilities within your jurisdiction that are critical sources[3] of stormwater pollution?	☐	☐
	Not Applicable	

[3] Part VI.D.6.b.i of the LA County MS4 Permit summarizes “critical sources” to be tracked

5.2b) Commercial Facilities:

Question	Response
Number of Critical Commercial Sources[4]: How many critical commercial sources are within your jurisdiction (as of the end of the reporting year)?	0
Number of Facility Inspections Conducted during the Reporting Year: How many inspections of commercial facilities were conducted during the reporting year?	NA
First Round of Mandatory Compliance Inspections[5]: Did you complete a first round of mandatory compliance inspections of all commercial facilities identified in Part VI.D.6.d of the permit by 12/28/2014[6]? (Yes/No)	NA
Second Round of Mandatory Compliance Inspections: Describe your progress on the second round of mandatory compliance inspections of all commercial facilities identified in Part VI.D.6.d of the permit. (To be completed by 12/28/2018.)	NA

5.2c) Industrial Facilities:

Question	Response
Number of Critical Industrial Sources: How many critical industrial sources are within your jurisdiction (as of the end of the reporting year)?	0
Number of Facility Inspections Conducted during the Reporting Year: How many inspections of industrial facilities were conducted during the reporting year?	NA
First Round of Mandatory Compliance Inspections[7]: Did you complete a first round of mandatory compliance inspections of all industrial facilities identified in Part VI.D.6.d of the permit by 12/28/2014? (Yes/No)	NA
Second Round of Mandatory Compliance Inspections: Describe your progress on the second round of mandatory compliance inspections of all industrial facilities that did not file a No Exposure Certification. (To be completed by 12/28/2017.)	NA
No Exposure Verification Inspections[8]: Describe your progress on performing a second mandatory compliance inspection at a minimum of 25% of facilities identified to have a filed a No Exposure Certification.	NA

5.2d) Enforcement Actions: Describe the number and nature of any enforcement actions taken related to the industrial and commercial facilities program.

None, not applicable.

5.2e) Additional Information. If desired, provide additional information regarding implementation of the Industrial and Commercial Facilities Program.

[4] Part VI.D.6.b.i of the LA County MS4 Permit summarizes "critical sources" to be tracked

[5] Permittees are required to inspect all commercial facilities identified in Part VI.D.6.b of the permit twice during the 5-year permit term, provided that the first mandatory compliance inspection occurs no later than 2 years after the effective date of the permit. A minimum interval of 6 months between the first and the second mandatory compliance inspection is required.

[6] Permit effective date = December 28, 2012

[7] Permittees are required to perform an initial mandatory compliance inspection at all industrial facilities identified in Part VI.D.6.b no later than 2 years after the effective date of the permit. After the initial inspection, all facilities that have not filed a No Exposure Certification with the State Water Board are subject to a second mandatory compliance inspection. A minimum interval of 6 months between the first and second mandatory compliance inspection is required.

[8] Approximately 3 to 4 years after the effective of the permit, each Permittee shall evaluate its inventory of industrial facilities and perform a second mandatory compliance inspection at a minimum of 25% of the facilities identified to have filed a No Exposure Certification. The purpose of this inspection is to verify the continuity of the non exposure status.

Industrial/Commercial Program is not applicable because there are no industrial or commercial land uses within the City's jurisdiction.

5.3 Planning and Land Development Program [VI.D.7 and Attachment E-XVIII]

Complete the following items regarding the Planning and Land Development Program.

5.3a) New Development Projects: Complete the table below for projects completed during the reporting year.

Table 5a: Summary of New Development Projects Subject to Implementation of Post-Construction Controls				
Receiving Water and/or WMP/EWMP	**Number of Projects Completed Using On-Site Retention[9]**	**Number of Projects Completed Using Alternative Compliance Measures[10]**	**Total Drainage Area of Projects [acres]**	**Total Storm Water Quality Design Volume (SWQDv) [acre-feet][11]**
NA	0	NA	NA	NA

5.3b) Redevelopment Projects. Complete the table below for projects completed during the reporting year.

Table 5b: Summary of Redevelopment Projects Subject to Implementation of Post-Construction Controls				
Receiving Water and/or WMP/EWMP	**Number of Projects Completed Using On-Site Retention**	**Number of Projects Completed Using Alternative Compliance Measures**	**Total Drainage Area of Projects [acres]**	**Total Storm Water Quality Design Volume (SWQDv) [acre-feet]**
Machado Lake		1	2	0.056
LA Harbor	1		2.5	0.049

5.3c) Planning and Land Development Efforts beyond Permit Requirements. If applicable, describe Planning and Land Development activities that went above and beyond the permit requirements (e.g., stricter LID ordinance, small-site LID).

By design, the City is a model of low-impact development utilizing nature-based solutions for management of stormwater. A substantial area of land in Rolling Hills is constrained from development due to steep hillsides and canyons; the use of these areas as wildlife habitats and native vegetation is emphasized. Rolling Hills' zoning code further promotes the preservation and appreciation of open space by requiring easements for equestrian/ hiking trails on all lots. There are approximately 30 miles of unpaved equestrian/hiking trails throughout the City. Roads within the City have many green street features. They are designed as narrow, two-lane undivided winding roads 20 to 25 feet wide with rolling to steep grades lined with significant naturalized landscaping. There are no sidewalks or curb-and-gutter systems, and roads are not designed to be stormwater conveyance systems

[9] "Number of Projects Completed" should only include projects that are completed and signed off by the Permittee during the reporting year. In progress projects that have been issued a permit, but are not completed should not be included.
[10] "Alternative Compliance Measures" refer to the mitigation options listed in Part VI.D.7 of the permit. These options include: on-site biofiltration, offsite infiltration, groundwater replenishment projects, offsite retrofits of existing developments, and areas covered by a regional storm water mitigation program.
[11] "Total Storm Water Quality Design Volume (SWQDv)" should also include the SWQDv which would have been achieved on-site for projects completed using alternative compliance measures.

The City's Zoning Ordinance contains strict standards for development ratios on each property. Only 40% of the net area of a lot may be disturbed for construction, and the remaining area of the lot must remain in its natural state. Only 35% of the net lot area may be developed with impervious surfaces, including structures, patios and other paved areas. Driveways may not cover more than 20% of the area of the yard in which they are located. Uncovered motor courts/parking pads may not cover more than 10% of the yard in which they are located. Horse stable access-ways may not be entirely paved and use of 100% gravel or decomposed granite is encouraged. The City has developed a guide for construction of stables on residential properties which includes consideration of proximity to blue line streams and natural drainage courses so as not to negatively affect stormwater quality in the siting of stables, horse wash stations, and manure storage. Tennis and sports courts are encouraged to have pervious surfaces as well. Stormwater run-off that is not contained on properties is conveyed through the City via natural, soft bottom drainage courses/canyons, providing ample opportunity for runoff to infiltrate. Installation of cisterns and biofiltration devices are encouraged on projects even when they are not required.

5.3d) Summary of New and Redevelopment Projects using Alternative Compliance Measures: Complete the table below for projects completed during the reporting year.

Table 5c: Summary of Alternative Compliance Measures for Development/Redevelopment Projects (where onsite retention of the SWQDv is infeasible)

Category[12]	Number of Projects Completed Utilizing Alternative Compliance Method	Area Addressed by Projects [acres]	Total Design Retention Volume of Projects[13] [acre-feet]	Total Design Biofiltration Volume of Projects[14] [acre-feet]	Total SWQDv Which Would Have Been Achieved by Retaining SWQDv on-site [acre-feet]
Onsite Biofiltration	1	2.0	0.0	0.084	0.056
Offsite Infiltration	NA				
Ground Water Replenishment Projects	NA				
Offsite Project – Retrofit Existing Development	NA				
Regional Storm Water Mitigation Program[15]	NA				
TOTAL	1	2.0	0.0	0.084	0.056

[12] Alternative Compliance Measures refer only to the alternative measures used to comply with Planning and Land Development Program requirements as described in Part VI.D.7.c.iii.(1)-(7)
[13] Design Retention Volume should correspond to the sum of the mitigation volume (Mv) and the volume of stormwater runoff reliably retained on-site (Rv) as noted in Equation 2 of Part VI.D.7.c.iii.(2).(c) and Part VI.D.7.c.iii.(3).(c) of the permit.
[14] Design Biofiltration Volume should correspond to the biofiltration volume (Bv) noted in Equation 1 of Part VI.D.7.c.iii.(1).(a) of the permit.
[15] "Regional Storm Water Mitigation Program" is only applicable where the Permittee (or Permittee Group) has received approval of such a program from the Regional Water Board. If a Permittee intends to use regional projects in an approved WMP or EWMP as the basis of a Regional Storm Water Mitigation Program, the Permittee must still receive approval of the program from the Regional Water Board.

5.3e) Alternative Compliance Measures – Regional Storm Water Mitigation Program *[VI.D.7.c.vi]*: If applicable, complete the table below.

Table 5d: Alternative Compliance Measures – Regional Storm Water Mitigation Program				
Mitigation Program	**Receiving Water and/or WMP/EWMP**	**Date Program Approved by Regional Water Board**	**Area Addressed by Mitigation Program [acres]**	**Cumulative Number of New and Redevelopment Projects Addressed by Project since Program Approval**
NONE	NA	NA	NA	NA

5.3f) Alternative Compliance Measures – Pending Offsite Projects[16] *[VI.D.7.c.iii.(5).(f)]*: If applicable, complete the table below.

Table 5e: Alternative Compliance Measures – Offsite Projects					
Pending Offsite Project	**Location**	**General Design Concept**	**Volume of Water Expected to be Retained [acre-feet]**	**Total Estimated Budget**	**Total Project Funds Raised to Date**
NONE	NA	NA	NA	NA	NA

5.3g) Control Measures for Projects Greater than 50 Acres [*Attachment E – XVIII.A.6.e*]: If applicable, provide a detailed description of control measures to be applied to new development or redevelopment projects disturbing more than 50 acres.

Not Applicable

5.3h) Enforcement Actions: Describe the number and nature of any enforcement actions taken related to the planning and land development program.

No such enforcement actions were necessary during the reporting year.

5.3i) Additional Information. If desired, provide additional information regarding implementation of the Planning and Land Development Program.

The City is a model of low-impact development by design. There is no industrial or commercial land use within the City. The City is developed with only single-family, single-story ranch style homes. Minimum lot size is 1 acre; the average lot size is 2.7 acres. There is no public infrastructure and no City-owned or maintained storm drains, roads, sewers, sidewalks or curb-and-gutter. Stormwater run-off that is not contained on properties is conveyed through the City via natural, soft bottom drainage courses/canyons, providing ample opportunity for runoff to infiltrate. Accordingly, few parcels are connected directly to an improved MS4 (there are some structural improvements to manage energy dissipation and protect slopes). Residential projects that do not trigger the numeric retention requirements of low-impact development are required to implement measures that pertain to single-family hillside homes consistent with the MS4 Permit including conserving natural areas, protecting slopes and channels, and diverting

[16] "Offsite projects" refers only to offsite projects being used as an alternative compliance measure for development/redevelopment project applicants that have demonstrated technical infeasibility for on-site retention of the SWQDv. This does not include on-site biofiltration, however it does include off-site biofiltration projects.

roof runoff and surface flows to vegetated areas before discharge unless the diversion would result in slope instability.

All roads within the City are private, semi-rural in layout and are not equipped with curb-and-gutter so are not part of the MS4. As a consequence, green street BMP projects that would retain or treat stormwater are not feasible within the City. However, it is noteworthy that all the roads within the City were originally designed and continue to be maintained by the community association with features applicable to green street design such as: narrow widths and soft shoulders without paved sidewalks which minimizes impervious surface area, no extra paved width is provided for on-street parking, natural drainage courses and riparian areas have been preserved, and pedestrian movement through the City is accommodated via a pervious trail network.

5.4 Development Construction Program [*VI.D.8*]

Complete the following items regarding the Development Construction Program.

5.4a) Answer the following questions regarding your Development Construction Program:

	Yes	No
For construction sites 1 acre or greater, did you use an electronic system to inventory grading permits, encroachment permits, demolition permits, building permits, or construction permits (and any other municipal authorization to move soil and/ or construct or destruct that involves land disturbance) that you issued?	☒	☐
For construction sites 1 acre or greater, did you use procedures to review and approve an ESCP (or a SWPPP prepared in accordance with the requirements of the Construction General Permit) that contains appropriate site-specific construction site BMPs that meet the minimum requirements of a Permittee's erosion and sediment control ordinance?	☒	☐
For construction sites 1 acre or greater, did you track the date that you approved the Erosion and Sediment Control Plans (ESCP) or CGP SWPPPs for new sites permitted and sites completed?	☒	☐
For construction sites less than 1 acre, did you require the implementation of an effective combination of erosion and sediment control BMPs from Table 12 of the LA County MS4 Permit to prevent erosion and sediment loss, and the discharge of construction wastes through the use of the Permittee's erosion and sediment control ordinance or building permit?	☒	☐
Did you ensure that all staff whose primary job duties are related to implementing the construction stormwater program is adequately trained? [VI.D.8.I]	☒	☐

5.4b) Permits and Inspections: Complete the table below. Only report numbers for sites 1 acre or greater in area.

Table 5f. Construction Site Inspections for Construction Sites ≥ 1 Acre	
How many building/grading permits were issued to construction sites during the reporting year?	0
How many Erosion and Sediment Control Plans (ESCPs) did you approve during the reporting year?	0
How many inspections of construction sites were conducted during the reporting year?	35
How many final landscaping/site stabilization inspections (to ensure that all graded areas have reached final stabilization and that all trash, debris, and construction materials, and temporary erosion and sediment BMPs are removed) were conducted during the reporting year?	0

5.4c) Enforcement Actions: Describe the number and nature of any enforcement actions taken related to the development construction program.

No such enforcement actions were taken during the reporting year.

5.4d) Additional Information. If desired, provide additional information regarding implementation of the Development Construction Program.

Contracted plan check staff, engineers, office managers, and inspectors are annually trained for National Pollutant Discharge Elimination System (NPDES) MS4 Permit compliance. The City's code enforcement officer provides additional outreach and oversight of construction sites beyond that provided by contract Building & Safety inspectors.

During the plan checking and/or permit issuance stage, plan checkers require that applicable MS4 Permit and Construction General Permit (CGP) requirements are met and that BMPs for construction activities are incorporated into the development plans. The contract building officials require that developers sign a Statement of Understanding Pertaining to BMPs and NPDES Requirements. For any project involving a grading or excavation permit regardless of size, a pre-construction meeting is held between City staff, RHCA staff, the building inspector, the property owner and the contractor and subcontractor to discuss construction BMP requirements and ensure that responsibility for implementing the BMPs is clear. During this meeting, the Small Site Construction brochure, available in English and Spanish, is provided to contractors of sites under one (1) acre to inform them of the required minimum BMPs.

Extra protection during construction is required for projects adjacent to environmentally sensitive areas and, in some cases, a biologist monitors the project and adjacent environmentally sensitive area during construction to ensure that proper protections are maintained.

5.5 Public Agency Activities Program [VI.D.9]

Complete the following items regarding the Public Agency Activities Program.

5.5a) Answer the following questions regarding the Public Agency Activities Program:

	Yes	No
Did you maintain an updated inventory of all Permittee-owned or operated (i.e., public) facilities within your jurisdiction that are potential sources of stormwater pollution?	☒	☐
Did you develop an inventory of retrofitting opportunities that meets the requirements of Part VI.D.9.d. of the LA MS4 Permit?	☒	☐
Were all Permittee-owned parking lots exposed to stormwater cleaned at least once per month?	☒	☐
Did you ensure effective source control BMPs for the activities listed in Table 18 of the Permit were implemented at Permittee-owned or operated facilities?	☒	☐
Did you ensure employees in targeted positions (whose interactions, jobs, and activities affect stormwater quality) were trained on the requirements of the overall stormwater management program, and contractors performing privatized/contracted municipal services were appropriately trained	☒	☐

5.5b) Street Sweeping: Complete the table below.

Table 5g. Summary of Street Sweeping Activities				
	Total Miles of Street[17]	**Total Curb Miles of Street**	**Frequency of Street Sweeping**	**Additional Notes**
Priority A (greater than once per month)	NA	NA	NA	All roads within the City are private so the City is not responsible for their maintenance. Furthermore, private roads within the City are not equipped with curb-and-gutter and so are not considered part of the MS4. City Hall Complex parking lot is swept once per week by the City's landscape contractor.
Priority B (once per month)	NA	NA	NA	
Priority C (as needed, once per year minimum)	NA	NA	NA	

5.6 Illicit Connections and Illicit Discharges Elimination Program [VI.D.10]

Complete the following items regarding the Illicit Connections and Illicit Discharges Elimination Program.

5.6a) IC/ID Investigations: Complete the following table[18]

Table 5h. IC/ID Investigations				
	Number of Reported Illicit Discharges or Connections	Number of Investigations	Number Eliminated	Number Permitted or Documented
Illicit Discharges	0	0	NA	NA
Illicit Connections	NA	NA	NA	NA

5.6b) Enforcement Actions: Describe the number and nature of any enforcement actions taken related to the illicit connections and illicit discharges elimination program.

None taken during current reporting year.

5.6c) Answer the following questions regarding Public Hotline and Training [*VI.D.10.d and VI.D.10.f*]

	Yes	No
Did you maintain or provide access to a hotline to enable the public to report illicit discharges/connections?	☒	☐
Did you continue to implement a training program regarding the identification of IC/IDs for all municipal field staff, who, as part of their normal job responsibilities (e.g., street sweeping, storm drain maintenance, collection system maintenance, road maintenance), may come into contact with or otherwise observe an illicit discharge or illicit connection to the MS4?	☒	☐

[17] Permittee may report the length of street swept in "total miles of street" and/or "total curb miles," depending on availability.
[18] Illicit discharges and connections detected through other inspection programs should be included.

5.6d) Additional Information. If desired, provide additional information regarding implementation of the Illicit Connections and Illicit Discharges Elimination Program.

The City's Illicit Discharge Elimination Program (IDE Program) is focused on elimination of illicit discharges into the City's natural drainage courses . The City's Code Enforcement Officer is responsible for responding to reports of illicit discharges and is regularly trained on the identification and elimination of illicit discharges.

6. Stormwater Control Measures Summary

Complete the following items in this section.

If the information on stormwater control measure implementation requested in the following section will be included in a Watershed Form submitted by the Permittee, the Permittee may reference the Watershed Form and skip those items.

Aside from the calculation of *Effective Impervious Area (Section 6.1)* and the *Summary of Projects that Retain Runoff (Section 6.2)*, items in this section cover projects that are not part of the Planning and Land Development Program.

The tables within this section outline minimum information for reporting. The Permittee may reformat the sections regarding projects completed in the reporting year to include additional project descriptions and information (e.g. pictures, maps, funding information, etc.).

If any of the requested information cannot be obtained, please note in Section 11.

6.1 Effective Impervious Area and 85th Percentile, 24-Hour Runoff Volume [*Attachment E, XVIII.A.1*] (if available): Summarize the estimated cumulative change in percent EIA since the effective date of the Permit (i.e. 12/28/2012) for the entire area covered by the WMP/EWMP and, if possible, the estimated change in the stormwater runoff volume during the 85th percentile, 24-hour storm event for the entire area covered by the WMP/EWMP.

As stated in the May 25, 2017, memorandum from Ivar Ridgeway to Los Angeles County MS4 Permittees regarding the EIA Annual Reporting Requirement, the City is reporting cumulative area addressed by projects that retain runoff in lieu of percent EIA change. This information on cumulative area addressed by projects is provided in Table 6b below based on data on projects compiled via the WRAMPS system. This data is derived from recently completed new/redevelopment projects and does not account for nature-based retention of the City's foundational design and development.

6.2 Summary of Projects that Retain Runoff (including New and Redevelopment Projects); Complete the summary tables below.

Table 6a: Summary of Projects that Retain Runoff Completed in the Reporting Year

Receiving Water and/or WMP/EWMP Group	Number of New Development/Re-development Projects Completed in Reporting Year	Number of Other Projects Designed to Intercept Runoff Completed in Reporting Year	Area Addressed by Projects [acres]	Total BMP Retention Capacity of Projects [acre-feet]
Rolling Hills	**2**	**0**	**4.5**	**0.13**

Table 6b: Cumulative Summary of Projects that Retain Runoff Completed since the Permit Effective Date					
Receiving Water and/or WMP/EWMP Group	Number of New Development/Re-development Projects Completed Since 12/28/2012	Number of Other Projects Designed to Intercept Runoff Completed Since 12/28/2012	Area Addressed by Projects [acres]	Total BMP Retention Capacity of Projects Completed Since 12/28/2012 [acre-feet]	Est. Total Runoff Volume Retained Onsite for the Reporting Year [acre-feet]
Rolling Hills	5	0	6.75	0.26	0.82

6.3 Projects Designed to Intercept Stormwater Runoff Completed during the Reporting Year (excluding New Development and Redevelopment Projects): Complete the table below for projects designed to intercept stormwater runoff completed in the reporting year. If needed, information unsuitable for the table or additional information on projects may be provided in the space below table.

Table 6c: Projects Designed to Intercept Runoff Completed in the Reporting Year						
Receiving Water and/or WMP/EWMP Group	Name of Project(s)	Type of Project	Completion Date	Length (if Green Street) [miles]	Drainage Area of Project [acres]	Total BMP Retention Capacity[19] [acre-feet]
NA	NA					

6.4 Riparian Buffer and Wetland Restoration Projects: Complete the table below for any riparian buffer or wetland restoration projects completed in the reporting year.

Table 6d: Riparian Buffer/Wetland Restoration Projects Completed			
Receiving Water and/or WMP/EWMP Group	Name of Project	Completion Date	Description of Project[20]
NA	NA	NA	NA

6.5 Status of Multi-Year Efforts [Attachment E, Part XVIII.A.1.i]: Provide the status of multi-year efforts, including TMDL implementation (not including Trash TMDLs) that were not completed in the current year and will continue into the subsequent year(s).

For multi-year efforts, report on progress towards future milestones related to multi-year projects. Include the status of the project, which includes the status with regard to standard project implementation steps. These steps include, but are not limited to, adopted or potential future changes to municipal ordinances to implement the project, site selection, environmental review and permitting, project design, acquisition of grant or loan funding and/or municipal approval of project funding, contractor selection, construction schedule, start-up, and effectiveness evaluation (once operational), where applicable.

If applicable, for green streets implementation, Permittees shall report on progress toward a structured approach identifying a sufficient number of green streets projects to meet compliance milestones (e.g., a green streets master plan).

[19] If project not designed to retain stormwater, mark "N/A."
[20] For riparian buffer projects include width, length and vegetation type; for wetland restoration projects include acres restored, enhanced or created

Also, include the following information:

- Name
- Receiving Water
- Project Type
- Location / Latitude and Longitude
- Permittee(s) Involved
- Status
- Expected Completion Date

COORDINATED INTEGRATED MONITORING PROGRAM IMPLEMENTATION (CIMP)

During the reporting year, the City continued to participate in the multi-year implementation of the Peninsula CIMP, which includes participation in the multi-year Coordinated Compliance Monitoring Program for the Greater Los Angeles and Long Beach Harbor Toxics TMDL. The City is also implementing multi-year activities in support of several TMDLs.

MULTI-YEAR REGIONAL PROJECT ACTIVITIES

Torrance Airport Stormwater Basin Regional Project

The Torrance Airport Stormwater Regional Project will support attainment of both the Machado Lake Nutrient TMDL and the Machado Lake Pesticides and PCBs TMDL. The project will also address water quality impairments in Wilmington Drain which is tributary to Machado Lake. The City, along with the other Peninsula WMG agencies, contributed a proportionate share based on tributary area to match the Prop 1 Stormwater Grant funding for preliminary design of the Torrance Airport Storm Water Regional Project to assess its feasibility and potential for assisting in attainment of the Machado Lake Nutrients and Pesticides & PCBs waste load allocations (WLAs). Preliminary design work was concluded during the 2019-2020 reporting year. The most feasible project concept was determined to be diversion by gravity flow from the storm drain into subsurface storage galleries from which the captured stormwater would then be pumped to the Sanitation District's Joint Water Pollution Control Plant (JWPCP) and eventually treated to serve as recycled water.

In the spring of 2020, the South Santa Monica Bay Watershed Area Steering Committee (WASC) included Safe Clean Water Regional Program Infrastructure Funds in the amount of $906,000 for final design of the Torrance Airport Regional Project in its FY20-21 Stormwater Investment Plan which was subsequently approved by the Los Angeles County Board of Supervisors during summer 2020. In the spring of 2021, the City of Torrance received the transfer of funds from the Los Angeles County Flood Control District and began preparation of a request for proposals from engineering consulting firms for the design of the Torrance Airport Stormwater Basin Project.

Palos Verdes Multi-Benefit Flow Diversion Project

The Peninsula WMG has completed an initial investigation into the feasibility of constructing a project at the former site of the Palos Verdes Landfill (PVLF). This proposed Palos Verdes Multi-Benefit Flow Diversion Project would divert significant year-round baseline flow from a major storm drain system serving a 1,513-acre area of the Palos Verdes Peninsula tributary to Machado Lake. The predominant source of this baseline flow is understood to be authorized natural flows from rising groundwater, i.e., springs emerging from the Palos Verdes Hills that

historically flowed along natural canyons and were routed into the storm drain system during development of the Palos Verdes Peninsula and the Palos Verdes Landfill.

During the reporting year, the Peninsula WMG applied for FY21-22 Safe Clean Water Technical Resources Funding in the amount of $300,000 to develop the project feasibility study, which has been approved by the South Santa Monica Bay WASC and the Regional Oversight Committee of the Safe Clean Water Program and included in the FY21-22 Stormwater Investment Plan approved by the LA County Board of Supervisors in September 2021.

Harbor City Park Regional Project

A stormwater capture project at Harbor City Park in the City of Los Angeles is listed in the Dominguez Channel Watershed Management Group (DCWMG) EWMP, and the Peninsula WMG has been investigating the possibility of partnering on a regional project at this location. The County of Los Angeles, as a member of both the Peninsula WMG and DCWMG, has taken the lead on this project and initiated discussions with City of Los Angeles Department of Recreation and Parks (RAP) and Los Angeles County Sanitation Districts to explore the feasibility of a multi-agency stormwater capture project at Harbor City Park. On May 20, 2020, the South Santa Monica Bay Watershed Area Steering Committee voted to include the project in its FY2021 Stormwater Investment Plan for technical resources funding (feasibility study). The Stormwater Investment Plan was approved by the Safe Clean Water Regional Oversight Committee on June 24, 2020, and subsequently approved by the LA County Board of Supervisors.

SANTA MONICA BAY BEACHES BACTERIA TMDL IMPLEMENTATION PROGRAM

On July 15, 2005, responsible jurisdictions and agencies in Jurisdictional Group 7, including the City of Rolling Hills, submitted a final Implementation Plan for the SMBBB TMDL. In Resolution No. 2006-008 the Regional Board acknowledged that there are no milestones in the final Implementation Plan for Jurisdictional Group 7 because existing water quality conditions at the beaches along the Palos Verdes Peninsula are equivalent to being in compliance with the SMBBB Wet Weather TMDL. The Implementation Plan committed to maintain and improve water quality and to address any unanticipated exceedances through investigations and corrective action. All of the Peninsula shoreline monitoring sites have met the State Water Resources Control Board's delisting criteria and have been delisted from the 303(d)-list indicating that Peninsula shoreline waters are no longer considered to be impaired for indicator bacteria. Many of the programmatic implementation activities discussed for other TMDLs below also support maintenance of high-quality recreational waters in Santa Monica Bay.

MACHADO LAKE NUTRIENT TMDL IMPLEMENTATION PROGRAM

The City continues to conduct implementation activities consistent with the approved Palos Verdes Peninsula Subwatershed Coordinated Implementation Plan in Compliance with the Machado Lake Eutrophic, Algae, Ammonia and Odors (Nutrient) TMDL submitted to the Regional Board on March 11, 2011.

Phase 1 Activities

- Implementing the water efficient landscape ordinance;
- Providing unlimited green waste collection to residents through the solid waste franchise contract to encourage the prompt removal of accumulated leaves and landscape debris, minimize the potential for leaching of phosphorus from accumulated vegetation, and to help prevent brush fires;
- Disseminating information to residents and landscape contractors on the management of landscapes for brush and fire control;
- Providing manure collection and hauling services through the solid waste franchise hauler to residents who keep horses;
- Requiring residents that keep horses to remove manure from the premises at least once per week;
- Allowing residents to compost green waste, wood ashes, vegetable kitchen scraps so long as the compost piles or bins are not located next to a stream or drainage course and the pile or compost container does not produce surface run-off or leachate to other property or to drainage courses, waterways or streams;

Phase 2 Activities

- Maintaining Sustainable Gardening and Landscaping and Integrated Pest Management (IPM) webpages hosted on the South Bay Environmental Services Center website http://www.southbaycities.org/programs/environmentally-friendly-landscaping-gardening-and-pest-control
- Disseminating information by the South Bay Environmental Services Center about classes available to the City's residents on topics such as water conservation, California-friendly gardening and landscaping, and rain barrel rebate programs.
- Disseminating a color brochure promoting and providing references for Native and Drought Tolerant Plant Gardens and Landscapes on the Palos Verdes Peninsula. The brochure includes a self-guided tour of five native plant gardens and landscapes accessible to the public on the Palos Verdes Peninsula to serve as a demonstration of the beauty, utility, and economy of using native and drought-tolerant plants in gardens and landscapes.
- Disseminating stormwater pollution prevention messages and information.

Phase 3 Activities

- Development of a Climate Action Plan to reduce Greenhouse Gas emissions within the City. The Land Use and Transportation measures in this plan contribute to reductions in atmospheric nitrogen deposition and support Machado Lake Nutrient TMDL implementation.
- Development of Equestrian Facility Guidelines for use in considering proposals for stable construction on residential properties. The Guidelines were developed with the goal of creating healthy spaces for horses and are to be utilized by the Planning Commission and City Council when considering proposals for the construction of equestrian facilities. Of

particular note with respect to stormwater, the guidelines specify that when locating stables, manure cleanup and proximity to blue line streams should be taken into account. Additionally, horse wash station placement should consider nearby natural drainage courses so as not to negatively affect stormwater quality.

MACHADO LAKE PESTICIDES & PCBS TMDL, GREATER LOS ANGELES HARBOR TOXICS TMDL AND SANTA MONICA BAY DDT & PCBS TMDL IMPLEMENTATION PROGRAM

The City's Implementation Plan for Machado Lake Pesticides & PCBs, Greater Los Angeles Harbor Waters Toxic Pollutants, and Santa Monica Bay DDT & PCBs Total Maximum Daily Loads (Implementation Plan) satisfies the implementation planning requirements for both the Machado Lake Pesticides & PCB and the Dominguez Channel and Greater Los Angeles and Long Beach Harbor Waters Toxic Pollutants TMDLs established by the Regional Board, and also to support attainment of water quality objectives for the Santa Monica Bay DDT and PCBs TMDL issued by U. S. EPA.

Key strategies outlined in the Implementation Plan focus on control of erosion and sediment transport, prevention of wildfires, integrated pest management and household hazardous waste management in combination with ongoing implementation of low impact development and multi-year regulatory source control programs as summarized below:

Erosion and Sediment Control:

For toxic pollutants such as organochlorine pesticides that can be present as legacy pollutants in soils, erosion and sediment control to reduce sediment transport in stormwater during construction is an important source control measure. Additionally, toxic pollutants present in soils due to air deposition such as polycyclic aromatic hydrocarbons (PAHs) are also amenable to control through erosion and sediment controls. Please refer to Section 5.4d for a summary of erosion and sediment control measures that are implemented under the Development Construction Program.

Wildfire Prevention Measures:

A substantial body of research demonstrates that wildfires can be a significant source of toxic pollutants in stormwater, thus the prevention of wildfires is an important measure for preventing toxic pollutant releases. This is especially critical in Rolling Hills which is in a very high fire hazard severity zone. The City has adopted the most recent fire standards in Title 32 of the Los Angeles County Code (Fire Code).[21] These include more restrictive building standards relating to fire and public safety than those adopted by the State Fire Marshal in the California Building Code.

The City has adopted an ordinance that declares dead vegetation a public nuisance in order to provide the City authority to abate it since it constitutes fire fuel and presents a threat to public safety. The ordinance requires that properties within the City be maintained free of dead trees, shrubs or plants and that properties with such conditions can be abated in accordance with the City's public nuisance code.[22] A key responsibility of the code enforcement officer is to proactively identify and obtain corrective actions on properties where dead vegetation has been allowed to accumulate in violation of the City's ordinance.

[21] City of Rolling Hills Ordinance No. 351 adopted on April 10, 2017.
[22] City of Rolling Hills Ordinance No. 345 adopted on November 23, 2015.

The City also contracts with the Palos Verdes Peninsula Land Conservancy to implement fuel modification by conducting brush and tree clearance along the southern boundary of the City adjacent to the Portuguese Bend Preserve. During the reporting year the City augmented the baseline services for control of non-native stands of mustard with additional services for removal of non-native Acacia shrubs classified as high-hazard plants by the LA County Fire Department.

The City's Community Wildfire Protection Plan (CWPP) was awarded a FEMA Hazard Mitigation Grant by the California Office of Emergency Services. The CWPP outlines an iterative approach and defines a path for the City, its community and first responders to prevent and prepare for wildfires.

The City disseminates information to residents and landscape contractors on the management of landscapes for brush and fire control both through its newsletter and on its website pages on Fire and Emergency Preparedness. The City provides unlimited green waste collection to residents through its solid waste franchise contract to encourage the prompt removal of accumulated leaves and landscape debris to help prevent brush fires.

Copper Brake Pad Replacement Program:

Copper from brake pad wear constitutes the single largest source of copper in metropolitan environments. SB 346 passed by the California legislature in 2010 and signed by the Governor on September 25, 2010, requires incremental reduction in the amount of copper in vehicle brake pads by specific regulatory deadlines in 2021 and 2025. The first copper reduction compliance deadline was January 2021 after which the copper content in brake pads cannot exceed 5%.

Lead Reduction Programs:

As of January 1, 2010, California law (SB 757) prohibited the manufacture, sale or installation of wheel weights containing more than 0.1% lead. The law took effect immediately, i.e., there was no grace period. If lead wheel weights are removed from a tire on an existing vehicle for any reason, the lead wheel weight may not be placed back on the tire. The language of the statute is worded broadly and does not limit the scope of the legislation to automobile weights only. Through the implementation of SB 757 a reduction in lead concentrations in stormwater runoff from vehicles is anticipated.

Federal regulations under the Toxic Substances Control Act (TSCA) and Residential Lead-Based Paint Hazard Reduction Act of 1992 regulate lead-based paints and hazards and simultaneously serve as source control measures for dispersion of lead into the environment, including stormwater. California has enacted additional measures to further regulate sources of lead to reduce childhood lead exposure. Many of these measures also control the release of lead into the environment.

According to the Federal Aviation Administration (FAA), Avgas emissions have become the largest contributor to the relatively low levels of lead emissions produced in this country."[23] Avgas is a specialized fuel used to power piston engine aircraft and is the only remaining lead-containing transportation fuel. The FAA is working with aircraft and engine manufacturers, fuel producers, USEPA and industry associations to support research into alternate fuel options and to overcome the technical and logistical challenges of developing and deploying

[23] https://www.faa.gov/about/initiatives/avgas/

an unleaded avgas. When implemented, this replacement unleaded gasoline will reduce air deposition of lead from small general aviation airplanes operating out of the nearby Torrance Airport onto nearby areas, including the Palos Verdes Peninsula.

Zinc Reduction:

The California Stormwater Quality Association (CASQA) has been working to utilize the Department of Toxic Substances Control Safer Consumer Product Regulations to reduce the zinc in tires which is one of the largest sources of zinc in urbanized areas. On May 31, 2018, a petition was submitted to DTSC by CASQA asking for the use of its Safer Consumer Products (SCP) program to work with tire makers to look for an alternative to this harmful chemical. On January 4, 2019, a request for supplemental information was sent to CASQA by DTSC to aid them in making a final merits determination. CASQA provided the supplemental information on May 3, 2019. On January 12, 2021, DTSC put tire manufacturers on notice that California wants them to explore alternatives to using zinc. DTSC is now working on preparing a technical document and will solicit input from industry and the public prior to initiating rulemaking. If DTSC chooses to regulate zinc in tires, manufacturers will have to conduct an Alternatives Analysis to determine if there is a substitute that is safe for the environment and public health while still meeting performance and safety requirements.

6.6 Effectiveness Assessment of Stormwater Control Measures [*Attachment E – XVIII.A.2*]: Provide the following:

- An assessment as to whether the quality of stormwater discharges as measured at designated outfalls is improving, staying the same or declining;
- An assessment as to whether wet weather receiving water quality within the jurisdiction of the Permittee is improving, staying the same or declining, when normalized for variations in rainfall patterns.

See Section 6.3 of the Peninsula Watershed Annual Report, Volume II IMCR for an assessment of wet weather receiving water quality and observed trends.

6.7 Integrated Monitoring Compliance Report, Stormwater Control Measures [*Attachment E – XVIII.A.5.d*]: Provide a description of efforts that were taken to address stormwater discharges that exceeded one or more applicable water quality based effluent limitation, or caused or contributed to aquatic toxicity:

A discussion of multi-year efforts taken to address water quality based effluent limitations established based on adopted TMDLs for stormwater discharges is discussed in Section 6.5 above.

6.8 Additional Information (optional): If available, the Permittee may include / attach the following items to their report:

- Hydrographs and Flow Data: Hydrographs or flow data of pre- and post-control activity for the 85th percentile, 24-hour rain event, if control measures were designed to reduce impervious cover or stormwater peak flow and flow duration.

- Reference Watershed Flow Duration Curves: For natural drainage systems, develop a reference watershed flow duration curve and compare it to a flow duration curve for the subwatershed under current conditions.
- GIS Project Files: If available, submit a GIS project file that maps all implementation of on-the-ground projects (e.g. riparian buffer/wetland restoration; distributed/green streets; regional projects; new development and redevelopment on-site; and new development and redevelopment off-site).

7. Non-Stormwater Control Measures Summary

Complete the following items in this section.

7.1 Provide a description of efforts that were taken to mitigate and/or eliminate all non-stormwater discharges that exceeded one or more applicable water quality based effluent limitations, non-stormwater action levels, or caused or contributed to Aquatic Toxicity [*Attachment E – XVIII.A.5.c*]:

To date the City has not identified any non-stormwater discharges that exceeded one or more WQBELs, non-stormwater action levels or caused or contributed to Aquatic Toxicity.

7.2 Provide the status of multi-year efforts, including TMDL implementation, related to the implementation or effectiveness assessment of non-stormwater control measures, that were not completed in the current year and will continue into the subsequent year(s) [*Attachment E – XVIII.A.3.h*]:

Results of the City's Non-stormwater Screening and Monitoring Program has demonstrated the effectiveness of non-stormwater control measures. The City continues to implement its water efficient landscape ordinance which over time will further reduce the potential for non-stormwater discharges associated with irrigation runoff as more properties are redeveloped and the ordinance is implemented on more properties.

7.3 Provide an assessment of the effectiveness of the Permittee control measures in effectively prohibiting non-stormwater discharges through the MS4 to the receiving water [*Attachment E – XVIII.A.4.b*]:

Continuous flow monitoring conducted during the reporting year in a representative canyon drainage system in the City demonstrates that the strategies, control measures and BMPs implemented by the City cumulatively are effective in retaining all conditionally exempt, non-essential non-stormwater. Additionally, for the past ten years during monthly dry weather observations there has been no measurable flow of non-stormwater at the Peninsula CIMP Lariat site to which the City is jointly tributary with one other MS4 Permittee.

7.4 Provide an assessment as to whether the quality of non-stormwater discharges as measured at monitored outfalls is improving, staying the same or declining:

See Peninsula Watershed Annual Report, Volume II IMCR Section 6.3 for discussion of trends in monthly outfall monitoring data.

7.5 Provide an assessment as to whether receiving water quality within the jurisdiction of the Permittee is impaired, improving, staying the same or declining during dry-weather conditions. Each Permittee may compare water quality data from the reporting year to previous years with similar dry-weather flows, conduct trends analysis, draw from regional bioassessment studies, or use other means to develop and support its conclusions [Attachment E, Part XVIII.A.4.a]:

See Peninsula Watershed Annual Report, Volume II IMCR Section 6.3.

7.6 Describe sources of significant non-stormwater discharges determined to be a NPDES permitted discharge, a discharge subject to A Record of Decision approved by USEPA pursuant to section 121 of CERCLA, a conditional exempt essential non-stormwater discharge, or entirely comprised of natural flows. [Attachment E – IX.F.2]

Persistent flow in one canyon within the City tributary to the Greater Los Angeles Harbor, Purple Canyon, has been investigated and is attributed to natural flows consistent with this canyon's status as a tributary to George F Canyon, a known perennial stream.

8. TMDL Reporting

Complete the following items in this section.

8.1 Trash TMDL Compliance Report [VI.E.5.c.i]

For Permittees subject to Trash TMDLs, attach a Trash TMDL compliance report for each applicable Trash TMDL detailing compliance with applicable interim and/or final effluent limitations. Indicate if compliance is being achieved through (1) full capture systems; (2) partial capture devices and/or institutional controls; (3) combined compliance approaches; (4) minimum frequency of assessment and collection (MFAC); or (5) an alternative compliance option.

The City is complying with the Machado Lake Trash TMDL and the Santa Monica Bay Debris TMDL through institutional controls and an MFAC program as described in its approved Trash Monitoring and Reporting Plan (TMRP). Results from this eleventh year of monitoring found 1 gallon of trash in one of seven (7) canyon study areas, equating to 99.97% reduction of trash from its baseline allocation. See attached Machado Lake TMDL Monitoring and Reporting Plan Annual Report and Santa Monica Bay Nearshore and Offshore Debris TMDL Monitoring and Reporting Plan Annual Report.

Both the Santa Monica Bay Debris TMDL and the Machado Lake Trash TMDL were reconsidered by the Regional Board on March 14, 2019. The Regional Board staff report for the reconsideration of these TMDLs accurately stated that the City has met the 100% reduction of trash from baseline waste load allocations. Accordingly, the City submitted its Revised Trash Monitoring and Reporting Plan (TMRP) for Machado Lake Trash and Santa Monica Bay Debris TMDLs on June 17, 2019, which proposed a reduction in monitoring frequency. On June 3, 2021, the City received a letter from the Regional Board Executive Officer granting a reduction from monitoring twice per year to once per year following the first major storm of the year.

8.2 TMDL Reporting [Attachment E, XIX]

Report on progress towards achieving interim or final milestones/WQBELs/RWLs based on applicable compliance schedules in Attachments L-R and any additional milestones and corresponding deadlines in an approved WMP/EWMP. If this information is reported in another document (e.g. Annual Report Watershed Form) or an attachment, clearly state and provide a reference to the pertinent document and section.

Not applicable. The City is not currently participating in a WMP or EWMP.

9. WMP/EWMP Schedules and Implementation (If Applicable)

If you are participating in a WMP or EWMP and are reporting on your Adaptive Management Process for this reporting year, complete the following items in this section.

If the requested information will be included in a Watershed Form to be submitted, you may reference the Watershed Form and skip the corresponding item.

9.1 (If applicable) Provide comparison of control measures completed to date with control measures projected to be completed to date in the Permittee's jurisdictional area. List control measures projected to be completed within the next two years and the projected completion dates, as well as the status of implementation and funding. This also includes additional "enhanced" MCMs, institutional controls, and nonstructural BMPs that are not part of the permit's minimum control measures. [*Watershed Management Program Adaptive Management Process (VI.C.8.a)*]:

Table 9a: WMP/EWMP Schedules

Control Measure	Projected Completion Date	Actual Completion Date	Status of Implementation	Status of Funding
NA	NA	NA	NA	NA

9.2 (If applicable) Describe any modifications, including where appropriate new compliance deadlines and interim milestones, with the exception of those compliance deadlines established in a TMDL, necessary to improve the effectiveness of the WMP/EWMP:

Not Applicable. The City is not currently participating in a WMP or EWMP.

10. Watershed Hydrology

Complete the following items in this section.

If the information on watershed hydrology requested in the following section is included in a Watershed Form or was previously included in a WMP or EWMP, you may simply reference those documents.

10.1 (If Applicable) Watershed Summary Information, Organization, and Content: Provide the information below in the odd year Annual Report (e.g., Year 1, 3, 5)[24], or any updates to the information below if previously provided. The requested information shall be provided for each watershed within the Permittee's jurisdiction [*Attachment E – XVII*]:

Provide the following information related to the Watershed Management Area:
1) Description of effective TMDLs, applicable WQBELs, receiving water limitations, implementation and reporting requirements, and compliance dates; 2) List of CWA Section 303(d) listings not addressed by TMDLs. 3) Results of regional bioassessment monitoring. (If applicable, a reference to the SMC will suffice here.) 4) Description of known hydromodification effects to receiving waters. 5) Description and location of natural drainage systems. 6) Description of groundwater recharge areas, including number and acres. 7) Maps and/or aerial photographs identifying ESAs, ASBS, natural drainage systems, and groundwater recharge areas.
1) TMDLs that have been developed and for which the City is identified as a responsible agency are listed in Table 10a below. 2) 303(d) listings not addressed by TMDLs are coliform bacteria in the Wilmington Drain which is a tributary of Machado Lake, and listings for arsenic and mercury in Santa Monica Bay. 3) The City is not aware of any bioassessment monitoring that has been conducted within the City. Please see results of Regional Watershed Monitoring Program (Bioassessment Program) being managed by the Southern California Stormwater Monitoring Coalition (SMC). 4) The City is not aware of known hydromodification effects to receiving waters within its jurisdiction. 5) Natural drainage systems within the City as identified in the NSW Screening & Monitoring Program include Agua Magna Canyon, Johns Canyon, Sepulveda Canyon, Blackwater Canyon, Upper Bent Spring Canyon in the Machado Lake Watershed; Swaffield Canyon, Purple Canyon and George F Canyon in the Greater LA Harbor Watershed; Paintbrush Canyon, Klondike Canyon, and one unnamed canyon in the Santa Monica Bay Watershed. 6) The City is not aware of any mapped areas of groundwater recharge within its boundaries. There is one groundwater recharge area that is outside the City but to which a portion of the City is tributary. 7) A map of the City showing Significant Ecological Areas and natural drainage systems was previously provided and has not changed.

[24] Year 1 = 2012-13 Annual Report; Year 2 = 13-14; Year 3 = 14-15; Year 4 = 15-16; Year 5 = 16-17;…

Table 10a. Effective TMDLs Applicable to the City of Rolling Hills				
TMDL	Water Body Segments Addressed by TMDL	Pollutants Addressed by TMDL	Regional Board Resolution Number	Effective Date
Santa Monica Bay Beaches Bacteria Wet and Dry Weather TMDLs	Santa Monica Bay Beaches	Indicator Bacteria (Total Coliform Fecal Coliform Enterococcus)	2002-022 (Wet TMDL) & 2002-004 (Dry TMDL); Amended by R12-007	July 15, 2003; R12-007 effective July 2, 2014
Santa Monica Bay Nearshore and Offshore Debris TMDL	Santa Monica Bay	Trash	R10-010 Amended by R19-004	March 20, 2012 R19-004 effective date pending
Santa Monica Bay DDT and PCBs TMDL	Santa Monica Bay Santa Monica Bay Beaches	DDT PCBs	Established by USEPA	March 26, 2012
Machado Lake Trash	Machado Lake	Trash	2007-006 Amended by R19-14	March 6, 2008 R19-14 effective date pending
Machado Lake Pesticides and PCBs (Toxics) TMDL	Machado Lake	Chlordane Dieldrin PCBs DDT	R10-008	March 20, 2012
Machado Lake Nutrient TMDL	Machado Lake	Algae Total Nitrogen Total Phosphorus Ammonia Chlorophyll a Dissolved Oxygen Odor	2008-006	March 11, 2009
Dominguez Channel and Greater Los Angeles and Long Beach Harbor Waters Toxic Pollutants TMDL	Inner Harbor Cabrillo Marina	DDT PCBs Copper Lead Zinc PAHs	R11-008	March 23, 2012

Provide the following information related to the Subwatershed (HUC-12):
1) Description including HUC-12 number, name and a list of all tributaries named in the Basin Plan. 2) Land Use map of the HUC-12 subwatershed. 3) 85th percentile, 24-hour rainfall isohyetal map for the subwatershed. 4) One-year, one-hour storm intensity isohyetal map for the subwatershed. 5) MS4 map for the subwatershed, including major MS4 outfalls and all low flow diversions.
1) The City is located on the drainage divide between two HUC 12 watershed boundaries on the Palos Verdes Peninsula: the Santa Monica Bay and Dominguez Channel (which includes the Machado Lake and Greater Los Angeles Harbor subwatersheds) such that portions of the City drain to each watershed as shown in Figure 1 in the Peninsula Watershed Annual Report, Volume II IMCR. Table 10b below provides the list of tributaries named in the Basin Plan to which portions of the City are tributary along with the Hydrologic Unit Code (HUC 12) number and name for those tributaries. 2) The City is a small (3 square miles), private, entirely single-family residential community with fewer than 2,000 residents. A map of the Peninsula showing land use and the watershed divide is included in Figure 1 in the Peninsula Watershed Annual Report, Volume II IMCR — the City of Rolling Hills' boundary is included on that map. A more detailed land use map of the City of Rolling Hills is provided as Attachment A. 3) The City relies on the County of Los Angeles Hydrology Map, which contains the 24-hour 85th percentile isohyetal map throughout the County and can be found at: http://www.ladpw.org/wrd/hydrologygis/ 4) The City relies on the NOAA Atlas 14 Point Precipitation Frequency Estimates for California map and can be found at: https://hdsc.nws.noaa.gov/hdsc/pfds/pfds_map_cont.html?bkmrk=ca 5) The City does not own or operate any portion of the MS4. A map of the major MS4 outfalls in the Peninsula CIMP WMG was included as Figure 2 of the Peninsula CIMP—none of the major MS4 outfalls are located in the City of Rolling Hills.

Table 10b: HUC 12 Tributaries[25] for Rolling Hills

Waterbody	Hydrologic Unit Code	Tributary of
Los Angeles County Coastal Streams		
Altamira Canyon	180701040500	Santa Monica Bay
Klondike Canyon	180701040500	Santa Monica Bay
Portuguese Canyon	180701040500	Santa Monica Bay

[25] Waterbodies and Hydrologic Unit Codes as identified in the Water Quality Control Plan - Los Angeles Region (Basin Plan), Appendix 1, Table 1: Inventory of Major Surface Waters and Waters to which they are Tributary. Note that HUC 12 numbers in Basin Plan appear to be different than those shown on the 2012 LA MS4 Permit Attachment B Watershed Area Maps.

Table 10b: HUC 12 Tributaries[25] for Rolling Hills		
Waterbody	**Hydrologic Unit Code**	**Tributary of**
Dominguez Channel Watershed		
Agua Magna Canyon	180701060701	Wilmington Drain & Machado Lake
Bent Spring Canyon	180701060701	Machado Lake
George F Canyon	180701060701	Los Angeles Harbor
Sepulveda Canyon	180701060701	Wilmington Drain & Machado Lake

Provide the following information related to the Permittee(s) Drainage Area(s) within the Subwatershed:

1) A subwatershed map depicting the Permittee(s) jurisdictional area and the MS4, including major outfalls (with identification numbers), and low flow diversions (with identifying names or numbers) located, within the Permittee's jurisdiction.
2) Provide the estimated baseline percent of effective impervious area (EIA) within the Permittee(s) jurisdictional area as existed at the time that this Order became effective and, if possible, the estimated change in the stormwater runoff volume during the 85th percentile, 24-hour storm event.

1) The City does not own or operate any portion of the MS4. A map of the major MS4 outfalls in the Peninsula CIMP WMG was included as Figure 2 of the Peninsula CIMP—none of the major MS4 outfalls are located in the City of Rolling Hills.

2) The City is an entirely residential semi-rural community of single-family, one-story homes located within three square miles. Minimum lot size is 1 acre; the average lot size is 2.7 acres. There is no public infrastructure and no City-owned or maintained storm drains, roads, sewers, sidewalks or curb-and-gutter, though there are some limited and discontinuous MS4 structural improvements owned/operated by the Los Angeles County Flood Control District (LACFCD). Accordingly, few parcels are connected directly to an improved MS4 and most drainage is conveyed via primarily natural drainage courses (with some structural improvements to manage energy dissipation and protect slopes). There are no readily available historical records from which to estimate baseline effective impervious area.

10.2 Rainfall Summary: Provide a rainfall summary for the reporting year including: (1) A summary of the number of storm events; (2) The highest volume event (inches/24 hours); (3) The highest number of consecutive days with measurable rainfall; and (4) The total rainfall during the reporting year compared to average annual rainfall for the subwatershed [*Attachment E – XVIII.A.2*]:

See Peninsula Watershed Annual Report, Volume II IMCR Section 6.1.

10.3 SW Monitoring Event Summary: Provide a summary table describing rainfall during stormwater outfall and wet weather receiving water monitoring events. The summary description shall include the date, time that the storm commenced and the storm duration in hours, the highest 15-minute recorded storm intensity (converted to inches/hour), the total storm volume (inches), and the time between the storm event sampled and the end of the previous storm event.

Table 10a: Summary of Stormwater Outfall and Wet Weather Receiving Water Monitoring Events						
Event	**Date**	**Storm Start Time**	**Storm Duration [hours]**	**Highest Storm Intensity - 15min [in/hr]**	**Total Storm Volume [inches]**	**Span Between Sample Event and Previous Storm Event [hours]**
See Peninsula Watershed Annual Report, Volume II IMCR Section 6.1.						

11. Additional Information (Optional)

Provide any additional information in this section.

You may use this section to report any additional information not specified in the Individual Permittee Report Form; information in the Individual Form that is better presented outside of the report form structure; and/or data limitations that prevented requested information from being obtained.

You may also provide an additional detailed summary table describing control measures that are not otherwise described in the reporting requirements.

City is not currently participating in a WMP or EWMP, however it has submitted a notice of intent to join the Palos Verdes Peninsula WMP and will be preparing an addendum with narrative modifications necessary to include the City as an 85th %/24-hr retention area during the upcoming reporting year.

Additional control measures have been described in Section 6.5.

City of Rolling Hills INCORPORATED JANUARY 24, 1957

Agenda Item No.: 4.E
Mtg. Date: 11/22/2021

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

FROM: **CONNIE VIRAMONTES , ADMINISTRATIVE ASSISTANT**

THRU: **ELAINE JENG P.E., CITY MANAGER**

SUBJECT: **APPROVE AN AMENDED AGREEMENT WITH LANCE, SOLL & LUNGHARD, LLP (LSL) TO PERFORM ANNUAL AUDIT FOR FISCAL YEAR 2020-2021 FOR AN AMOUNT NOT TO EXCEED $17,623.**

DATE: **November 22, 2021**

BACKGROUND:
The City Council engaged the services of Lance, Soll & Lunghard, LLC (LSL) to perform professional auditing services for three years in 2016 with the option of two, one year extensions. LSL completed the audit services for Fiscal Year 2019-2020 and exhausted the extension option from the 2016 agreement. In May 2021, the Finance Committee recommended to the City Council to continue to have LSL provide auditing services for Fiscal Year 2020-2021. The City Council approved the recommendation in June 2021.

DISCUSSION:
At the November 8, 2021 City Council meeting, staff was directed to prepare an amended agreement with LSL.

FISCAL IMPACT:
The cost of annual professional auditing services is included in the adopted budget for Fiscal year 2021-2022 in the Finance Department.

RECOMMENDATION:
Approve as presented.

ATTACHMENTS:
Lance, Soll & Lunghard Amendment-c1.DOCX
Rolling_Hills_1_year_extension_FY_2021-c1.pdf

CITY OF ROLLING HILLS

AGREEMENT FOR SERVICES

This First Amendment to the Agreement for Services is made on this ___ day of November 2021, at Rolling Hills, California, by and between the City of Rolling Hills, a municipal corporation, 2 Portuguese Bend Road, Rolling Hills, California 90274 (hereinafter referred to as the "CITY") and Lance, Soll & Lunghard, 203 North Brea Blvd., Suite 203, Brea, CA (hereinafter referred to as the "CONTRACTOR").

RECITALS

A. On June 27, 2016, the CITY and CONTRACTOR entered into an agreement for auditing services with a term expiring in 2019 upon completion of the 2017/18 fiscal year audit and with the option for two, one-year extensions (the "Agreement"). The Parties exercised both extensions;

B. The CITY desires to amend the Agreement to engage CONTRACTOR for another year of auditing services (the "First Amendment");

C. The CONTRACTOR is willing to perform such services and has the necessary qualifications by reason of experience, preparation, and organization to provide such services;

D. NOW, THEREFORE, the CITY and the CONTRACTOR, mutually agree as follows:

1. CITY and CONTRACTOR agree to replace Exhibit A that was attached to the Agreement, with Exhibit A, which is attached to this First Amendment and incorporated herein by reference.

2. Paragraph 2 (TERM OF AGREEMENT) is amended to read as follows:

   2. TERM OF AGREEMENT. The term of this Agreement shall expire in 2022 upon completion of the 2020/21 annual audit.

3. Paragraph 4 (PAYMENT FOR SERVICES) is amended to read as follows:

   4. PAYMENT FOR SERVICES. The CITY shall pay CONTRACTOR for its services rendered pursuant to this Agreement in accordance with the fee schedule set forth below in this paragraph. Compensation shall under no circumstances be increased except by written amendment of this Agreement. The CONTRACTOR shall be paid within thirty (30) days of presentation of an invoice to the CITY for services performed to the CITY'S satisfaction. The CONTRACTOR shall submit invoices monthly describing the services performed, the date services were performed, a description of reimbursable costs, and any other information requested by the CITY.

CITY OF ROLLING HILLS

AGREEMENT FOR SERVICES

A. Services for fiscal year 2020/21
   1. City Audit and Related Reports: $15,965
   2. GANN Limit Review Report: $556
   3. Single Audit Related Reports: Included
   4. State Controller Report Preparation: $1,102
   5. Total for Fiscal Year: $17,623

B. Hourly Rates for fiscal year 2020/21:
   1. Partner: $235
   2. Manager: $140
   3. Senior Accountant: $115
   4. Staff Accountant: $100
   5. Clerical: Included

4. All terms and conditions of the Agreement not amended by this First Amendment remain in full force and effect.

IN WITNESS WHEREOF, the Parties hereto have executed this First Amendment on the date and year first above written.

CONTRACTOR: Lance, Soll & Lunghard

_____
Bryon S. Gruber, Partner

CITY OF ROLLING HILLS:

_____
Elaine Jeng, City Manager

ATTEST:

_____
City Clerk

LSL
CPAs AND ADVISORS

May 12, 2021

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

Lance, Soll & Lunghard, LLP is pleased to respond to your request for an one year extension. As a leader in the field of governmental accounting and auditing, we appreciate this opportunity given to us to present to continue our services. For the one-year extension, we will continue to provide our services with the standard 3% increase to the existing contract. The services and fees of **$17,623** for fiscal year ending June 30, 2021 would be as follows:

- Perform a financial audit of the City of Rolling Hills in accordance with Generally Accepted Government Auditing Standards. A CAFR will be prepared and word processed by LSL. The CAFR will be in full compliance with all current GASB pronouncements. LSL will render its auditors' report on the basic financial statements, which will include both Government-Wide Financial Statements and Fund Financial Statements. The audit firm will also apply limited audit procedures to Management's Discussion and Analysis and required supplementary information. LSL understands that we will prepare the financial section of the City's CAFR. **Price: $15,965** (PY price was $15,500)

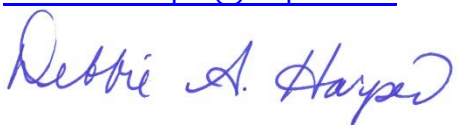
- Perform agreed-upon audit procedures pertaining to the City's Appropriations Limit Worksheet and render a letter, annually, to the City regarding compliance. **Price: $556** (PY price was $540)

- Prepare the City's State Controller's Report annually. **Price: $1,102** (PY price was $1,070)

- Issue a separate "management letter" that includes a report on the City's internal control over financial reporting in addition to recommendations for improvements in internal control, accounting procedures and other significant observations that are considered to be non-reportable conditions. **Price: included with financial audit**

- LSL will be available for occasional consultation throughout the year as a financial resource for the City of Rolling Hills and will be available for additional work as required.

This proposal describes the benefits your organization would receive from Lance, Soll & Lunghard, LLP. **We are committed to provide the services presented in our proposal in accordance with the timetable specified in your request for proposal.** This proposal is a firm and irrevocable offer for a period no less than 90 calendar days from the date of submittal. For purposes of this proposal, Deborah A. Harper, Partner is authorized to make representations for our firm. I can be reached at the address below, by phone at (714) 672-0022 or by email at Deborah.Harper@lslcpas.com.



Deborah. A. Harper, Partner
LANCE, SOLL & LUNGHARD, LLP
203 N. Brea Blvd., Suite 203
Brea, CA 92821

City of Rolling Hills INCORPORATED JANUARY 24, 1957

Agenda Item No.: 4.F
Mtg. Date: 11/22/2021

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

FROM: **STEPHANIE GRANT , ADMINISTRATIVE CLERK**

THRU: **ELAINE JENG P.E., CITY MANAGER**

SUBJECT: **APPROVE AN AMENDED PLANNING SERVICES CONTRACT WTIH MICHAEL BAKER INTERNATIONAL FOR A NOT-TO-EXCEED AMOUNTN OF $10,240.**

DATE: **November 22, 2021**

BACKGROUND:
On October 8, 2021, the Director of Planning and Community Services resigned from the City. On October 11, 2021, the City entered into an agreement with Michal Baker International to provide planning and development review services until the Director's position was filled. The original contract agreement was for the Consultant to provide 20 hours per week of planning services for three weeks at the rate of $10,000 ($160 per hour). As of November 15, 2021, the contract amount has been expended.

DISCUSSION:
City staff is requesting to amend the Professional Services agreement with Michael Baker International to provide an additional 64 hours of planning services for three weeks at the total rate of $10,240 ($160 per hour). The new Director of Planning and Community Services starts his new position on November 22, 2021. The Consultant will provide additional planning services and assist with the transition of projects to new Director.

FISCAL IMPACT:
If the City Council approves a contract amendment with Michael Baker International, the cost of $10,240 for service can be funded using salary savings from the Planning Department.

RECOMMENDATION:
Approve as presented.

ATTACHMENTS:
PSA_with_MICHAEL_BAKER-_executed_10.13.21.pdf
City of Rolling Hills Proposal for Continued Services 11-15-21.pdf

PROFESSIONAL SERVICES AGREEMENT

This Agreement is made and entered into by and between the City of Rolling Hills, a municipal corporation (hereinafter referred to as the "City"), and Michael Baker International, Inc., a Pennsylvania corporation (hereinafter referred to as "Consultant").

RECITALS

A. The City desires to utilize the services of Consultant as an independent contractor to provide land use planning services.

B. The Consultant warrants to the City that it has the qualifications, experience, and facilities to perform properly and timely the services under this Agreement.

C. The City does not have the personnel able and available to perform the services required under this Agreement.

NOW, THEREFORE, the City and the Consultant agree as follows:

1.0 SCOPE OF THE CONSULTANT'S SERVICES. The Consultant agrees to provide the services and perform the tasks set forth in the Scope of Work, attached to and made part of this Agreement as Exhibit A, except that, to the extent that any provision in Exhibit A conflicts with this Agreement, the provisions of this Agreement shall govern. The Consultant shall provide 20 hours of service per week for 3 weeks. The Consultant shall begin work upon a written notice to proceed from the City and shall stop work upon any written notice to stop from the City. The Scope of Work may be amended from time to time in writing and signed by both parties by way of written amendment to this Agreement. The location where services are to be performed shall be determined by mutual agreement of the parties' representatives. To the extent that services are performed in City Hall, Consultant agrees that its employees will abide by any COVID-19 protocols then in effect. Consultant shall perform all services under this Agreement in accordance with the standard of care generally exercised by like professionals under similar circumstances and in a manner reasonably satisfactory to City.

2.0 TERM OF AGREEMENT. This Agreement will become effective upon execution by both parties and will remain in effect for a period of two months from said date unless otherwise expressly extended and agreed to by both parties in writing through written amendment to this Agreement or terminated by either party as provided herein.

3.0 COMPENSATION FOR SERVICES. The City shall pay the Consultant for its professional services rendered and costs incurred pursuant to this Agreement at the rates set forth in Exhibit A subject to a do not exceed amount in the amount of $10,000. Compensation shall under no circumstances be increased except by written amendment of this Agreement. The Consultant shall be paid within forty-five (45) days of presentation of an invoice to the City for services performed to the City's reasonable satisfaction. The Consultant shall submit invoices monthly describing the services performed, the date

services were performed, and any other information requested by the City.

4.0 CONTRACT ADMINISTRATION

4.1 The City's Representative. Unless otherwise designated in writing, the City Manager shall serve as the City's representative for the administration of this Agreement. All activities performed by the Consultant shall be coordinated with the City Manager.

4.2 Manager-in-Charge. For the Consultant, Tracy Nelson, shall be in charge of all matters relating to this Agreement and any agreement or approval made by such person shall be binding on the Consultant. The Manager-in-Charge shall not be replaced without the written consent of the City.

4.3 Responsibilities of the City. The City shall provide all relevant documentation in its possession to the Consultant upon request and City staff shall work with Consultant in order to facilitate its performance of its services hereunder.

4.4 Personnel. The Consultant represents that it has or will secure at its own expense all personnel required to perform the services under this Agreement. All of the services required under this Agreement will be performed by the Consultant or under its supervision, and all personnel engaged in the work shall be qualified to perform such services. The Consultant reserves the right to determine the assignment of its employees to the performance of the Consultant's services under this Agreement, but the City reserves the right, for good cause, to require the Consultant to exclude any employee from performing services on the City's premises.

5.0 TERMINATION.

5.1 Either the City Manager or the Consultant may terminate this Agreement, without cause, by giving the other party seven (7) days written notice of such termination and the effective date thereof. In the event of such termination, Consultant shall prepare and shall be entitled to receive compensation pursuant to a close-out bill for services rendered in a manner reasonably satisfactory to the City and fees incurred pursuant to this Agreement through the notice of termination.

5.2 If the Consultant or the City fail to fulfill in a timely and proper manner its obligations under this Agreement, or if the Consultant or the City violate any of the material covenants, agreements, or stipulations of this Agreement, the Consultant or the City shall have the right to terminate this Agreement by giving written notice to the other party of such termination and specifying the effective date of such termination. The Consultant shall be entitled to receive compensation in accordance with the terms of this Agreement for any work reasonably satisfactorily completed hereunder. Notwithstanding the foregoing, the Consultants shall not be relieved of liability for damage sustained by virtue of any material breach of this Agreement and any payments due under this Agreement may be withheld to off-set anticipated damages.

5.3 In the event of termination, all finished or unfinished documents, reports, photographs, films, charts, data, studies, surveys, drawings, models, maps, or other documentation prepared by or in the possession of the Consultant under this Agreement shall be returned to the City.

6.0 INDEMNIFICATION. Consultant shall indemnify and hold harmless City, its officers, officials, employees, and volunteers from and against all liability, loss, damage, expense, cost (including without limitation reasonable attorneys' fees, expert fees, and all other costs and fees of litigation) arising out of Consultant's negligence or willful misconduct in the performance of work hereunder or its failure to comply with any of its material obligations contained in this Agreement, but excepting such loss or damage which is caused by the active negligence or willful misconduct of the City. To the extent of Consultant's negligence or willful misconduct, Consultant shall reimburse the City its costs of defense, including without limitation reasonable attorneys' fees, expert fees, and all other costs and fees of litigation. The Consultant shall promptly pay any final judgment rendered against the City (and its officers, officials, employees, and volunteers) covered by this indemnity obligation.

7.0 INSURANCE REQUIREMENTS.

7.1 The Consultant, at the Consultant's own cost and expense, shall procure and maintain, for the duration of the Agreement, the following insurance policies:

7.1.1 Workers' Compensation Coverage. The Consultant shall maintain Workers' Compensation Insurance for its employees in accordance with the laws of the State of California. In addition, the Consultant shall require any and every subcontractor to similarly maintain Workers' Compensation Insurance in accordance with the laws of the State of California for all of the subcontractor's employees. Any notice of cancellation or non-renewal of all Workers' Compensation policies must be received by the City at least thirty (30) days prior to such change. The insurer shall agree to waive all rights of subrogation against the City, its officers, agents, employees, and volunteers for losses arising from work performed by the Consultant for City.

7.1.2 General Liability Coverage. The Consultant shall maintain commercial general liability insurance in an amount of not less than one million dollars ($1,000,000) per occurrence for bodily injury, personal injury, and property damage. If a commercial general liability insurance form or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to the work to be performed under this Agreement or the general aggregate limit shall be at least twice the required occurrence limit.

7.1.3 Automobile Liability Coverage. The Consultant shall maintain automobile liability insurance covering bodily injury and property damage for all activities of the Consultant arising out of or in connection with the work to be performed under this Agreement, including coverage for owned, hired, and non-owned vehicles, in an amount of not less than three hundred thousand dollars ($300,000) combined single limit for each occurrence.

7.1.4 Professional Liability Coverage. The Consultant shall maintain professional errors and omissions liability insurance for protection against claims alleging negligent acts, errors, or omissions which may arise from the Consultant's operations under this Agreement, whether such operations are by the Consultant or by its employees. The amount of this insurance shall not be less than one million dollars ($1,000,000) on a claims-made annual aggregate basis, or a combined single-limit-per-occurrence basis. When coverage is provided on a "claims made basis," Consultant will continue to renew the insurance for a period of three (3) years after this Agreement expires or is terminated. Such insurance will have the same coverage and limits as the policy that was in effect during the term of this Agreement, and will cover Consultant for all claims made by City arising out of any errors or omissions of Consultant, or its officers, or employees during the time this Agreement was in effect.

7.2 Endorsements. Each insurance policy shall be issued by insurers possessing a Best's rating of no less than A-:VII. Each general liability insurance and automobile liability insurance policy shall be endorsed with the language at least as broad as in Section 7.2.1 – 7.2.7 below or the policy shall provide the coverage. Consultant also agrees to require all Consultants and subcontractors to do likewise.

7.2.1 "The City, its elected or appointed officers, officials, employees, agents, and volunteers are to be covered as additional insureds with respect to liability arising out of work performed by or on behalf of the Consultant, including materials, parts, or equipment furnished in connection with such work or operations."

7.2.2 This policy shall be considered primary insurance with respect to the City, its elected or appointed officers, officials, employees, agents, and volunteers. Any insurance maintained by the City, including any self-insured retention the City may have, shall be considered excess insurance only and shall not contribute with this policy.

7.2.3 This insurance shall act for each insured and additional insured as though a separate policy had been written for each, except with respect to the limits of liability of the insuring company.

7.2.4 Notwithstanding the provisions included in any of the ISO Additional Insured Endorsement forms, Consultant acknowledges that the insurance coverage and policy limits set forth in this section constitute the minimum amounts of coverage required. Any insurance proceeds available to the City in excess of the limits and coverage required under this Agreement and which is applicable to a given loss will be available to the City .

7.2.5 The insurer waives all rights of subrogation against the City, its elected or appointed officers, officials, employees, or agents regardless of the applicability of any insurance proceeds, and agrees to require all subcontractors to do likewise.

7.2.6 Any failure to comply with reporting provisions of the policies shall not affect coverage provided to the City, its elected or appointed officers, officials, employees, agents, or volunteers.

7.2.7 The insurance provided by this policy shall not be cancelled except after thirty (30) days' written notice has been submitted to the City except in the case of non-renewal, for which ten (10) days' written notice shall be provided.

7.2.8 Consultant agrees to provide immediate notice to City of any claim or loss against Consultant arising out of the work performed under this Agreement. City assumes no obligation or liability by such notice, but has the right (but not the duty) to monitor the handling of any such claim or claims if they are likely to involve City.

7.3 Self Insured Retention/Deductibles. Policies required by this Agreement shall allow City, as additional insured, to satisfy the self-insured retention ("SIR") and/or deductible of the policy in lieu of the Consultant (as the named insured) should Consultant fail to pay the SIR or deductible requirements. Failure by Consultant as primary insured to pay its SIR or deductible constitutes a material breach of this Agreement. Should City pay the SIR or deductible on Consultant's behalf upon the Consultant's failure or refusal to do so in order to secure defense and indemnification as an additional insured under the policy, City may include such amounts as damages in any action against Consultant for breach of this Agreement in addition to any other damages incurred by City due to the breach.

7.4 Certificates of Insurance. The Consultant shall provide certificates of insurance with original endorsements to the City as evidence of the insurance coverage required herein. Certificates of such insurance shall be filed with the City on or before commencement of performance of this Agreement. Current certification of insurance shall be kept on file with the City at all times during the term of this Agreement.

7.5 Failure to Procure Insurance. Failure on the part of the Consultant to procure or maintain required insurance shall constitute a material breach of contract under which the City may terminate this Agreement pursuant to Section 5.2 above.

8.0 ASSIGNMENT AND SUBCONTRACTING. The parties recognize that a substantial inducement to the City for entering into this Agreement is the professional reputation, experience, and competence of the Consultant. Assignments of any or all rights, duties, or obligations of the Consultant under this Agreement will be permitted only with the express written consent of the City. The Consultant shall not subcontract any portion of the work to be performed under this Agreement without the written authorization of the City. If the City consents to such subcontract, the Consultant shall be fully responsible to the City for all acts or omissions of the subcontractor. Nothing in this Agreement shall create any contractual relationship between the City and subcontractor nor shall it create any obligation on the part of the City to pay or to see to the payment of any monies due to any such subcontractor other than as otherwise is required by law.

9.0 COMPLIANCE WITH LAWS, CODES, ORDINANCES, AND REGULATIONS. The Consultant shall use the standard of care in its profession and comply with all applicable federal, state, and local laws, codes, ordinances, and regulations.

9.1 Taxes. The Consultant agrees to pay all required taxes on amounts paid to the Consultant under this Agreement, and to indemnify and hold the City harmless from any and all taxes, assessments, penalties, and interest asserted against the City by reason of the independent contractor relationship created by this Agreement. In the event that the City is audited by any Federal or State agency regarding the independent contractor status of the Consultant and the audit in any way fails to sustain the validity of a wholly independent contractor relationship between the City and the Consultant, then the Consultant agrees to reimburse the City for all costs, including accounting and attorneys' fees, arising out of such audit and any appeals relating thereto.

9.2 Workers' Compensation Law. The Consultant shall fully comply with the workers' compensation law regarding the Consultant and the Consultant's employees. The Consultant further agrees to indemnify and hold the City harmless from any failure of the Consultant to comply with applicable workers' compensation laws. The City shall have the right to offset against the amount of any compensation due to the Consultant as a result of the Consultant's failure to promptly pay to the City any reimbursement or indemnification arising under this Section.

9.3 Licenses. The Consultant represents and warrants to the City that it has all licenses, permits, qualifications, insurance, and approvals of whatsoever nature which are legally required of the Consultant to practice its profession. The Consultant represents and warrants to the City that the Consultant shall, at its sole cost and expense, keep in effect or obtain at all times during the term of this Agreement any licenses, permits, insurance, and approvals which are legally required of the Consultant to practice its profession.

10.0 CONFLICT OF INTEREST. The Consultant confirms that it has no financial, contractual, or other interest or obligation that conflicts with or is harmful to performance of its obligations under this Agreement. The Consultant shall not during the term of this Agreement knowingly obtain such an interest or incur such an obligation, nor shall it employ or subcontract with any person for performance of this Agreement who has such incompatible interest or obligation. Consultant and its associates and subcontractors will comply with all conflict of interest statutes of the State of California applicable to Consultant's services under this Agreement, including, but not limited to, the Political Reform Act (Government Code Sections 81000, *et seq.)* and Government Code Section 1090.

11.0 RECORDS AND AUDITS. The Consultant shall maintain accounts and records, including personnel, property, and financial records, adequate to identify and account for all costs pertaining to this Agreement and such other records as may be deemed necessary by the City or any authorized representative. All records shall be made available at the request of the City, with reasonable notice, during regular business hours, and shall be retained by the Consultant for a period of three years after the expiration of this Agreement.

12.0 OWNERSHIP OF DOCUMENTS. It is understood and agreed that the City shall own all documents and other work product of the Consultant, which pertain to the work performed under this Agreement. The City shall have the sole right to use such materials in its discretion and without further compensation to the Consultant, but any re-use or modification of such documents by the City for another purpose shall be at the sole risk of the City. The Consultant shall at its sole expense provide all such documents to the City upon request.

13.0 INDEPENDENT CONTRACTOR. The Consultant is and shall at all times remain as to the City a wholly independent contractor. Neither the City nor any of its agents shall have control over the conduct of the Consultant or any of the Consultant's employees or agents, except as herein set forth. The Consultant shall not at any time or in any manner represent that it or any of its agents or employees are in any manner employees of the City. The Consultant shall have no power to incur any debt, obligation, or liability on behalf of the City or otherwise act on behalf of the City as an agent.

14.0 NOTICE. All Notices permitted or required under this Agreement shall be in writing, and shall be deemed made when delivered to the applicable party's representative as provided in this Agreement. Additionally, such notices may be given to the respective parties at the following addresses, or at such other addresses as the parties may provide in writing for this purpose. Such notices shall be deemed made when personally delivered or when mailed forty-eight (48) hours after deposit in the U.S. mail, first-class postage prepaid, and addressed to the party at its applicable address.

City of Rolling Hills
2 Portuguese Bend Road.
Rolling Hills, CA 900

Attention: City Manager

Michael Baker International
3760 Kilroy Airport Way, Suite 270
Long Beach, CA 90806

Attention: William Hoose

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

16.0 ENTIRE AGREEMENT; MODIFICATION. This Agreement supersedes any and all other agreements, either oral or written, between the parties, and contains all of the covenants and agreements between the parties. Each party to this Agreement acknowledges that no representations, inducements, promises, or agreements, oral or otherwise, have been made by any party, or anyone acting on behalf of any party, which are not embodied herein. Any agreement, statement, or promise not contained in the Agreement, and any modification to the Agreement, will be effective only if signed by both parties through written amendment to the Agreement.

17.0 WAIVER. Waiver of a breach or default under this Agreement shall not constitute a continuing waiver of a subsequent breach of the same or any other provision under this Agreement.

18.0 EXECUTION. This Agreement may be executed in several counterparts, each of which shall constitute one and the same instrument and shall become binding upon the parties when at least one copy hereof shall have been signed by both parties hereto. In approving this Agreement, it shall not be necessary to produce or account for more than one such counterpart.

19.0 AUTHORITY TO ENTER AGREEMENT. The Consultant has all requisite power and authority to conduct its business and to execute, deliver, and perform this Agreement. Each party warrants that the individuals who have signed this Agreement have the legal power, right, and authority to make this Agreement and to bind each respective party

20.0 FINAL PAYMENT ACCEPTANCE CONSTITUTES RELEASE.
Final Payment Acceptance Constitutes Release. The acceptance by the Consultant of the final payment made under this Agreement shall operate as and be a release of the City from all claims and liabilities for compensation to the Consultant for anything done, furnished or relating to the Consultant's work or services. Acceptance of payment shall be any negotiation of the City's check or the failure to make a written extra compensation claim within ten (10) calendar days of the receipt of that check. However, approval or payment by the City shall not constitute, nor be deemed, a release of the responsibility and liability of the Consultant, its employees, subcontractors, and agents for the accuracy and competency of the information provided or work performed; nor shall such approval or payment be deemed to be an assumption of such responsibility or liability by the City for any defect or error in the work prepared by the Consultant, its employees, subcontractors, and agents.

21.0 CORRECTIONS. In addition to the above indemnification obligations, the Consultant shall correct, at its expense, all errors in the work which may be disclosed during the City's review of the Consultant's report or plans. Should the Consultant fail to make such correction in a reasonably timely manner, such correction shall be made by the City, and the cost thereof shall be charged to the Consultant.

22.0 ATTORNEYS' FEES. The parties hereto acknowledge and agree that each will bear his/her or its own costs, expenses, and attorneys' fees arising out of and/or connected with the negotiation, drafting, and execution of the Agreement, and all matters arising out of or connected therewith except that, in the event any action is brought by any party hereto to enforce this Agreement, the prevailing party in such action shall be entitled to reasonable attorneys' fees and costs in addition to all other relief to which that party or those parties may be entitled.

23.0 WAIVER OF CONSEQUENTIAL DAMAGES. Neither party shall have any claim or right against the other, whether in contract, warranty, tort (including negligence), strict liability or otherwise, for any special, indirect, incidental, or consequential damages

of any kind or nature whatsoever, such as but not limited to loss of revenue, loss of profits on revenue, loss of customers or contracts, loss of use of equipment or loss of data, work interruption, increased cost of work or cost of any financing, howsoever caused, even if same were reasonably foreseeable.

24.0 FORCE MAJEURE. Neither party shall have any claim or right against the other for any failure of performance where such failure of performance is caused by or is the result of causes beyond the reasonable control of the other party due to any occurrence commonly known as a "force majeure," including, but not limited to: acts of God; fire, flood, or other natural catastrophe; epidemic, pandemic, acts of any governmental body; labor dispute or shortage; national emergency; insurrection; riot; or war.

This Agreement is executed on October 11, 2021, at City of Rolling Hills, California.

CITY OF ROLLING HILLS:

Elaine Jeng, P.E., City Manager

CONSULTANT:

By: William Hoose
Associate Vice President

ATTEST:

City Clerk

APPROVED AS TO FORM:

Michael Jenkins, City Attorney

EXHIBIT A

SCOPE OF SERVICES

Michael Baker
INTERNATIONAL

We Make a Difference

September 28, 2021

Meredith T. Elguira, Director
CITY OF ROLLING HILLS
2 Portuguese Bend Road
Rolling Hills, California 90274

RE: ON-CALL DEVELOPMENT REVIEW SERVICES

Dear Ms. Elguira:

Michael Baker International (Michael Baker) is pleased to submit this letter proposal to provide contract planning assistance to the City of Rolling Hills. Michael Baker understands that the City has an immediate need for a part- time or full-time equivalent, high-functioning Planner; and that this person, or persons assigned to serve as an extension of City staff will be responsible for performing all duties relating to the coordination, management, and processing of minor planning entitlements. As an extension of City staff, the Project Planner(s) will be the primary point of contact for all matters relating to entitlement processing for the City's Planning Department.

In summary, the planning functions that will be performed by the planner(s) to be assigned by Michael Baker could include the following:

- Provide counter assistance as necessary.
- Review proposed development plans for compliance with the City's General Plan, Zoning Ordinance, and the development standards set forth therein, and any applicable design guidelines.
- Meet and/or teleconference with staff and/or applicants as necessary to identify and discuss critical items and develop workable solutions, as necessary.
- Provide follow up and review as required.
- Conduct project site visits and communicate directly with applicants regarding the specific requirements and/or information necessary to process applications.
- Prepare staff reports and resolutions, including conditions of approval and recommendations, for consideration and action by the Planning Commission and City Council.
- Present projects to the Planning Commission, City Council, or at applicable client meetings; and
- Perform other related duties, as assigned by the Planning Manager.

PERSONNEL

Delivery of these services will occur under the direction of our Agency Staffing Services Department Manager, Ms. Trayci Nelson. Ms. Nelson has more than 30 years of experience in both current planning and environmental analysis with various cities throughout Southern California. Ms. Nelson's familiarity with successful planning procedures, policies, and documents from numerous other agencies, which could be of benefit to the City of Rolling Hills, represents value added being provided by Michael Baker. As additional added value, Ms. Nelson manages her staff in the field with a "constant contact" team approach by making herself available to her staff and to the client on short notice and at no additional cost to the client.

Under the supervision of Ms. Nelson, Michael Baker would assign one of two planners to serve the City's needs for a total of up to 40 hours per week – Jeffrey Graham or Kim Zuppiger.

Jeffrey Graham has over 6 years of experience in the land use planning and development field, in both the public and private sector. He is skilled in customer service, technical/staff report writing, plan review, presentations to public hearing boards, preparing long-range planning documents, ArcGIS, project management, contract staffing, entitlements, and permitting. Mr. Graham has provided Planning services to multiple cities including, San Juan Capistrano, Santa Ana, Signal Hill, Palos Verdes Estates, Sausalito, Monterey, and Santa Paula.

Kim Zuppiger is a seasoned planner, project liaison, and environmental compliance coordinator specializing in zoning and land use planning permit processing and preparing environmental documentation (IS/MNDs and EIRs) in compliance with CEQA. She is skilled in project management, preparation technical/staff report writing, plan review, working on large-scale commercial, residential, mixed-use and industrial entitlements. Ms. Zuppiger has provided current planning services to multiple cities in Los Angeles, Orange, San Diego, and San Bernardino Counties.

Resumes for Jeffrey and Kim are enclosed. If selected, our staff could provide a up to 40 hours of service per week, exclusive of planning commission and city council attendance. They would be committed to serving the City for as long as their assistance is needed.

FEE

Michael Baker is proposing to provide the requested services on an hourly basis at the rate of $130 per hour for Mr. Graham, and $160 per hour for Ms. Zuppiger. This hourly rate is fully burdened, and the City will only be billed for hours worked by our staff at

Rolling Hills City Hall or actual project sites within the city. The City will be billed monthly for services rendered, with invoices clearly identifying the number of hours worked by project. Michael Baker's Oracle Human Capital Management (HCM) financial software will allow project costs to be tracked and billed by designated task, if desired.

We truly appreciate the opportunity to submit this proposal and to serve the City of Rolling Hills. If you have any questions, please contact Trayci Nelson (562) 200-7180 or tnelson@mbakerintl.com.

Sincerely,

Will Hoose
Associate Vice President

Attachments: Resumes

Jeffrey A. Graham, LEED GA

Planning Associate II

Years of Experience: 6

Degrees

B.S., Community and Regional Development, University of California, Davis

Licenses/Certifications

LEED Green Associate, US Green Building Council, 2014

Board Positions

Vice Director of Administration, APA Los Angeles, 2020

General Qualifications

Mr. Graham has over 6 years of experience in the land use planning and development field, in both the public and private sector sides of planning. He is skilled in customer service, technical/staff report writing, plan review, presentations to public hearing boards, preparing long-range planning documents, ArcGIS, contract staffing, entitlements, and permitting.

Relevant Experience

Planning Associate, Michael Baker International, Rancho Cordova and Long Beach, California

- Serving as Associate Planner and Team Project Manager for the City of Sausalito on-call services contract managing a variety of complex, large scale projects, providing overload counter assistance, writing staff reports, performing plan checks, and managing our two Assistant Planners working the on assignment
- Served as Associate Planner for the City of Santa Ana with responsibilities, including counter service, writing staff reports, and performing plan checks
- Currently serving as an Associate Planner for the City of San Juan Capistrano with responsibilities including performing plan checks, writing staff reports, and taking projects to Planning Commission/Zoning Administrator
- Managing the completion and creating Objective Development Standards for three specific plans for the City of Monterey
- Conducted research on policies and best practices for an accessory dwelling unit handbook for the San Bernardino County Transit Authority
- Prepared staff reports, resolutions, and ordinance for a General Plan Amendment and Zone Change for the City of Hawthorne
- Collected and analyzed a year's worth of housing data for the City of Santa Fe Springs' Annual Housing Progress Report
- Served as Associate Planner for the City of Pasadena with responsibilities including performing plan checks, and entitlement project review
- Prepared a $65,000 LEAP (Local Early Action Planning) Grant application for the City of Signal Hill
- Drafted the accessory dwelling unit ordinance for the City of Hawthorne
- Served as Associate Planner for special projects related to SB2 funding for the City of Signal Hill
- Served as City Planner for the City of Palos Verdes Estates with responsibilities, including counter service, writing staff reports, performing plan checks, Coastal Development Permits and wireless

permits, preparing and presenting projects to the planning commission and city council, and updating City ordinances
- Served as Project Planner for a General Plan Amendment in the City of California City
- Served as Assistant Planner for the City of Elk Grove, with responsibilities, including processing entitlement applications, including sign permits, zoning clearances, minor design reviews, and tentative map extensions
- Served as Assistant Planner for the City of Monrovia, with responsibilities, including counter service, writing staff reports, and performing plan checks
- Gathered and organized data for the General Plan Annual Progress Report for the City of Signal Hill
- Assisted in updating the design guidelines and specific plan for Oak View Estates in the City of Bradbury
- Processed plan checks for the East Area One Specific Plan for the City of Santa Paula
- Reviewed subdivision and landscape plans for Pinal County in Arizona
- Assisted with policy research and formulation for the City of Rolling Hills Estates General Plan Update
- Conducted research and prepared the staff report for a truck wash station conditional use permit in the City of Laguna Woods

Research Assistant, Mintier Harnish, Sacramento, California

- Provided research and writing support for general plan updates, specific plans, housing elements, and planning studies for the Cities of Hayward, Millbrae, Stockton, Union City, Windsor, and the San Joaquin Valley (SJV) Regional Policy Council.
- Created maps and designed document templates using ArcGIS and Adobe InDesign.
- Organized General Plan Update community workshops for over 80 attendees.
- Educated the office on Senate Bill 1000 and prepared a preliminary environmental justice analysis for Fresno County and the City of Gilroy.

Project Assistant, Local Government Commission, Sacramento, California

- Conducted research on various planning topics, including Crime Prevention Through Environmental Design
- Proofread various community development grants
- Conducted outreach to local government officials and community leaders about workshops and events

Land Acquisition and Entitlement Intern, GBD Communities, Roseville, California

- Assisted with local real estate market research and database updating
- Participated in weekly project updates with real estate professionals

- Facilitated meetings between vendors and project managers

Student Analyst, UC Davis Office of Environmental Stewardship and Sustainability

- Gathered and organized data for the STARS (Sustainability Tracking, Assessment & Rating System) reporting project, a comprehensive metric system used to measure UC Davis' sustainability performance
- Performed data analysis using Microsoft Excel
- Suggested and initiated strategies to maximize points for the STARS submittal

Volunteer Researcher, UC Davis Energy Institute, Davis, California

- Analyzed complex energy policy on renewable energy and transmission
- Composed two comprehensive reports: Renewable Energy Policies and Best Renewable Energy Choices for California

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Kimberly Zuppiger

Senior Project Manager/Environmental Planner

Years of Experience: 30+

Degrees

BA, Social Ecology, Urban Planning and Environmental Health, University of California, Irvine

General Qualifications

Ms. Zuppiger has over 30 years' experience in the management of large-scale planning projects, many involving the preparation of documentation under the California Environmental Quality Act (CEQA) and the National Environmental Policy Act (NEPA) having multiple deadlines. She is a seasoned planner, project liaison, and environmental compliance coordinator specializing in zoning and land use planning permit processing and preparing environmental documentation (IS/MNDs and EIRs/EISs) in compliance with CEQA and NEPA.

She manages daily project activities and provides quality control, selects, and oversees subcontractors, and plans and manages project budgets and schedules. She is skilled in the coordinated development, update, and finalization of documents involving internal, public, and multiple agency review.

Ms. Zuppiger has superior administrative and technical skills, including extensive experience with computer usage and management information systems, and has excellent oral and written communication skills. As a highly experienced project/case manager, she has provided current planning services to a variety of cities in Los Angeles, Orange, San Diego, and San Bernardino counties.

Relevant Experience

City of Chino Hills, Contract Senior Planner

- Currently serving as contract Senior Planner for the City. Responsible for processing discretionary entitlement applications and preparing CEQA documents for a variety of projects while also performing other day-to-day planning department functions.

- **Fairfield Ranch Business Park and Crossings Apartment Complex.** Responsible for processing a Parcel Map, Site Plan Review, Zone Change and General Plan Amendment for Turner Real Estate Investments. The development of the Fairfield Ranch Commons consisted of 346 very high density residential apartment units (20 buildings including the clubhouse and maintenance buildings) and a 326,641-square-foot industrial park (3 buildings) on 17.37 acres; General Plan Amendment and Zone Change to change the land use and zoning designations of the 14.73 acres from Business Park (BP) to Very High Density Residential (RM-3).
- **Vila Borba Master Planned Community.** Responsible for processing Tract Maps and Design Review applications the Vila Borba Master Plan for Lennar that includes a total of 336 acres and four residential tracts (planning areas). The Vila Borba project site includes on-going grading and development of the following tracts: Tract 15981 included 183 single-family homes and 5-acre public park with two side by side dog parks

for both large and small dogs and an interconnecting trails and pathway system; Tract 16413 included 19 single-family homes; Tract 16338 includes 149 single-family homes and; Tract 16414 includes 280 high-density homes, 5-acres commercial land which is in the process of being re-zoned to allow 220 townhomes.

- **Rancho Cielito.** Processing a Tentative Parcel Map No. 4615 to create 3 parcels and Site Plan Review 17SPR 02 to allow construction of 354 medium density residential apartment units (7 two-s tory and 7 three-story residential carriage buildings, 10 three-story residential buildings and 2 clubhouses). Project Manager for 48.37-acre site; approximately 29.50 acres is dry land (developable area) and 18.87 acres consists of surface area of Lake Los Serranos. The development would include a total of 354 multi-family apartment units that are separated into and East and West Village with two separate clubhouses and a connecting vehicular bridge that would cross over the lake Los Serranos.

- **COSTCO Expansion and Remodel Project.** Processing a Conditional Use Permit 19CUP04 for 15,000 square expansion of the existing COSTCO warehouse, food court and employee locker area. The existing COSTCO gas station (12 fuel pumps) will be relocated and expanded to a 32- fuel pump station on a parcel occupied by a former Sports Chalet. A new car wash with a queue for approx. 27 cars is also proposed within the existing parking lot.

- **Hidden Oaks Country Club Specific Plan and Tract 18869.** Overseeing preparation of an EIR to allow clustering a 53-lot (approx. 1-acre in size) hillside subdivision on an approximately 537-acre property. The property is currently designated Agriculture-Ranches in the City's General Plan and zoned Agriculture-Ranches (R-A) which allows for single-family residential uses with a minimum lot size of five (5) acres. Under the City's clustering ordinance, designated R-A properties are permitted minimum lot sizes up to 10,000 square feet in size provided overall project density is reduced by 50% (0.5 du/5 acres). Onsite amenities would include a private clubhouse and private trails.

- **Verizon Wireless Monopine.** Responsible for processing a Conditional Use Permit for a Verizon wireless facility at an existing SCE substation site. The project proposes to install 12 wireless panel antennas, 6 remote radio units, a 4-foot-diameter parabolic antenna, and 5 GPS wireless antennas on a new 50-foot-tall monopine cell tower. Five new outdoor equipment cabinets, a new 200 amp dedicated electrical service, and a DC generator would be installed on the ground. The project would be located in a 462.5-square-foot lease area that would be enclosed by an 8-foot-high chain-link fence with a 4-foot-wide gate.

Santa Monica Malibu School Unified District (SMMUSD)

- **Santa Monica High (Samohi) School Campus Master Plan.** Project Manager for the preparation of an Environmental Impact Report (EIR) for the Santa Monica-Malibu Unified School District that involved renovation of a 26 -acre high school campus that would re-developed in nine (9) phases over a 25-year and would result in the demolition of approximately 272,763 square feet of existing classroom buildings. The

buildout would result in the total construction of approximately 1,448,081 square feet of new classrooms, parking structures, fields, and other nonacademic facilities.

City of Blythe, On-Call Senior Planner

- Processed conditional use permit and prepared Initial Study/Mitigated Negative Declaration for a 3.0-megawatt photovoltaic solar facility on a 17.5-acre site in the Palo Verde Valley area of the City.

Post Entitlement/ Mitigation Monitoring.

Ms. Zuppiger has extensive experience putting together teams of monitors to ensure compliance with mitigation measures including but not limited to the following:

Pre-Construction Monitoring.

- Coordinate with qualified biologists to conduct breeding bird surveys to ensure compliance with the MBTA and the California Fish and Wildlife Code and ensure avoidance (or minimization In consultation with USFWS and CDFG) of impacts to occupied Least bell's vireo habitat, California Gnatcatchers, Burrowing owls and Southwestern willow flycatcher habitats.
- Coordinate with qualified Cultural and Native American Monitors to develop and implement a cultural resources mitigation monitoring and treatment plans.
- Coordinate with certified arborists to conduct a tree survey and preconstruction inspections, in compliance with the City's Plant Protection and Management Ordinance or Riparian Plan Conservation prior to any land disturbance and/or removal of trees.

Grading and Construction Monitoring.

- Coordinate with biological monitors to be on site to monitor activities that result in the clearing or grading of areas known to contain sensitive biological resources and to prepare and conduct a Worker Environmental Awareness Program (WEAP) that describes any biological constraints of the project prior to project implementation and construction activities.
- Ensure Construction BMPs are in place to address the potential for fugitive dust and quality of stormwater runoff prior to construction and during construction operations.

Post Construction Monitoring

- Coordinate with qualified biologists and landscape architects/arborists to ensure tree replacement and/or restoration of riparian habitat in accordance with an approved Habitat Management and Monitoring Plan (HMMP) for various projects.
- Coordinate with the landscape architects and local Fire Authority to ensure that Fire Protection and fuel modification plans are acceptable.

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*NON-MICHAEL BAKER PROJECT EXPERIENCE

***Ecology and Environment, Inc., San Diego, Senior Project Manager.**

- **SCE Eldorado-Ivanpah Transmission Project (EITP), Nevada to California.** For the California Public Utilities Commission (CPUC) and Bureau of Land Management (BLM), participated as a team member of the award-winning, joint third-party EIR/EIS under CEQA and NEPA for this 35-mile transmission line and substation project of Southern California Edison. Prepared the hazards, health, and safety resource section of the EIR/EIS. In addition, prepared the EITP alternative screening report (ASR) that assessed whether 18 different alternatives, including system alternatives such as different voltage transmission lines and distributed generation models, routing alternatives, and technology alternatives such as alternative conductor or transmission tower options, met project objectives defined by the BLM and CPUC. Assessed each alternative's technical and economic viability and whether it would reduce potential environmental effects.
- **SCE Aliso Canyon Natural Gas Turbine Replacement Project, Aliso Canyon.** For the CPUC, assisted with the preparation of the project description, land use, and agriculture sections of E & E's third-party EIR for this natural gas turbine replacement project, which involves SCE's proposed installation of new electric-driven compressors, a new compressor station, a new substation, and over 25 miles of new fiber optic cable, as well as replacement of over 8 miles of existing transmission line. Attended public scoping meetings to obtain input on the project and address comments and concerns related to the proposed project and potential alternatives.
- **EIR for Alberhill Substation and Transmission Line, Riverside County.** For the CPUC, prepared the land use, population and housing, and public services sections for E & E's third-party EIR for a new substation and new and replacement transmission and subtransmission lines proposed by Southern California Edison.
- **Lucerne Valley Solar Project, San Bernardino County.** For the BLM, prepared the traffic and transportation section of E & E's third-party EIS for Chevron Energy Solutions' Lucerne Valley Solar Project, a 49 MW solar photovoltaic power plant to be located on 422 acres of land. The EIS addressed environmental impacts arising from five months of construction followed by operation of the solar field, control and maintenance building, and substation. In addition to an EIS, the project required an amendment to the California Desert Conservation Area Plan.
- **Solar PV Project, Los Angeles County.** On behalf of a confidential client, assisted E & E's initial site studies in support of permitting for a 225-acre solar PV site. Oversaw the performance of presence/absence surveys for burrowing owl and a rare plant survey, including Joshua tree population counts. Coordinated a consultation meeting with the County Department of Regional Planning (DRP) to present project concepts, discuss the DRP's concerns and recommendations, and identify assumptions and parameters for all studies and documents related to the CEQA process.
- **Wind Energy Project, Kern County.** For a confidential client, had a key role in E & E's completion of a feasibility study and permitting matrix for a large wind project to be located in the Tehachapi Mountains. The

study covered major biological, cultural, hydrology, and water quality resource issues as well as all land use planning and compliance issues associated with both NEPA and CEQA. Conducted desktop studies, analyzed several resource areas, and coordinated activities of other team members. Identified potential conflicts and critical issues associated with wind facility development and wrote much of the draft and final versions of the report.

- **Naval Base San Diego and Naval Base Point Loma EAP.** Lead planner for preparation of Encroachment Action Plans (Master Plans) for Naval Base San Diego and Naval Base Point Loma that will identify internal (naval operations) and external (city and county, airport, Caltrans, etc.) encroachments such as competition for land and sea space, noise, urban development that could impact the navy's operations, and coordinate with a working group that would rank the impacts and develop strategies for reducing impacts.
- **West Chocolate Mountain EIS, Imperial Valley.** Deputy project manager for the BLM's California Desert District Office's preparation of a Programmatic Environmental Impact Statement (EIS) addressing issuance of solar and wind energy rights-of-way and geothermal leasing in the West Chocolate Mountains Renewable Energy Project Area. The PEIS will provide an evaluation of the impacts of leasing public land for geothermal energy development and the granting of right-of-way applications for solar and wind energy projects.
- **Baja Transmission Line, San Diego County.** For Sempra Global, assisted with the preparation of the environmental studies and graphics for an 80-acre substation and a 1-mile transmission line extending from the Mexico border to the South West Power Link Line in eastern San Diego County. The studies included a detailed visual analysis of the impacts on a designated BLM Wilderness area, a Class II cultural resource survey, a habitat and wildlife assessment, and focused surveys for the Quino checkerspot butterfly on 500 acres of land.
- **Silver State Solar EIS, Primm Nevada.** Human Environment team leader for a third-party EIS addressing a 400 MW solar photovoltaic (PV) development project proposed for location on 2,900 acres of land under BLM jurisdiction. Responsible for coordination and review of text and graphics for 12 environmental resources areas (i.e., lands and realty, geology, traffic, energy and minerals, hazards, etc., that were included in the EIS). This project was completed in 14 months and was the first recipient in Nevada to receive ARRA funding from the Obama Administration.
- **Veterans Affairs Medical Center Environmental Assessment (EA), Mare Island, California.** Lead preparer of an Environmental Assessment that analyzed the potential impacts from installing one of four different types of direct geothermal/ground source heat pump (GSHP) systems that would replace the existing heating, ventilating, and air-conditioning unit at the Veterans Affairs Medical Center on Mare Island.

***County of San Diego, Department of Planning and Land Use, Land Use Planner III**

- Project manager/lead planner preparation of a Habitat Conservation Plan (HCP) for 1.6-million-acre area with 250 sensitive species in 18 communities in the eastern portion of San Diego County for protection of sensitive biological and cultural resources.

- Co-authored the State of California award-winning "County of San Diego Trails Master Plan" for 18 community specific trails plans (text and maps) and 9 regional trails that extended from the Pacific Ocean to the Anza Borrego Desert.
- Project manager/lead planner for Historic Resources Report and Historic Preservation Options Report for revitalization of the downtown core area and preservation of historic resources in the community of Lakeside.
- Contributing author for the County of San Diego General Plan 2020 Open Space Element, Public Facilities Element, and Community Plans updates.
- Served as chair of the County's Environmental Review Board; reviewed discretionary permits, listened to public testimony, and voted on projects.
- Managed the preparation of the Riverway Trails Master Plan for a 2.5-mile trail along the Upper San Diego River in Lakeside. Served as liaison on the Upper San Diego River Improvement District/Committee (USDRIC) and the Lakeside Design Review Committee.
- Served as liaison for Design Review, Historic, and Revitalization Committees.

***Willdan Associates, Senior Planner/Consultant.** Prepared CEQA/NEPA documentation and processed entitlements for the following projects:

- City of West Hollywood: Expedited permits for review by Planning Commission and City Council per a legal settlement for a 7-story, 733-space, 165,000-square-foot parking structure for the former Warner Hollywood Studios Lot.
- City of Yorba Linda: Metrolink Station and two park-and-ride lots.
- City of Lancaster: Road widening from 2 to 6 lanes of Avenue G adjacent to airstrip.
- City of Azusa: New electrical substation for Azusa Light and Water (ISO).
- City of Baldwin Park: Expedited permits per a legal settlement for billboards along Interstate 10.
- City of Lake Forest: Processed residential, commercial, and industrial projects. Assisted with transition of planning services upon annexation of two communities from the unincorporated area in Orange County into the City of Lake Forest.
- City of Huntington Beach: Processed entitlements for residences, commercial buildings, coastal permits, redevelopment, and infrastructure/storm drain projects, etc.

Michael Baker
INTERNATIONAL

We Make a Difference

November 15, 2021

Elaine Jeng, City Manager
CITY OF ROLLING HILLS
2 Portuguese Bend Road
Rolling Hills, California 90274

RE: ON-CALL DEVELOPMENT REVIEW SERVICES

Dear Ms. Jeng,

Michael Baker International (Michael Baker) is pleased to provide on call contract planning assistance to the City of Rolling Hills through December 3, 2021, as continuation of services that are outlined in our original scope of work (attached). Kim Zuppiger will be the primary point of contact for all matters relating to entitlement processing for the City's Planning Department.

Michael Baker is proposing to provide planning services on an hourly basis at the $160 per hour for Ms. Zuppiger. The total hours and fees for additional contract planning services through December 3, 2021, are listed below.

SUPPLEMENTAL BUDGET	HOURS
Tues. Nov. 16, 2021	8
Thurs. Nov. 18, 2021,	8
Fri. Nov. 19, 2021,	8
Mon. Nov. 22, 2021	8
Tues. Nov. 23, 2021	8
Tues. Nov. 30, 2021	8
Fri. Dec. 3, 2021,	8
Total Hours	**64**
Total Fee	**$10,240.00**

We truly appreciate the opportunity to serve the City of Rolling Hills. If you have any questions, please contact Trayci Nelson (562) 200-7180 or tnelson@mbakerintl.com.

Sincerely,

Will Hoose
Associate Vice President

Attachment: Michael Baker Professional Services Agreement dated October 13, 2021

City of Rolling Hills INCORPORATED JANUARY 24, 1957

Agenda Item No.: 4.G
Mtg. Date: 11/22/2021

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

FROM: **ALAN PALERMO, PROJECT MANAGER**

THRU: **ELAINE JENG P.E., CITY MANAGER**

SUBJECT: **APPROVE PROJECT PLANS, SPECIFICATIONS FOR REMOVING THE EXISTING NON-OPERABLE STANDBY GENERATOR AND DIRECT STAFF TO ADVERTISE FOR CONSTRUCTION BIDS.**

DATE: **November 22, 2021**

BACKGROUND:
The current emergency standby generator is outdated and no longer functioning properly. Over the past few years City staff has enlisted several maintenance firms to service the existing generator. The existing emergency standby generator is at the end of its life cycle and the City is looking to replace the existing equipment with a new emergency standby generator. Repair activities for the current generator was presented to the City Council on October 26, 2020. Based on the information provided, the City Council directed staff to seek professional expertise to assist staff with unit replacement.

At the January 11, 2021 City Council meeting, City Council approved an amended agreement with Pacific Architecture and Engineering Inc. to assess the existing standby generator for the City Hall campus, provide a report on their findings, and discuss options to replace the existing non-working standby generator. The draft of the Standby Generator Assessment Report was delivered to the City on April 21, 2021. Pacific Architecture and Engineering, Inc. met with City staff on April 30, 2021 to review and discuss the report and findings. The Final Report was updated and submitted to the City on May 5, 2021 and City Staff presented to City Council on May 10, 2021. In summary, The report identified the parameters and constraints for the replacement standby generator/system Based on review of the prior 12 months electric bills, determined the existing 75 kw could be replaced with an equivalent sized system that would sufficient for the current building loads (City Hall and Rolling Hills Community Association (RHCA) Building). The existing structure housing the generator does not comply with current code requirements for clearances and has water intrusion with water collecting in the fuel moat with the potential infiltrate into the electrical system and cause damage. This building would need to be removed, replaced, or repaired for repurposing.

The report presented to City Council on May 10, 2021 provided 3 Options for consideration and an interim solution. City Council raised numerous questions about the report during the May 10, 2021 meeting and moved to continue this item to a future meeting pending responses to questions raised. Pacific Architecture and Engineering Inc. provided responses to the list of questions generated. The

questions and responses were reviewed and discussed at the May 24, 2021 City Council meeting. At the May 24, 2021 meeting City Council directed staff to: 1) Pursue the Solar Option to replace the existing Emergency Standby Generator, and; 2) Consider leasing portable generator to provide emergency standby power until the Solar option is designed and installed, and; 3) Verify the portable generator could connect to the existing Automatic Transfer Switch (ATS), and; 4) Remove the existing non-functioning emergency standby generator, and: 5) Repair the water intrusion problem at the existing generator structure repaired.

At the June 14, 2021 City Council meeting, City Council approved the second amendment to the contract with Pacific Architecture and Engineering Inc. for design services required to address the direction provided by City Council and outlined in items 1 through 5 in the last paragraph in the background section for approximately $59,000.

DISCUSSION:
Pacific Architecture and Engineering Inc. has prepared plans and specifications for the demolition (removal) of the existing emergency generator and to address the water intrusion problem at the existing generator structure (included in items 4 and 5 in the scope of work under the second amendment to their contract). These plans and specifications are ready to put out to bid and are attached to this staff report.

FISCAL IMPACT:
The cost for this work to remove the existing emergency generator and address the existing water intrusion problem at he existing generator building is estimated to be $39,312. The Order of Magnitude Cost Estimate is attached to this staff report.

This work effort is included in the Fiscal Year 2021-2022 budget.

RECOMMENDATION:
Staff recommends that the City Council approve Emergency Generator Demolition Plans and Specifications to solicit bids from qualified firms to perform the required work.

ATTACHMENTS:
RH Technical Specifications.pdf
ROLLING-HILLS-DEMO_R20_20211110_.pdf
20211118_ROLLINGHILLSDEMO_COSTEST_.pdf

TECHNICAL SPECIFICATIONS

City of Rolling Hills
Generator Removal, Waterproofing Removal and Electrical

November 11, 2021

PACIFIC ARCHITECTURE AND ENGINEERING, INC.

TABLE OF CONTENTS

DIVISION 00 - PROCUREMENT AND CONTRACTING REQUIREMENTS

00 0101 PROJECT TITLE PAGE
00 0102 PROJECT INFORMATION

DIVISION 02 - EXISTING CONDITIONS

02 4100 DEMOLITION

SECTION 00 0101

PROJECT TITLE PAGE

PROJECT MANUAL

FOR

GENERATOR AND WATERPROOFING REMOVAL

OWNER:

CTY OF ROLLING HILLS

2 PORTUGESE BEND ROAD

ROLLING HILLS, CA 90274

DATE: 11.12.2021

PREPARED BY:

PACIFIC ARCHITECTURE AND ENGINEERING INC.

END OF SECTION

SECTION 00 0102

PROJECT INFORMATION

PART 1 GENERAL

1.1 PROJECT IDENTIFICATION

A. Project Name: City of Rolling Hills

B. Address: 2 Portuguese Bend Road

Rolling Hills, CA 90274

C. The Owner, hereinafter referred to as City: City of Rolling Hills

D. City's Project Manager: Alan Palermo

1.2 NOTICE TO PROSPECTIVE CONTRACTORS

A. These documents constitute an invitation to prospective Contractors to submit qualifications and proposals for the scope of work for the project described below. Electrical Bid and Demolition Bid shall be submitted separately. One prime contractor may bid for both Demo and Electrical Scope.

1.3 PROJECT DESCRIPTION

A. Summary Project Description: Removal of Generator and Waterproofing

B. Demolition Scope: and removal of the generator, soil around shed, removal of the waterproofing around Generator Shed. Dispose of soil.

C. Electrical Scope: Cap electrical to remove generator, trace conduit to City Hall and Community Association Building.

D. Exclude filling of moat with concrete

E. Waterproofing removal: Waterproofing material must be sand blasted to ensure complete removal and no black material shall remain on face of CMU. Removal includes foam sheet and any other material adhered to CMU.

1.4 PROJECT CONSULTANTS

A. The Architect, hereinafter referred to as Architect: Pacific Architecture and Engineering

1.5 PROCUREMENT TIMETABLE

A. RFP Documents Available:_____.

B. Last Request for Substitution Due: 7 days prior to due date of proposals.

C. Last Request for Information Due: 7 days prior to due date of proposals.

D. Proposal Due Date:_____, before 4 PM local time.

E. Proposal Opening: Same day, 5 PM local time.

F. The City reserves the right to change the schedule or terminate the entire procurement process at any time.

1.6 PROCUREMENT DOCUMENTS

A. Availability of Documents: Complete sets of procurement documents may be obtained:

1. From City at the Project Manager's address listed above.

PART 2 PRODUCTS (NOT USED)

PART 3 EXECUTION (NOT USED)

END OF SECTION

SECTION 02 4100

DEMOLITION

PART 3 EXECUTION

1.1 PROCEDURES AND PROJECT CONDITIONS

A. Comply with applicable codes and regulations for demolition operations and safety of adjacent structures and the public.
   1. Obtain required permits.
   2. Take precautions to prevent catastrophic or uncontrolled collapse of structures to be removed; do not allow worker or public access within range of potential collapse of unstable structures.
   3. Provide, erect, and maintain temporary barriers and security devices.
   4. Conduct operations to minimize effects on and interference with adjacent structures and occupants.
   5. Do not close or obstruct roadways or sidewalks without permit.
   6. Conduct operations to minimize obstruction of public and private entrances and exits; do not obstruct required exits at any time; protect persons using entrances and exits from removal operations.
   7. Obtain written permission from owners of adjacent properties when demolition equipment will traverse, infringe upon or limit access to their property.

B. Do not begin removal until receipt of notification to proceed from City.

C. Prior to removal of generator, written acknowledgement by licensed Electrical contractor that power is capped to generator, and it is safe to remove by Demolition contractor and all methods of turning on the power to generator is permanently capped.

D. Upon demolition of generator, Electrical Contractor to trace conduits to City Hall and Community Association Building and provide CAD survey of path of conduit to City Project Manager. After completion of survey cap conduits in a manner so that they may be utilized in future solar panel project.

E. Protect existing structures and other elements that are not to be removed.
   1. Provide bracing and shoring as required.
   2. Prevent movement or settlement of adjacent structures.
   3. Stop work immediately if adjacent structures appear to be in danger.
   4. Remove and salvage fencing behind generator shed as required.
   5. Protect in place existing equipment
   6. Salvage fencing if removed.
   7. Stock pile removed soil if requested by City.

1.2 DEBRIS AND WASTE REMOVAL

A. Remove soil, debris, junk, generator, removed waterproofing material and trash from site.

B. Leave site in clean condition, ready for subsequent work.

C. Clean up spillage and wind-blown debris from public and private lands.

END OF SECTION

CITY HALL ADA IMPROVEMENT PROJECT
CITY OF ROLLING HILLS
DEMOLITION PACKAGE

GENERAL NOTES

CONSTRUCTION NOTES

1. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, LOT LINES , PROPERTY LINES, AND ELEVATIONS BEFORE PROCEEDING WITH THE WORK.
2. DO NOT SCALE DRAWINGS. CONTRACTOR SHALL VERIFY UNDERGROUND AND ABOVEGROUND UTILITIES, PIPES, STRUCTURES.
3. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR COST INCURRED DUE TO DAMAGE AND REPLACEMENT OF SAID UTILITIES.
4. ALL WORK, CONSTRUCTION AND MATERIALS SHALL COMPLY WITH ALL PROVISIONS OF THE 2019 CALFORNIA BUILDING CODE, LA COUNTY BUILDING CODE AND WITH OTHER RULES, REGULATIONS AND ORDINANCES GOVERNING THE PLACE OF BUILDING. BUILDING CODE REQUIREMENTS TAKE PRECEDENCE OVER THE DRAWINGS, AND IT SHALL BE THE RESPONSIBILITY OF ANYONE SUPPLYING LABOR OR MATERIALS OR BOTH TO BRING TO THE ATTENTION OF THE ARCHITECT, ANY DISCREPENCIES OR CONFLICTS BETWEEN THE REQUIREMENTS OF THE CODE AND THE DRAWINGS.
5. REFERENCE TO ANY DETAIL OR DRAWING IS FOR CONVENIENCE ONLY AND DOES NOT LIMIT THE APPLICATION OF SUCH DETAILS OR DRAWINGS.
6. DISCREPENCIES IN THE DRAWINGS OR BETWEEN THE DRAWINGS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE ARCHITECT. CORRECTED DRAWINGS OR INSTRUCTIONS SHALL BE ISSUED BY THE ARCHITECT PRIOR TO THE INSTALLATION OF ANY WORK.
7. VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO EXECUTING THE WORK.
8. GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL WORK SHOWN ON THESE DRAWINGS AND SPECIFICATIONS UNLESS SPECIFICALLY NOTED OTHERWISE.
9. THE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE UNLESS OTHERWISE SHOWN, THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND HE SHALL BE SOLELY RESPONSIBLE FOR ALL PROCEDURES. OBSERVATION VISITS TO THE SITE BY FIELD REPRESENTATIVES OF THE ARCHITECT AND THEIR ENGINEERS SHALL NOT INCLUDE INSPECTIONS OF THE PROTECTIVE MEASURES OR THE CONSTRUCTION PROCEDURES REQUIRED, WHICH ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY SUPPORT SERVICES PERFORMED BY THE ARCHITECT AND HIS ENGINEERS DURING CONSTRUCTION SHALL BE DISTINGUISHED FROM CONTINUOUS AND DETAILED INSPECTION SERVICES WHICH MAY BE FURNISHED BY OTHERS. THESE SUPPORT SERVICES PERFORMED BY THE ARCHITECT AND THEIR ENGINEERS, WHETHER OF MATERIAL OR WORK, AND WHETHER PERFORMED DURING OR AFTER COMPLETION OF CONSTRUCTION ARE PERFORMED SOLELY FOR THE PURPOSE OF ASSISTING IN QUALITY CONTROL AND IN ACHIEVING CONFORMANCE WITH CONTRACT DRAWINGS AND SPECIFICATIONS, BUT THEY DO NOT GUARANTEE CONTRACTOR'S PERFORMANCE AND SHALL NOT BE CONSTRUED AS SUPERVISION OF CONSTRUCTION.
10. ANY CONFLICTS WITH WALLS, CEILING SYSTEMS, LIGHTS, SPRINKLERS, SPRINKLER HEADS, AND ANY OTHER CONFLICTS WITH THE WORK DEPICTED IN THE DRAWINGS SHALL BE RELOCATED AT THE CONTRACTOR'S COST WHEN EXECUTING THE WORK OF REPLACING THE HVAC UNITS AND ANY STRUCTURAL SUPPORTS.
11. CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION IF INCONSISTENCIES OR OBSTRUCTIONS IMPEDE THE PROJECT. SUCH CONDITIONS SHALL BE BROUGHT TO THE OWNER'S REPRESENTATIVE IN WRITING. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS IF OWNER IS NOT NOTIFIED.
12. EXIT DOORS, HARDWARE, EXIT LIGHTS, LIGHTS, OUTLETS, AND FIRE EXTINGUISHER LOCATIONS SHALL NOT BE CONCEALED OR OBSTRUCTED.
13. THIS PROJECT SHALL BE A NO FEE PROJECT. PICK UP ALL NECESSARY CITY PERMITS AT THE BUILDING COUNTER.
14. PATCH AND PAINT ALL SURFACES DAMAGED TO RETURN THEM TO THEIR ORIGINAL CONDITION.
15. CONTRACTOR SHALL CONFIRM WORKING HOURS AND ALSO OBTAIN APPROVAL OF FIRST DAY OF CONSTRUCTION AND DURATION OF WORK WITH CITY PROJECT MANAGER PRIOR TO PROCEEDING.
16. ALL DIMENSIONS ARE FOR REFERENCE ONLY. CONTRACTOR TO VERIFY IN FIELD PRIOR TO BID.
17. CONTRACTOR MAY NOT USE CITY RESTROOM FACILITIES IN THE BUILDING AND MUST BRING PORTABLE RESTROOMS TO THE SITE FOR THE PROJECT.
18. THE CONTRACTOR WARRANTS TO THE OWNER AND THE ARCHITECT THAT ALL MATERIALS AND EQUIPMENT FURNISHED WILL BE NEW UNLESS OTHERWISE SPECIFIED AND THAT ALL WORK WILL BE OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS.
19. ANY DAMAGED ACT CEILING OR LIGHTS MUST BE REPLACED AT CONTRACTOR'S COST WITH NO ADDITIONAL COST TO THE CITY.
20. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHETHER SHOWN HEREIN OR NOT AND TO PROTECT THEM IN PLACE FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSE OF REPAIR OR REPLACEMENT IN CONJUNCTION WITH THE EXECUTION OF THIS WORK.
21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS WORK WITH ALL TRADES AND/OR EQUIPMENT SUPPLIED BY THE OWNER.
22. AT THE COMPLETION OF THE WORK, SUBMIT TO BUILDING OWNER. MAINTENANCE MANUALS PRESENTING FULL DETAILS FOR CARE AND MAINTENANCE OF ALL SURFACE AND EQUIPMENT OF EVERY NATURE. CONTENTS SHALL INCLUDE MANUFACTURER'S AND INSTALLER'S NAMES, ADDRESSES, PHONE NUMBERS, AND INSTRUCTIONS FOR INSTALLATION, START-UP AND OPERATION, MAINTENANCE PARTS LIST, AND DATA SHEETS.
23. LAYDOWN AREA AND CONSTRUCTION AREA LOCATION, AND FENCING LOCATION SHALL BE COORDINATED WITH CITY PROJECT MANAGER. OBTAIN APPROVAL FROM CITY PROJECT MANAGER PRIOR TO PROCEEDING.
24. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL VERIFICATION AND COORDINATION WITH OTHER TRADES OR SUBCONTRACTORS AND THEIR WORK TO ENSURE COMPLIANCE WITH THE DRAWINGS AND SPECIFICATIONS, CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR KEEPING ABREAST OF CONSTRUCTION PROGRESS AND WHERE DELAYS HAVE OCCURRED DUE TO THE CONTRACTOR'S FAULT, MAKE UP TIME LOST AT HIS OWN EXPENSE AS NECESSARY TO MAINTAIN THE CONTRACT SCHEDULE.
25. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTINUOUS CLEANUP OF THE SITE OF ALL DEBRIS WHETHER CREATED BY HIS WORK OR THE FAILURE OF THE SUBCONTRACTOR TO CLEAN UP AFTER THEIR WORK.
26. ALL EQUIPMENT PADS SHALL BE LEVEL PER MANUFACTURER'S RECOMMENDATIONS, CONTRACTOR SHALL EXECUTE INSTALLATION OF HVAC UNITS SO THAT THE FLASHING AT EQUIPMENT PADS DO NOT POND. CONTRACTOR SHALL WATER TEST EACH PAD TO INSURE THAT WATER DOES NOT POND.
27. PLEASE NOTE DIMENSIONS AND EXISTING CONDITIONS ARE FROM CITY PERMIT DRAWINGS, DIMENSIONS ARE NOT CERTIFIED, CONTRACTOR PROVIDE SURVEY IF NEEDED.
28. PROVIDE TO CITY PROJECT MANAGER AND MAINTENANCE STAFF TRAINING ON ANY AND ALL EQUIPMENT INSTALLED FOR OPERATION AND MAINTENANCE FOR USE AND OWNERSHIP OF EQUIPMENT INSTALLED AS PART OF THIS WORK.

ABBREVIATIONS

&	And	I.D.	Inside Diameter(Dimension)
∠	Angle	INSUL	Insulation
@	At	INT	Interior
℄	Centerline	JAN	Janitor
Ø	Diameter or Round	JT	Joint
⊥	Perpendicular	KIT	Kitchen
#	Pound or Number	LAM	Laminate
(E)	Existing	LAV	Lavatory
A/C	Air Conditioning	LT	Light
ACOUS	Acoustical	MAX	Maximum
A.D.	Area Drain	M.C.	Medicine Cabinet
ADJ	Adjustable	MECH	Mechanical
AL	Aluminium	MEMB	Membrane
APROX	Approximate	MTL	Metal
ARCH	Architectual	MFR	Manufacturer
ASPH	Asphalt	MIN	Minimum
AT	Acoustical Tile	MISC	Miscellaneous
BD	Board	M.O.	Masonry Opening
BITUM	Bituminous	MTD	Mounted
BLDG	Building	MRG	Moisture Resistant Gyp. Bd.
BLK	Block	MUL	Mullion
BM	Beam	N	North
BOT	Bottom	NIC	Not In Contract
CAB	Cabinet	NO.	Number
C.B.	Catch Basin	NOM	Nominal
CEM	Cement	NTS	M Not To Scale
CER	Cemeric	O/	Over
C.I.	Cast Iron	OBS	Obscure
CLG	Ceiling	O.C.	On Center
CLKG	Calking	O.D.	Outside Diameter (Dimension)
CLR	Clear	OFF.	Office
CMU	Concrete Masonry Unit	OPNG	Opening
COL	Cloumn	OPP	Opposite
CONC	Concrete	PROST	Precast
CONN	Connection	PL	Plate
CONST	Construction	P.LAM.	Plastic Laminate
CONT	Continuous	PLAS	Plaster
CT	Ceramic Tile	PLYWD	Plywood
CTR	Center	PR	Pair
DBL	Double	PT	Point
DEPT	Department	Q.T.	Quarry Tile
D.F.	Drinking Fountain	R	Riser
DIA	Diameter	RAD	Radius
DET	Detail	R.D.	Roof Drain
DIM	Dimension	REF	Reference
DISP	Dispenser	REFR	Refrigerator
DN	Down	REINF	Reinforced Required
DR	Door	REQ	Resilient
DS	Downspout	RESIL	RM Room
DWG	Drawing	R.O.	Rough Opening
E	East	RWD	Redwood
EA	Each	S	South
D.J.	Expansion Joint	SC	Solid Core
EL	Elevation	SCHED	Schedule
ELEC	Electrical	SECT	Section
ELEV	Elevator	SH	Shelf
EMER	Emergency	SHR	Shower
ENCL	Enclosure	SHT	Sheet
EQ	Equal	SIM	imilar
EQPT	Equipment	SPEC	Specification
EXIST	Existing	SQ	Square
EXPO	Exposed	S.STL.	Stainless Steel
EXP	Expansion	S.SK	Service Sink
EXT	Exterior	STA	Station
F.A.	Fire Alarm	STD	Standard
F.D.	Floor Drain	STL	Steel
FDN.	Foundation	STOR	Storage
F.A.	Fire Extinguisher	STRUC	Structural
F.A.C.	Fire Extinguisher Cabinet	SUSP	Suspended
FIN	Finish	SYM	Symmetrical
FL	Floor	TRD	Tread
FLASH	Flashing	T.B.	Towel Bar
FLUOR	Fluorescent	T.C.	Top of Curb
F.O.C.	Face of Concrete	TEL	Telephone
F.O.F.	Face of Finish	T & G	Tongue and Groove
F.O.S.	Face of Stud	THK	Thick
FPRF	Fireproof	T.P.	Top of Pavement
FT	Foot or Feet	TV	Television
FTG	Footing	T.W.	Top of Wall
FURR	Furring	TYP	Typical
GA	Gauge	UNF	Unfinished
GALV	Galvanized	U.O.N.	Unless Otherwise Noted
G.I.	Galvanized Iron	UR	Urinal
GL	Glass	VERT	Vertical
GND	Ground	VEST	Vestibule
GR	Grade	W	West
GYP	Gypsum	W/	With
H.B.	Hose Bib	W.C.	Water Closet
H.C.	Hollow core	WD	Wood
HDWD	Hardwood	W/O	Without
HDWE	Hardware	WP	Waterproof
HM	Hollow Metal	WSCT	Wainscot
HORIZ	Horizontal	WT	Weight
HR	Hour	W.I.	Wrought Iron
HGT	Height		

INDEX

AD0	COVER
AD101	SITE PLAN
AD102	SITE DEMO PLAN
AD202	NOT USED
AD221	ENLARGED ELECTRICAL SHED PLAN AND ELEVAIONS
AD222	ELECTRICAL SHED IMPROVEMENTS PLAN AND ELEVATIONS

SCOPE OF WORK

ELECTRICAL AND DEMOLITION BIDS SHALL BE SEPARATE CONTRACTS. CONTRACTORS TO COORDINATE WORK.

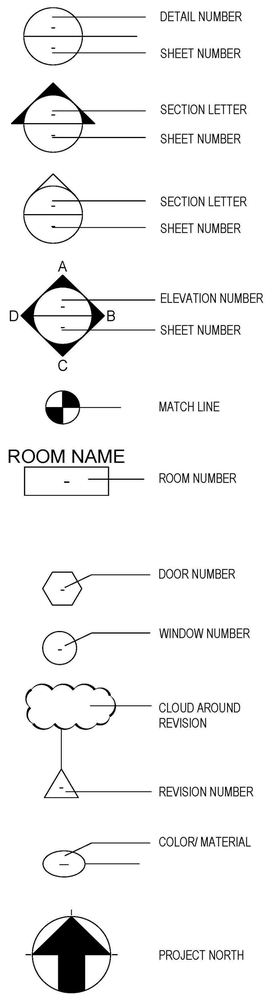
DEMOLITION PACKAGE:

DEMOLITION SCOPE
REMOVE GENERATOR. IT WAS DETERMINED BY THE CITY THAT THERE IS NO AQMD PERMIT FOR THIS GENERATOR. REPORTING TO AQMD IS NOT NECESSARY.
REMOVE DIRT AROUND GENERATOR SHED.
REMOVE AND SANDBLAST WATER PROOFING ON CMU.

ELECTRICAL SCOPE
LICENSED ELECTRICAL ENGINEER TO TURN OFF POWER AND CONFIRM THERE IS NO POWER TO GENERATOR, CAP CONDUITS & DETERMINE THAT GENERATOR MAY BE DEMOLISHED.
TRACE CONDUIT FROM GENERATOR TO DETERMINE IF CONDUIT TRAVELS TO BOTH CITY HALL AND COMMUNTY ASSOCIATION BUILDING

CITY SCOPE
CITY: HAZMAT TESTING IS REQUIRED ON CMU INSIDE SHED INCLUDING RESIDUE FROM WATER INTRUSION.

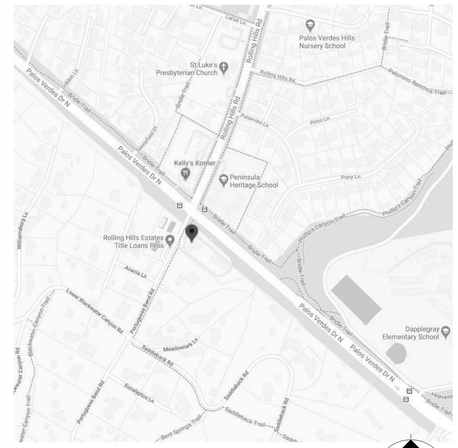
LEGEND



PROJECT DATA

APN: 7569-003-904

VICINITY MAP



PACIFIC ARCHITECTURE & ENGINEERING, INC
2447 Pacific Coast Highway, #218
Hermosa Beach, CA 90254
(310)698-8711
info@pacific-ae.com

CITY HALL ADA
2 PORTUGUESE BEND RD
ROLLING HILLS, CA 90274

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

ISSUE	DATE	DESCRIPTION
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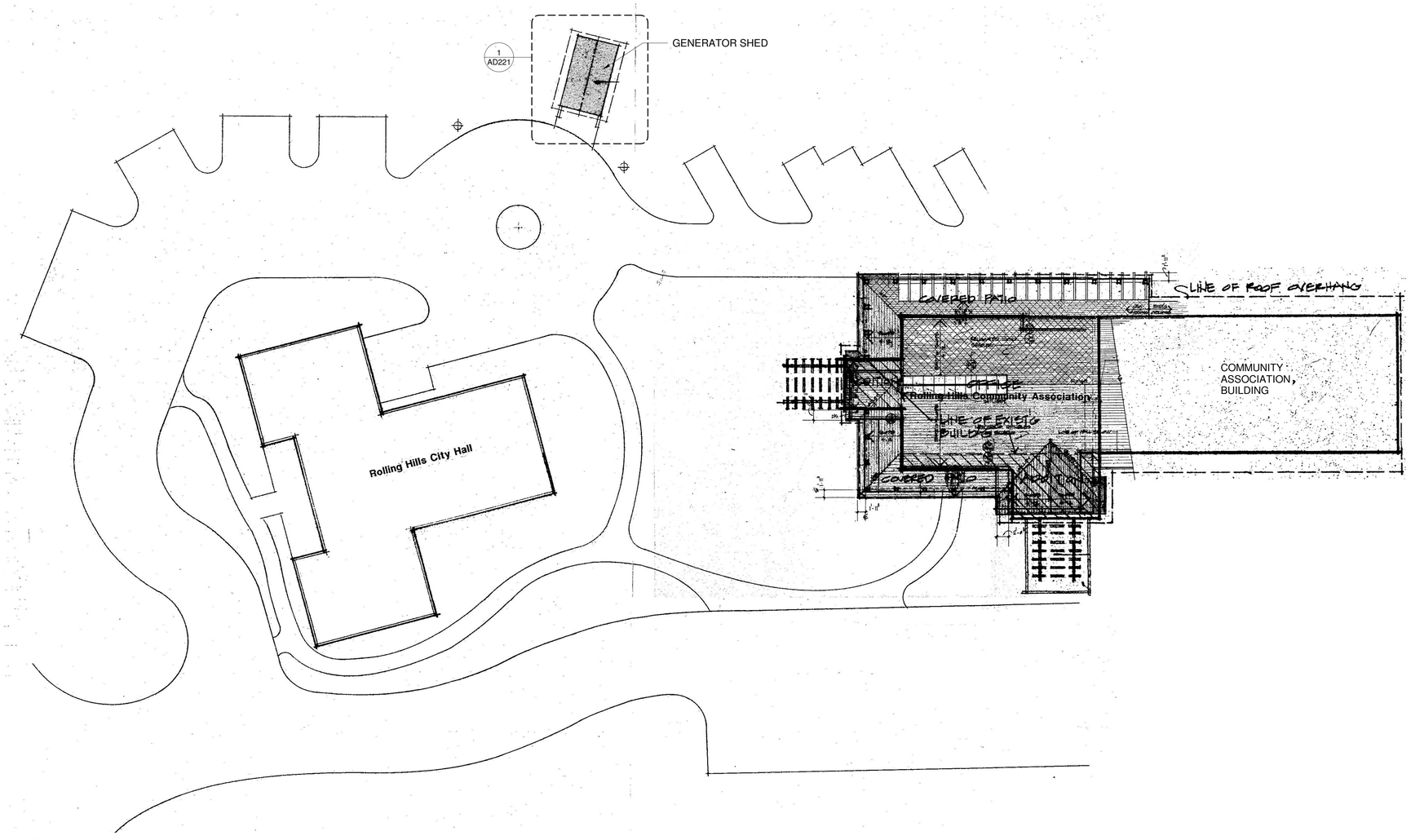
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COVER

AD0

1/11/2021 9:48:29 PM



1 SITE PLAN
1/16" = 1'-0"

PACIFIC ARCHITECTURE
& ENGINEERING, INC
2447 Pacific Coast Highway, #218
Hermosa Beach, CA 90254
(310)698-8711
info@pacific-ae.com

CITY HALL ADA
2 PORTUGUESE BEND RD
ROLLING HILLS, CA 90274

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

ISSUE	DATE	DESCRIPTION
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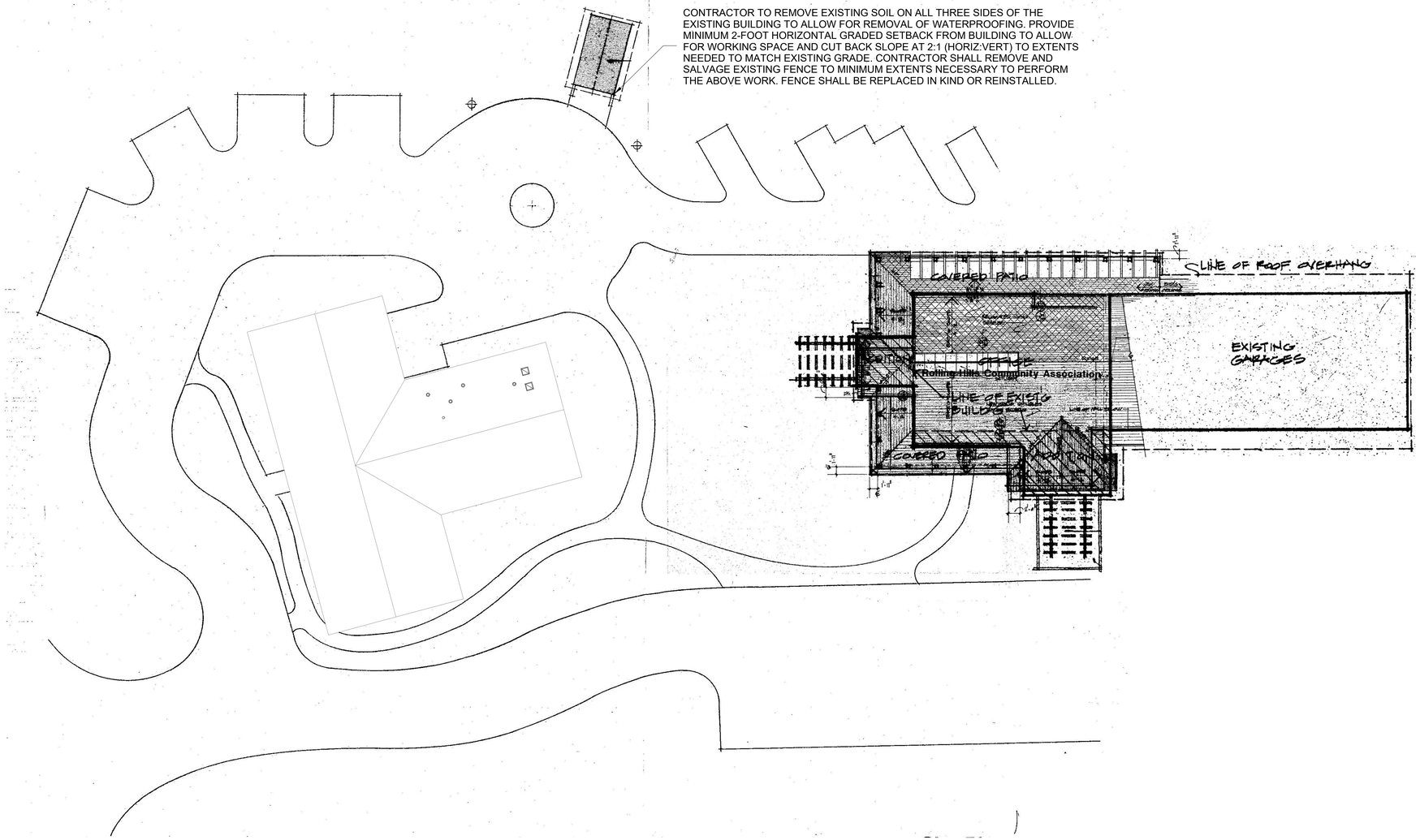
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SITE PLAN

AD101

11/10/2020 8:48:29 PM

CONTRACTOR TO REMOVE EXISTING SOIL ON ALL THREE SIDES OF THE EXISTING BUILDING TO ALLOW FOR REMOVAL OF WATERPROOFING. PROVIDE MINIMUM 2-FOOT HORIZONTAL GRADED SETBACK FROM BUILDING TO ALLOW FOR WORKING SPACE AND CUT BACK SLOPE AT 2:1 (HORIZ:VERT) TO EXTENTS NEEDED TO MATCH EXISTING GRADE. CONTRACTOR SHALL REMOVE AND SALVAGE EXISTING FENCE TO MINIMUM EXTENTS NECESSARY TO PERFORM THE ABOVE WORK. FENCE SHALL BE REPLACED IN KIND OR REINSTALLED.



1 SITE DEMO PLAN

1/16" = 1'-0"

PACIFIC ARCHITECTURE & ENGINEERING, INC
2447 Pacific Coast Highway, #218
Hermosa Beach, CA 90254
(310)698-8711
info@pacific-ae.com

CITY HALL ADA

2 PORTUGUESE BEND RD
ROLLING HILLS, CA 90274

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

ISSUE	DATE	DESCRIPTION
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PROJECT: XXXXX

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SITE DEMO PLAN

AD102

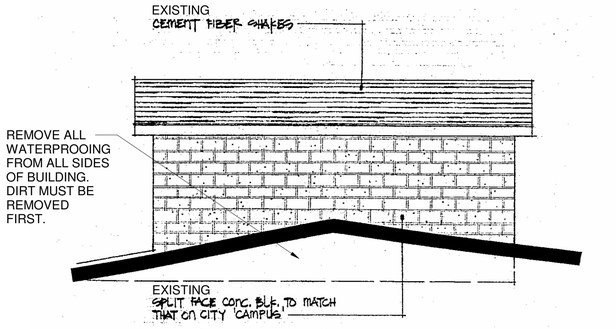
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ELECTRICAL NOTES:

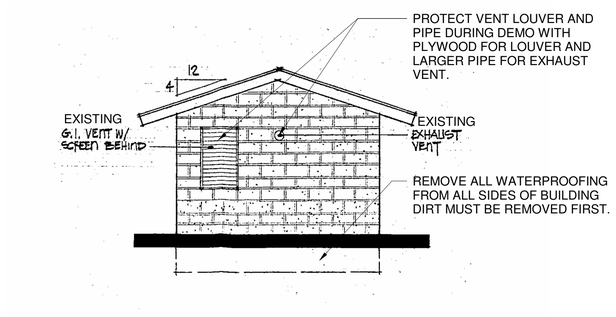
1. REQUEST CITY TO TURN OFF POWER.
2. LICENSED ELECTRICIAN TO CAP POWER AT GENERATOR.
3. LICENSED ELECTRICIAN TO CONFIRM POWER IS OFF AT GENERATOR BEFORE REMOVAL OF GENERATOR MAY BEGIN.
4. AFTER REMOVAL OF GENERATOR AND PRIOR TO POWER BEING CAPPED, TRACE CONDUIT FROM REMOVED GENERATOR TO SEE IF THE CONDUITS GO TO BOTH CITY HALL AND COMMUNITY BUILDING AND CAMERA THE CONDUIT TO CONFIRM DONUITS ARE IN GOOD CONDITION FOR SOLAR PANEL USE.
5. LICENSED ELECTRICAL CONTRACTOR TO RECONNECT MAIN SWITCHBOARD TO MAKE SURE SERVICE REMAINS INTACT UPON DEMOLITION OF GENERATOR. PROVID RECORD PHOTO OF WIRES PRIOR TO CAPPING ANY WIRES, AS WELL AS CAPPED LOCATION FOR CITY'S RECORD.

DEMO NOTES:

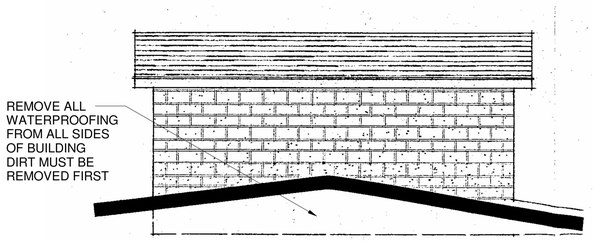
1. REMOVE GENERATOR THIS MAY REQUIRE GENERATOR TO BE CUT AND REMOVED IN SECTION.
2. DOORS MAY BE REMOVED AND REPLACED, PROTECT EXISTING ATS WITH FLOOR TO CEILING FIRE RATED PLYWOOD WALL DURING REMOVAL OF GENERATOR.
3. DO NOT DAMAGE SHED AND PROTECT IN PLACE CMU WALLS, IT WILL CONTINUE TO BE UTILIZED.
4. NOTIFY CITY PROJECT MANAGER OF INTERRUPTION OF SERVICE TO CITY FACILITIES SEVEN DAYS IN ADVANCE.
5. ASSUME FIVE FEET OF WATERPROOFING MATERIAL AND FOAM AND WATERPROOFING SHEET OR BOARD ON THREE SIDES OF BUILDING.
6. BLACK ASPHALT BASED WATERPROOFING MUST BE SAND BLASTED AND BLACK MATERIAL MUST BE COMPLETELY REMOVED AND CMU ONLY IS VISIBLE.



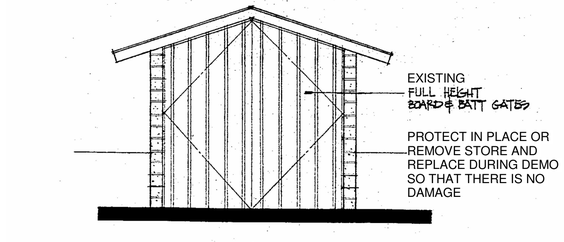
2 EAST ELEVATION - ELECTRICAL SHED
1/4" = 1'-0"



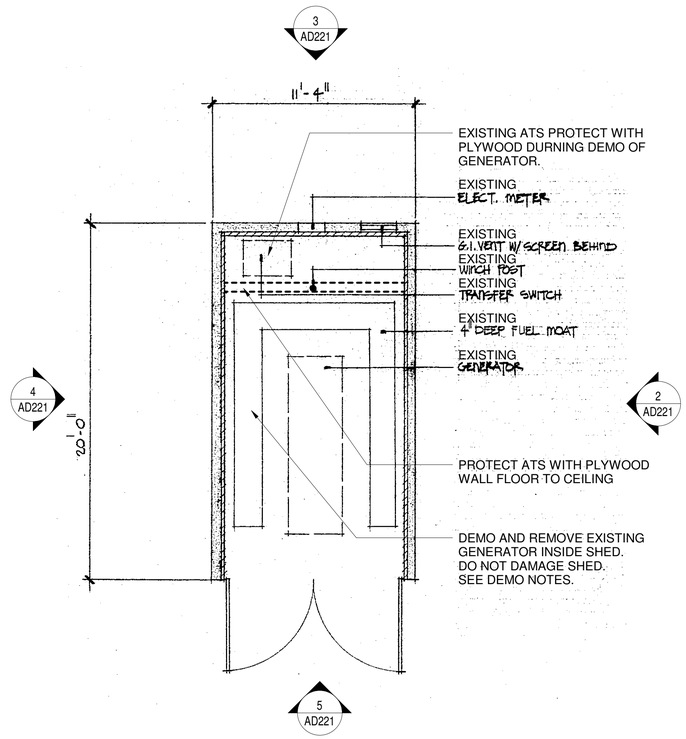
3 NORTH ELEVATION - ELECTRICAL SHED
1/4" = 1'-0"



4 WEST ELEVATION - ELECTRICAL SHED
1/4" = 1'-0"



5 SOUTH ELEVATION - ELECTRICAL SHED
1/4" = 1'-0"



1 ENLARGED PLAN - ELECTRICAL SHED
1/4" = 1'-0"

NOTE:
ALL SCOPE OF WORK IN DRAWINGS DETAIL 1-5 APPLY TO DEMO CONTRACTOR

PACIFIC ARCHITECTURE & ENGINEERING, INC
2447 Pacific Coast Highway, #218
Hermosa Beach, CA 90254
(310)698-8711
info@pacific-ae.com

CITY HALL ADA
2 PORTUGUESE BEND RD
ROLLING HILLS, CA 90274

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

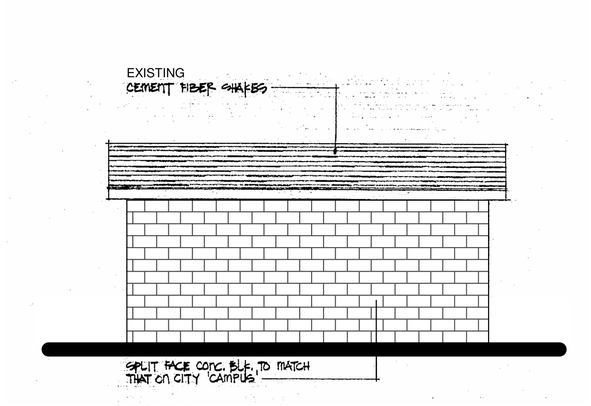
ISSUE	DATE	DESCRIPTION
1	3/xx/20	PROGRESS
2		
3		
4		
5		
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9		
10		
11		

PROJECT: XXXXX
DRAWN: Author CHECKED: Checker

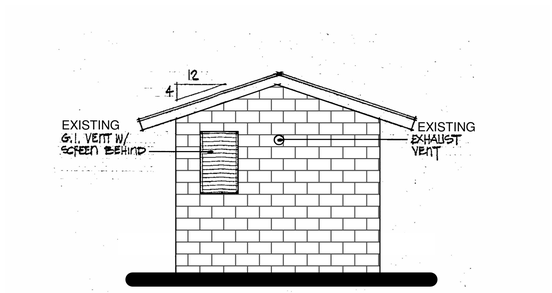
ENLARGED ELECTRICAL SHED PLAN AND ELEVAIONS

AD221

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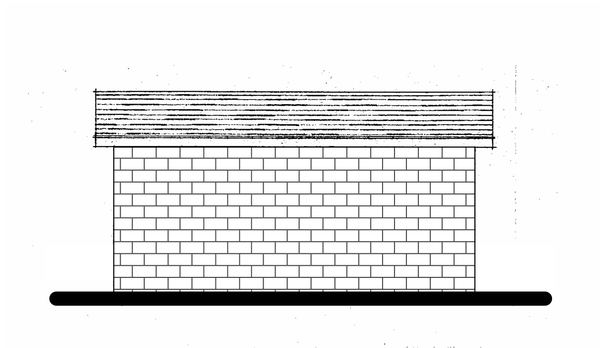


2 EAST ELEVATION - ELECTRICAL SHED IMPROVEMENT
1/4" = 1'-0"

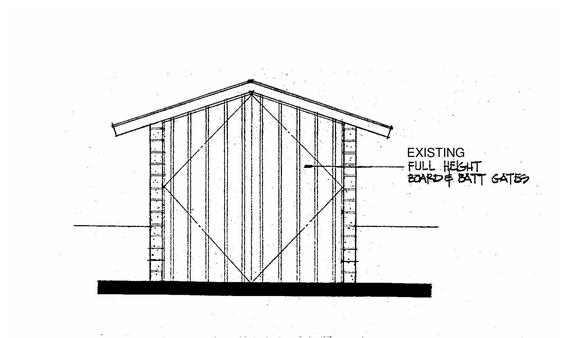


3 NORTH ELEVATION - ELECTRICAL SHED IMPROVEMENT
1/4" = 1'-0"

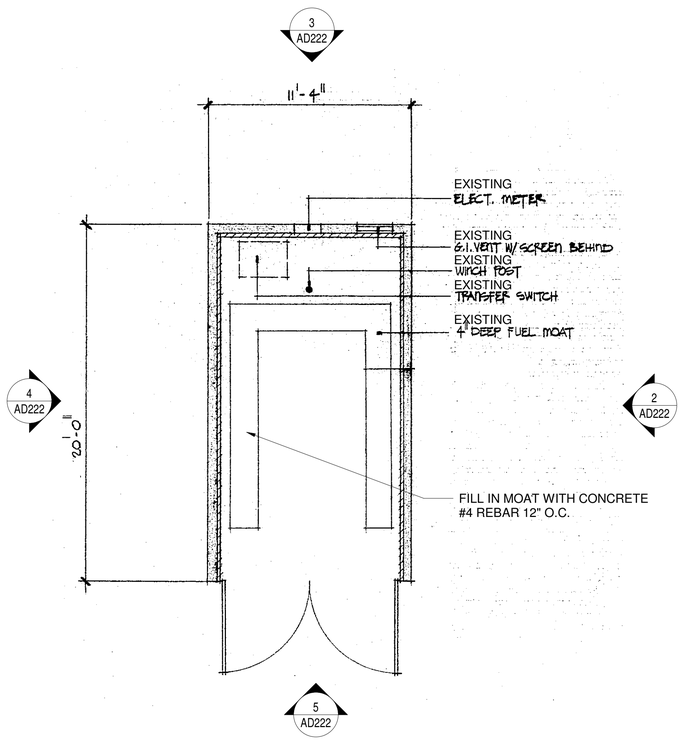
NOTES:
MAINTAIN FIRE RATED PLYWOOD WAL DURING THIS WORK.



4 WEST ELEVATION - ELECTRICAL SHED IMPROVEMENT
1/4" = 1'-0"



5 SOUTH ELEVATION - ELECTRICAL SHED IMPROVEMENT
1/4" = 1'-0"



1 ENLARGED PLAN - ELECTRICAL SHED IMPROVEMENT
1/4" = 1'-0"

NOTE:
ALL SCOPE OF WORK IN DRAWINGS
DETAIL 1-5 APPLY TO DEMO
CONTRACTOR

PACIFIC ARCHITECTURE
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CITY HALL ADA
2 PORTUGUESE BEND RD
ROLLING HILLS, CA 90274

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

ISSUE	DATE	DESCRIPTION
1	3/xx/20	PROGRESS
2		
3		
4		
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10		
11		

PROJECT: XXXXX
DRAWN: Author CHECKED: Checker

ELECTRICAL SHED IMPROVEMENTS PLAN AND ELEVATIONS

AD222

1/10/2021 8:46:32 PM

PROJECT:	**ROLLING HILLS DEMO**	JOB NO:	**17-30**
LOCATION:	**CITY OF ROLLING HILLS**	PREPARED BY:	
CLIENT:	**CITY OF ROLLING HILLS**	CHECKED BY:	
DESCRIPTION:	**PROJECT SUMMARY**	ESTIMATE DATE:	**11/18/21**
		REV:	**1**

ORDER OF MAGNITUDE COST ESTIMATE

TAB	DESCRIPTION	ADJ SF	UNIT	COST	TOTAL
	PROJECT SUMMARY				
	HARD COSTS				
	DEMO	**500**	**SF**	**$67.62**	**$ 33,808**
	SITEWORK	**2,000**	**SF**	**$2.75**	**$ 5,504**
	TOTAL PROJECT BASE HARD COSTS				**$ 39,312**
	TOTAL BASE PROJECT HARD & SOFT COSTS				**$ 39,312**

SPECULATIVE BID RANGE FORECAST
BASED ON CURRENT MARKET CONDITIONS
HARD COSTS ONLY

LOW SIDE (7 OR MORE BIDDERS)	**-25%**	**$ 29,484**
LIKELY (4 - 6 BIDDERS)	**-10%**	**$ 35,381**
HIGH SIDE (1 - 3 BIDDERS)	**5%**	**$ 41,278**

PROJECT:	**ROLLING HILLS DEMO**	RHWCC JOB NO.:	**17-30**
LOCATION:	**CITY OF ROLLING HILLS**	PREPARED BY:	
CLIENT:	**CITY OF ROLLING HILLS**	CHECKED BY:	**JF**
DESCRIPTION:	**RENOVATION BASE ESTIMATE**	ESTIMATE DATE:	**11/18/21**
		RENOVATION BASE GSF:	**500**
		RENOVATION ADJUSTED GSF:	**500**

REV 1

ORDER OF MAGNITUDE COST ESTIMATE

ITEM #	DESCRIPTION	QUANTITY	UNIT	COST	TOTAL
1.10	GENERAL CONDITIONS INCLUDED IN PRORATES			-	**NONE**
2.10	DEMOLITION		43.8%	22.60	**11,300**
2.20	SITEWORK		0.0%	-	**NONE**
2.30	EXCAVATION		17.4%	9.00	**4,500**
3.00	CONCRETE		0.0%	-	**NONE**
4.00	MASONRY		0.0%	-	**NONE**
5.10	STRUCTURAL STEEL & METAL DECK		0.0%	-	**NONE**
5.50	MISC. IRON & ARCHITECTURAL METALS		0.0%	-	**NONE**
6.10	CARPENTRY, ROUGH		0.0%	-	**NONE**
6.20	CARPENTRY, FINISH		0.0%	-	**NONE**
7.10	ROOFING		0.0%	-	**NONE**
7.20	INSULATION		0.0%	-	**NONE**
7.40	SKYLIGHTS		0.0%	-	**NONE**
7.90	CAULKING & SEALANTS		0.0%	-	**NONE**
8.10	DOORS		0.0%	-	**NONE**
8.40	STOREFRONT & WINDOWS		0.0%	-	**NONE**
9.20	GYPBOARD & STEEL STUD FRAMING		0.0%	-	**NONE**
9.30	CERAMIC TILE		0.0%	-	**NONE**
9.40	ACOUSTICAL TILE		0.0%	-	**NONE**
9.50	FLOOR COVERING		0.0%	-	**NONE**
9.70	PAINTING		0.0%	-	**NONE**
10.10	TOILET PARTITIONS & ACCESSORIES		0.0%	-	**NONE**
10.20	BUILDING SPECIALTIES		0.0%	-	**NONE**
11.00	EQUIPMENT		0.0%	-	**NONE**
12.10	FURNISHINGS		0.0%	-	**NONE**
14.10	CONVEYANCE		0.0%	-	**NONE**
15.10	PLUMBING		0.0%	-	**NONE**
15.20	FIRE PROTECTION		0.0%	-	**NONE**
15.30	HEATING, VENTILATING & AIR. COND.		0.0%	-	**NONE**
16.10	ELECTRICAL WORK		38.8%	20.00	**10,000**
16.20	ELECTRICAL SPECIAL SYSTEMS		0.0%	-	**NONE**
	TOTAL DIRECT COST			**$51.60**	**$ 25,800**

PROJECT:	**ROLLING HILLS DEMO**	RHWCC JOB NO.:	**17-30**
LOCATION:	**CITY OF ROLLING HILLS**	PREPARED BY:	
CLIENT:	**CITY OF ROLLING HILLS**	CHECKED BY:	**JF**
DESCRIPTION:	**RENOVATION BASE ESTIMATE**	ESTIMATE DATE:	**11/18/21**
		RENOVATION BASE GSF:	**500**
		RENOVATION ADJUSTED GSF:	**500**

REV 1

ORDER OF MAGNITUDE COST ESTIMATE

ITEM #	DESCRIPTION	QUANTITY	UNIT	COST	TOTAL
	PRORATES				
	GENERAL CONDITIONS	**8.0%**			**2,064**
	DESIGN CONTINGENCY	**10.0%**			**2,580**
	ESCALATION	**2.0%**			**516**
	SUBTOTAL			**$61.92**	**$ 30,960**
	CONTRACTOR BURDENS				
	BONDS	**1.2%**			**372**
	OVERHEAD AND PROFIT	**8.0%**			**2,477**
	RENOVATION AREA - TOTAL PROJECT COSTS			**$67.62**	**$ 33,808**

PROJECT:	**ROLLING HILLS DEMO**	RHWCC JOB NO.:	**17-30**
LOCATION:	**CITY OF ROLLING HILLS**	PREPARED BY:	
CLIENT:	**CITY OF ROLLING HILLS**	CHECKED BY:	**JF**
DESCRIPTION:	**RENOVATION BASE ESTIMATE**	ESTIMATE DATE:	**11/18/21**
		RENOVATION BASE GSF:	**500**
		RENOVATION ADJUSTED GSF:	**500**

REV 1

ORDER OF MAGNITUDE COST ESTIMATE

ITEM #	DESCRIPTION	QUANTITY	UNIT	COST	TOTAL
1.10	**GENERAL CONDITIONS**				
	SEE PRORATES ABOVE.			0.00	**-**
					-
	SUBTOTAL 1.10	**$0.00**	**SF**		**NONE**
2.10	**DEMOLITION**				
	DEMOLITION ITEMS				
	DEMO (E) WATERPROOFING	1	EA	4,000.00	**4,000**
	DEMO (E) SANDBLAST	1	EA	3,000.00	**3,000**
	HAUL & DISPOSAL FEES	1	LS	1,800.00	**1,800**
	NON-DEMO ITEMS				
	PROTECTION BOARD (ALLOWANCE)	1	EA	1,000.00	**1,000**
	SALVAGE (E) FENCE	1	EA	1,000.00	**1,000**
	SALVAGE (E) SHED DOOR	1	EA	500.00	**500**
					-
	SUBTOTAL 2.10	**$22.60**	**SF**		**11,300**

PROJECT:	**ROLLING HILLS DEMO**	RHWCC JOB NO.:	**17-30**
LOCATION:	**CITY OF ROLLING HILLS**	PREPARED BY:	
CLIENT:	**CITY OF ROLLING HILLS**	CHECKED BY:	**JF**
DESCRIPTION:	**RENOVATION BASE ESTIMATE**	ESTIMATE DATE:	**11/18/21**
		RENOVATION BASE GSF:	**500**
		RENOVATION ADJUSTED GSF:	**500**

REV 1

ORDER OF MAGNITUDE COST ESTIMATE

ITEM #	DESCRIPTION	QUANTITY	UNIT	COST	TOTAL
2.20	**SITEWORK**				
	SEE SITEWORK TAB			0.00	**-**
					-
	SUBTOTAL 2.20	**$0.00**	**SF**		**NONE**
2.30	**EXCAVATION**				
	AROUND SHED AND FENCING	1	EA	4,500.00	**4,500**
					-
	SUBTOTAL 2.30	**$9.00**	**SF**		**4,500**

PROJECT:	**ROLLING HILLS DEMO**	RHWCC JOB NO.:	**17-30**
LOCATION:	**CITY OF ROLLING HILLS**	PREPARED BY:	
CLIENT:	**CITY OF ROLLING HILLS**	CHECKED BY:	**JF**
DESCRIPTION:	**RENOVATION BASE ESTIMATE**	ESTIMATE DATE:	**11/18/21**
		RENOVATION BASE GSF:	**500**
		RENOVATION ADJUSTED GSF:	**500**

REV 1

ORDER OF MAGNITUDE COST ESTIMATE

ITEM #	DESCRIPTION	QUANTITY	UNIT	COST	TOTAL
16.10	**ELECTRICAL WORK**				
	SELECTIVE DEMOLITION				
	CONDUITS CAP TURN OFF POWER TURN ON POWER	1	GEN	4,000.00	**4,000**
	ELECTRICAL SELECTIVE DEMOLITION	1	EA	2,000.00	**2,000**
	EQUIPMENT CONNECTIONS				
	CAP GENERATOR	1	EA	2,000.00	**2,000**
	MISC. EQUIPMENT CONNECTIONS/SURVEY	1	LD	2,000.00	**2,000**

PROJECT:	**ROLLING HILLS DEMO**	RHWCC JOB NO.:	**17-30**
LOCATION:	**CITY OF ROLLING HILLS**	PREPARED BY:	
CLIENT:	**CITY OF ROLLING HILLS**	CHECKED BY:	**JF**
DESCRIPTION:	**RENOVATION BASE ESTIMATE**	ESTIMATE DATE:	**11/18/21**
		RENOVATION BASE GSF:	**500**
		RENOVATION ADJUSTED GSF:	**500**

REV 1

ORDER OF MAGNITUDE COST ESTIMATE

ITEM #	DESCRIPTION	QUANTITY	UNIT	COST	TOTAL
	SUBTOTAL 16.10	**$20.00**	**SF**		**10,000**

PROJECT:	**ROLLING HILLS DEMO**	JOB NO.:	**17-30**
LOCATION:	**CITY OF ROLLING HILLS**	PREPARED BY:	
CLIENT:	**CITY OF ROLLING HILLS**	CHECKED BY:	**JFH**
DESCRIPTION:	**SITEWORK**	ESTIMATE DATE:	
		SITEWORK GSF:	**2,000**
		SITEWORK ADJUSTED GSF:	**2,000**

REV 1

ORDER OF MAGNITUDE COST ESTIMATE

ITEM #	DESCRIPTION	QUANTITY	UNIT	COST	TOTAL
	SITEWORK SUMMARY				
2.28	**MISC. SITEWORK ITEMS**			2.10	**4,200**
	SITEWORK TOTAL DIRECT COST				**$ 4,200**
	PRORATES				
	GENERAL CONDITIONS	**8.0%**			**336**
	DESIGN CONTINGENCY	**10.0%**			**420**
	ESCALATION	**2.0%**			**84**
	SUBTOTAL			**$2.52**	**$ 5,040**
	CONTRACTOR BURDENS				
	BONDS	**1.2%**			**60**
	OVERHEAD AND PROFIT	**8.0%**			**403**
	SITEWORK - TOTAL PROJECT COSTS			**$2.75**	**$ 5,504**

PROJECT:	**ROLLING HILLS DEMO**	JOB NO.:	**17-30**
LOCATION:	**CITY OF ROLLING HILLS**	PREPARED BY:	
CLIENT:	**CITY OF ROLLING HILLS**	CHECKED BY:	**JFH**
DESCRIPTION:	**SITEWORK**	ESTIMATE DATE:	
		SITEWORK GSF:	**2,000**
		SITEWORK ADJUSTED GSF:	**2,000**

REV 1

ORDER OF MAGNITUDE COST ESTIMATE

ITEM #	DESCRIPTION	QUANTITY	UNIT	COST	TOTAL
2.28	**MISC. SITEWORK ITEMS** GRADE AROUND SHED	- -	LF	4,200.00	**4,200** **-**
	SUBTOTAL 2.28	**$2.10**	**SF**		**4,200**

City of Rolling Hills INCORPORATED JANUARY 24, 1957

Agenda Item No.: 4.H
Mtg. Date: 11/22/2021

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

FROM: **ASHFORD BALL, SENIOR MANAGEMENT ANALYST**

THRU: **ELAINE JENG P.E., CITY MANAGER**

SUBJECT: **RECEIVE AND FILE REPORT ON THE PROGRESS TO HIRE A LANDSCAPE ARCHITECT TO INVENTORY THE CITY HALL CAMPUS IRRIGATION SYSTEM AND PROVIDE RECOMMENDATIONS FOR LANDSCAPING IMPROVEMENTS.**

DATE: **November 22, 2021**

BACKGROUND:
Between 2016 and 2019 the landscaping on the campus was poorly maintained due to broken sprinkler pipes, nonworking valves and inadequate care. In early 2020, the City conducted necessary repairs, including insect, and gopher treatments to restore a fully functioning irrigation system at the campus. Present day in 2021, even after repairs, the City seems to have continuous issues with gophers, broken sprinkler pipes, diseased vegetation, overgrown weeds, and maintenance of the overall campus. The City Hall Campus is approximately 1.3 acres and the Tennis Courts Facility is approximately 1.2 acres estimating 2.5 acres in total.

DISCUSSION:
Without proper documentation of the campus and the existing irrigation, plant and plant species, maintenance of the campus require constant investigative work to determine the location of irrigation lines, irrigation controllers, and the age of equipment. Staff is incapable of having a maintenance plan, for example, putting the irrigation heads on a replacement schedule. Additionally, with the City located in a Very High Fire Hazard Severity Zone designated by the Los Angeles County Fire Department, staff would work with professional landscape architect to avoid high-hazard plants and design water efficient plants, implement waterwise design principles for low maintenance.

<u>In summary, the following are priorities for the landscape architect:</u>
1. Remove the roses which are water intensive with more water-wise drought resistant plants
2. Install planting and water-wise landscaping in the patchy areas of City Hall Campus
3. Perform a irrigation inventory assessment on the City's irrigation system.

Lynn Capouya is a design service that focuses on planting, irrigation, and hardscape, but also includes site furnishings, signage, concept lighting, concept grading, habitat restoration, and stormwater drainage. They help their clients resolve critical issues such as climatic conditions, potable/reclaimed

irrigation water, and air/water/soil quality.

Evan Smith has worked as a independent landscape architect for over 20+ years and specializes in design development for high end residential and commercial projects. Evan has worked with many communities throughout the Los Angeles & Ventura counties some including Palos Verdes Estates and Rolling Hills Estates. He has worked with the Los Angeles Fire Department constructing fuel modification design plans for the Los Angeles County Fire Department and much more.

Both candidates submitted proposals, toured the campus, and are being considered by staff.

FISCAL IMPACT:
There is sufficient funds in the adopted budget to hire a landscape architect to assist with the design and long term maintenance of the City Hall campus and tennis courts landscaping.

RECOMMENDATION:
Receive and file.

ATTACHMENTS:
Landscape Architecture RFP- Final Draft-V10 Letterhead FINAL.pdf
Planting_Plans_PG1.pdf
Planting_Plans_PG2.pdf

City of Rolling Hills

INCORPORATED JANUARY 24, 1957

NO. 2 PORTUGUESE
BEND ROAD ROLLING
HILLS, CA 90274
(310) 377-1521
FAX (310) 377-7288

REQUEST FOR PROPOSALS

LANDSCAPE ARCHITECTURAL SERVICES

PROPOSALS DUE 5:00PM, SEPTEMBER 17, 2021

BACKGROUND

The City of Rolling Hills is seeking proposals from qualified licensed landscape architect or firms to provide professional services to audit existing conditions (landscape, lighting and irrigation), submit WELO compliant landscape and lighting design package, install or assist in hiring a qualified licensed landscape contractor to install the proposed project at the City Hall Campus located at 2 Portuguese Bend Road, Rolling Hills, CA and Tennis Courts Facility located across the City Hall Campus. The City Hall Campus is approximately 1.3 acres and the Tennis Courts Facility is approximately 1.2 acres estimating 2.5 acres in total (Attachment 1). The City Hall Campus has three existing structures: City Hall, Rolling Hills Community Association (RHCA) office and a shed housing a generator. The RHCA is a tenant of the City. The City is responsible for the maintenance of the City Hall campus and the Tennis Courts Facility.

Between 2016 and 2019 the landscaping on the campus was poorly maintained due to broken sprinkler pipes, nonworking valves and inadequate care. In early 2020, the City conducted necessary repairs, including insect, and gopher treatments to restore a fully functioning irrigation system at the campus. Current Day, 2021, even after repairs, the City seems to have continuous issues with gophers, broken sprinkler pipes and maintenance of the overall campus.

With this project, the City aims to have a well-designed green space that comprises of both California native plants and waterwise plants that are adapted to our climate. These should be planted and maintained to meet WELO requirements and more importantly, meet fire fuel abatement standards and guidelines. The City is located in a very high fire severity zone and designers must avoid high-hazard plants. In addition, designers must also take into consideration CPTED principles when designing landscaped areas while also providing adequate visual screening from the adjacent main road north of the subject site. Lastly, the City will be using the City Hall Campus and Tennis Courts Facility to showcase water efficient plants and design principles, so residents will know the proper landscape materials suitable for the zone and low maintenance techniques.

SECTION 1
SCOPE OF SERVICES

The City is requesting proposals from qualified landscape architect or companies to provide the following services:

- Inventory and audit existing conditions and document
- Submit complete landscape package that includes:
    - Irrigation plan, planting plan, lighting design plan, all applicable details/specifications, and MWELO compliance
- Conduct site visits and attend working meetings with key stakeholders and staff to solicit their input on the conceptual plans before a final plan is approved by the City.
- Design Fire Code compliant access around the generator shed
- Design a pad that is ADA compliant for an existing freestanding USPS Mailbox
- Receive approval from applicable agencies, i.e. Fire Department's Fuel Modification Division, Building and Safety and the City's landscape architect
- Develop final approved design for implementation
- Provide copies of all reports, technical memoranda, and presentation materials to city staff.
- Attend up to two City Council Meetings
- Develop cost estimates for the conceptual and final approved plans and specifications.
- Install proposed project or oversee hiring of contractor to install project
- Respond to Request for Information
- Inspect the completed project and verify compliance with approved plan
- Secure a Certificate of Compliance
- Provide manuals and maintenance instructions for plant materials, lighting and irrigation system
- Review and approve close-out documents
- Provide Record Drawings in hard copy and digital format
- Conduct training for maintenance crew
- Provide Project Schedule

SECTION 2
PROPOSAL REQUIREMENTS

1. Understanding of the Scope of Work:
   Firms shall provide a narrative to the approach to complete the Scope of Work efficiently and economically.

2. Organization, Credentials and Experience:
   Provide a summary of the Firm's qualifications, credentials, and related experience. Describe the firm, including the personnel who will be assigned to the contract. Provide a list of three of the firm's projects within the last five years of similar scope and content.

3. Fees:
   Under separate cover, provide a rate proposal for the scope of work. The cost proposal shall be identified for each task. The proposed cost budget shall present the labor rates and proposed labor hours of proposed staff for each work task described in the consultant's proposal, as well as other direct costs.

4. Additional Information:
   Firms are to review the sample Professional Services Agreement (Attachment 5) and provide comments and or questions as a part of the firm's proposal.

SECTION 3
PROPOSAL PROCEDURE

All proposals are due no later than 5:00pm on September 17, 2021. The City reserves the right to extend the deadline. The City will respond to request for clarification in written RFP addendum(s) as needed. All inquiries for clarification shall submitted in writing via email to the Senior Management Analyst by 12:00pm on September 01, 2021. The City will post any addendums to the RFP to the City's website. Consultants planning to submit a proposal are required to refer to the website to verify that they have received all addendums issued for this RFP.

Proposals shall be emailed to the Senior Management Analyst.

Ashford Ball
Senior Management Analyst
aball@cityofrh.net
(310) 377-1521

Submission of a proposal indicates acceptance by the firm of the conditions contained in this request for proposal unless clearly and specifically noted in the proposal submitted and confirmed in the agreement between the City of Rolling Hills and the firm selected. The City of Rolling Hills reserves the right without prejudice to reject any or all proposals. No reimbursement will be made by the City for costs incurred in the preparation of the response to this Request for Proposal. Submitted materials will not be returned and become the property of the City of Rolling Hills.

SECTION 4
SELECTION CRITERIA

Proposals will be selected based on sound approach to meeting the scope of work, the ability to demonstrate efficiency use of resources, the relevant experience of proposed personnel, and dedication of personnel to complete the project within the specified timeframe. Firms may be asked to participate in an interview with the City. If necessary, interviews are tentatively scheduled for the week of September 27, 2021.

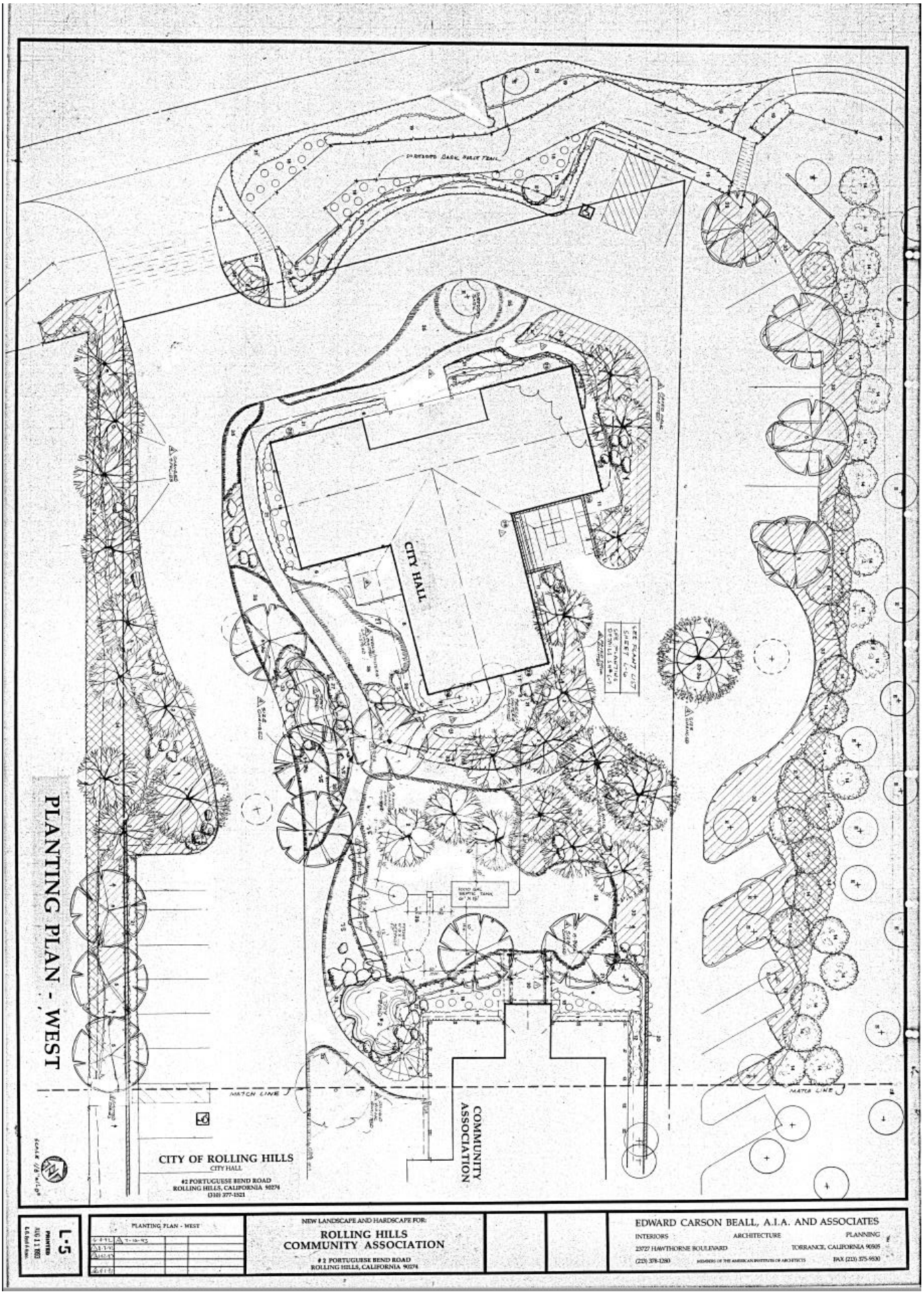
SECTION 5
ATTACHMENTS

Attachment 1 Site Plan
Attachment 2 Aerial View of City Hall Campus and Tennis Courts Facility
Attachment 3 Photographs of City Hall Campus
Attachment 4 Sample Professional Services Agreement

ATTACHMENT 1

Site Plan

MAIN GATE PLANT KEY
MATCH LINE
MATCH LINE
PLANTING PLAN - EAST
NEW LANDSCAPE AND HARDSCAPE FOR:
ROLLING HILLS
COMMUNITY ASSOCIATION
#2 PORTUGUESE BEND ROAD
ROLLING HILLS, CALIFORNIA 90274
EDWARD CARSON BEALL, A.I.A. AND ASSOCIATES
INTERIORS ARCHITECTURE PLANNING
23727 HAWTHORNE BOULEVARD TORRANCE, CALIFORNIA 90505
(213) 378-1280 MEMBERS OF THE AMERICAN INSTITUTE OF ARCHITECTS FAX (213) 375-9530
L-6
PRINTED
10 01 11 0810


CITY HALL
COMMUNITY ASSOCIATION
MATCH LINE
MATCH LINE
CITY OF ROLLING HILLS
CITY HALL
#2 PORTUGUESE BEND ROAD
ROLLING HILLS, CALIFORNIA 90274
(310) 377-1521
PLANTING PLAN - WEST
L-5
PLANTING PLAN - WEST
NEW LANDSCAPE AND HARDSCAPE FOR:
ROLLING HILLS
COMMUNITY ASSOCIATION
#2 PORTUGUESE BEND ROAD
ROLLING HILLS, CALIFORNIA 90274
EDWARD CARSON BEALL, A.I.A. AND ASSOCIATES
INTERIORS ARCHITECTURE PLANNING
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(213) 378-1280 MEMBERS OF THE AMERICAN INSTITUTE OF ARCHITECTS FAX (213) 375-9530

ATTACHMENT 2

Bird’s-eye View of City Campus


Portuguese Bend Rd
Bent Springs Trail
Rolling Hills Estates
Title Loans Pros
Portuguese Bend Rd
Bent Springs Trail
Portuguese Bend Rd
Bent Springs Trail
Rolling Hills City Hall
Palos Verdes Dr N
Rolling Hills
Community Association
Palos Verdes Dr N
Bridle Trail
Scout House Trail
Bridle Trail

ATTACHMENT 3

Photographs of City Campus










CITY HALL





ATTACHMENT 4

Sample
Professional Service Agreement

CITY OF ROLLING HILLS
PROFESSIONAL SERVICES AGREEMENT

THIS AGREEMENT made and entered into this _____ day of _____ 2019 between the City of Rolling Hills, a municipal corporation, hereinafter referred to as "CITY'' and _____ with principal offices at _____-, hereinafter referred to as "CONSULTANT."

1. RECITALS:

A. The CITY desires to contract the CONSULTANT for _____

B. CONSULTANT is well qualified by reason of education and experience to perform such services; and

C. CONSULTANT is willing to render such _____ services as hereinafter defined.

Now, therefore, for and in consideration of the mutual covenants and conditions herein contained, CITY hereby engages CONSULTANT and CONSULTANT agrees to perform the services set forth in this AGREEMENT.

2. SCOPE OF WORK

CONSULTANT shall perform all work necessary to complete in a manner satisfactory to CITY the services set forth in the specifications and the scope of work described in the Proposal for _____ Services, attached herein as Exhibit A (hereinafter referred to as "SERVICES").

3. COST

The CITY agrees to pay CONSULTANT for all the work or any part of the work performed under this AGREEMENT at the rates and in the manner established in the attached Scope of Work, attached herein as Exhibit A.

Total contract shall not exceed the sum of _____ during the term of the AGREEMENT. This fee includes all expenses, consisting of all local travel, attendance at meetings, printing and submission of grants, which are accrued during that period. It also includes any escalation or inflation factors anticipated.

Any increase in contract amount or scope shall be approved by expressed written amendment executed by the CITY and CONSULTANT.

SAMPLE

4. METHOD OF PAYMENT

CONSULTANT shall be reimbursed within 30 (thirty) days of submitting an invoice to City for the SERVICES. CONSULTANT shall submit an invoice for the SERVICES within 10 (ten) days of completing each task or portion thereof identified in Exhibit A to this AGREEMENT. CONSULTANT shall submit invoices electronically to the City Manager of the CITY and shall also provide a courtesy copy by U.S. Mail addressed to the City Manager of the CITY.

5. SUBCONTRACTING

CONSULTANT may employ qualified independent subcontractor(s) to assist CONSULTANT in the performance of SERVICES with CITY's prior written approval.

6. COMMENCEMENT OF WORK

CONSULTANT shall commence work under this AGREEMENT upon execution of this AGREEMENT.

7. PERFORMANCE TO SATISFACTION OF CITY

CONSULTANT agrees to perform all work to the reasonable satisfaction of CITY and within the time hereinafter specified.

8. COMPLIANCE WITH LAW

All SERVICES rendered hereunder shall be provided in accordance with the requirements of relevant local, State and Federal Law.

9. ACCOUNTING RECORDS

CONSULTANT must maintain accounting records and other evidence pertaining to costs incurred which records and documents shall be kept available at the CONSULTANT's California office during the contract period and thereafter for five years from the date of final payment.

10. OWNERSHIP OF DATA

All data, maps, photographs, and other material collected or prepared under the contract shall become the property of the CITY.

11. TERM OF CONTRACT

This contract shall be valid for _____ AGREEMENT.

SAMPLE

12. TERMINATION

This contract may be terminated by either party with or without cause upon seven (7) days written notice to the other party. All work satisfactorily performed pursuant to the contract and prior to the date of termination may be claimed for reimbursement.

13. ASSIGNABILITY

CONSULTANT shall not assign or transfer interest in this contract without the prior written consent of the CITY.

14. AMENDMENT

It is mutually understood and agreed that no alteration or variation of the terms of this contract, or any subcontract requiring the approval of the CITY, shall be valid unless made in writing, signed by the parties hereto, and approved by all necessary parties.

15. NON-SOLICITATION CLAUSE

The CONSULTANT warrants that he or she has not employed or retained any company or persons, other than a bona fide employee working solely for the CONSULTANT, any fee, commission, percentage, brokerage fee, gifts, or any other consideration, contingent upon or resulting from the award or making of this contract. For breach or violation of this warranty, the CITY shall have the right to annul this contract without liability, or, in its discretion to deduct from the contract price or consideration, or otherwise recover, the full amount of such fee, commission, percentage, brokerage fee, gift, or contingent fee.

16. INDEMNITY

CONSULTANT shall indemnify and save harmless CITY, its elected and appointed officers and employees from all claims, damages, suits, cost or actions of every name, kind or description, brought for, or on account of, (i) injuries to or death of any person, (ii) damage to property or (iii) arising from performance of this AGREEMENT in any manner that resulted from the fault or negligence of CONSULTANT, it officers, agents, employees and/or servants in connection with this AGREEMENT.

CITY shall indemnify and save harmless CONSULTANT, its officers, agents, employees, and servants from all claims, damages, suits, costs or actions of every name, kind, or description, brought for, or on account of, (i) injuries to or death of any person, (ii) damage to property or (iii) arising from performance of this AGREEMENT in any manner that resulted from the fault or negligence of the CONSULTANT, its officers, agents, employees, and/or servants in connection with this AGREEMENT.

If CONSULTANT should subcontract all or any portion of the SERVICES to be performed under this AGREEMENT, CONSULTANT shall require each subcontractor to indemnify, hold harmless and defend CITY and each of its officers, officials, employees

SAMPLE

agents and volunteers in accordance with the term of the preceding paragraph. This section shall survive termination or expiration of this AGREEMENT.

17. INSURANCE

A. Without limiting CONSULTANT'S obligations arising under paragraph 16 - Indemnity, CONSULTANT shall not begin work under this AGREEMENT until it obtains policies of insurance required under this section. The insurance shall cover CONSULTANT, its agents, representatives and employees in connection with the performance of work under this AGREEMENT, and shall be maintained throughout the term of this AGREEMENT. Insurance coverage shall be as follows:

i. Automobile Liability Insurance with minimum coverage of $300,000 for property damage, $300,000 for injury to one person/single occurrence, and $300,000 for injury to more than one person/single occurrence.

ii. Public Liability and Property Damage Insurance, insuring CITY its elected and appointed officers and employees from claims for damages for personal injury, including death, as well as from claims for property damage which may arise from CONSULTANT'S actions under this AGREEMENT, whether or not done by CONSULTANT or anyone directly or indirectly employed by CONSULTANT. Such insurance shall have a combined single limit of not less than $500,000.

iii. Worker's Compensation Insurance for all CONSULTANT'S employees to the extent required by the State of California. CONSULTANT shall require all subcontractors who are hired by CONSULTANT to perform the SERVICES and who have employees to similarly obtain Worker's Compensation Insurance for all of the subcontractor's employees.

iv. Professional Liability Insurance for CONSULTANT that at a minimum covers professional misconduct or lack of the requisite skill required for the performances of SERVICES in an amount of not less than $500,000 per occurrence.

B. Deductibility Limits for policies referred to in subparagraphs A (i) (ii) and (iii) shall not exceed $5,000 per occurrence.

C. Additional Insured. City, its elected and appointed officers and employees shall be named as additional insured on policies referred to in subparagraphs A (i) and (ii).

D. Primary Insurance. The insurance required in paragraphs A (i) and (ii) shall be primary and not excess coverage.

E. Evidence of Insurance. Consultant shall furnish CITY, prior to the execution of this AGREEMENT, satisfactory evidence of the insurance required, issued by an insurer authorized to do business in California, and an endorsement to each such

SAMPLE

policy of insurance evidencing that each carrier is required to give CITY at least 30 days prior written notice of the cancellation of any policy during the effective period of the AGREEMENT. All required insurance policies are subject to approval of the City Attorney. Failure on the part of CONSULTANT to procure or maintain said insurance in full force and effect shall constitute a material breach of this AGREEMENT or procure or renew such insurance, and pay any premiums therefore at CONSULTANT'S expense.

18. ENFORCEMENT OF AGREEMENT

In the event that legal action is commenced to enforce or declare the rights created under this AGREEMENT, the prevailing party shall be entitled to an award of costs and reasonable attorney's fees in the amount to be determined by the court.

19. CONFLICTS OF INTEREST

No member of the governing body of the CITY and no other officer, employee, or agent of the CITY who exercises any functions or responsibilities in connection with the planning and carrying out of the program, shall have any personal financial interest, direct or indirect, in this AGREEMENT; and the CONSULTANT further covenants that in the performance of this AGREEMENT, no person having any such interest shall be employed.

20. INDEPENDENT CONTRACTOR

The CONSULTANT is and shall at all times remain as to the CITY a wholly independent contractor. Neither the CITY nor any of its agents shall have control over the conduct of the CONSULTANT or any of the CONSULTANT's employees or subcontractors, except as herein set forth. The CONSULTANT shall not at any time or in any manner represent that it or any of its agents or employees are in any manner agents or employees of the CITY.

21. ENTIRE AGREEMENT OF THE PARTIES

This AGREEMENT supersedes any and all other agreements, either oral or in writing, between the parties hereto with respect to the employment of CONSULTANT by CITY and contains all the covenants and agreements between the parties with respect such employment in any manner whatsoever. Each party to this AGREEMENT acknowledges that no representations, inducements, promises or agreements, orally or otherwise, have been made by any party, or anyone acting on behalf of any party, which are not embodied herein, and that no other agreement or amendment hereto shall be effective unless executed in writing and signed by both CITY and CONSULTANT.

22. NOTICES.

All written notices required by, or related to this AGREEMENT shall be sent by Certified Mail, Return Receipt Requested, postage prepaid and addressed as listed

SAMPLE

below. Neither party to this AGREEMENT shall refuse to accept such mail; the parties to this AGREEMENT shall promptly inform the other party of any change of address. All notices required by this AGREEMENT are effective on the day of receipt, unless otherwise indicated herein. The mailing address of each party to this AGREEMENT is as follows:

CITY: Elaine Jeng, PE, City Manager City of Rolling Hills
No. 2 Portuguese Bend Road Rolling Hills, CA 90274

CONSULTANT: _____

4. GOVERNING LAW

This AGREEMENT shall be governed by and construed in accordance with the laws of the State of California, and all applicable federal statutes and regulations as amended.

IN WITNESS WHEREOF, the parties hereto have executed this AGREEMENT on the date and year first above written.

CITY OF ROLLING HILLS CONSULTANT CITY

MANAGER

_____ _____

ELAINE JENG, PE

DATE:_____ DATE:_____

ATTEST:

_____

CITY CLERK

APPROVED AS TO FORM:

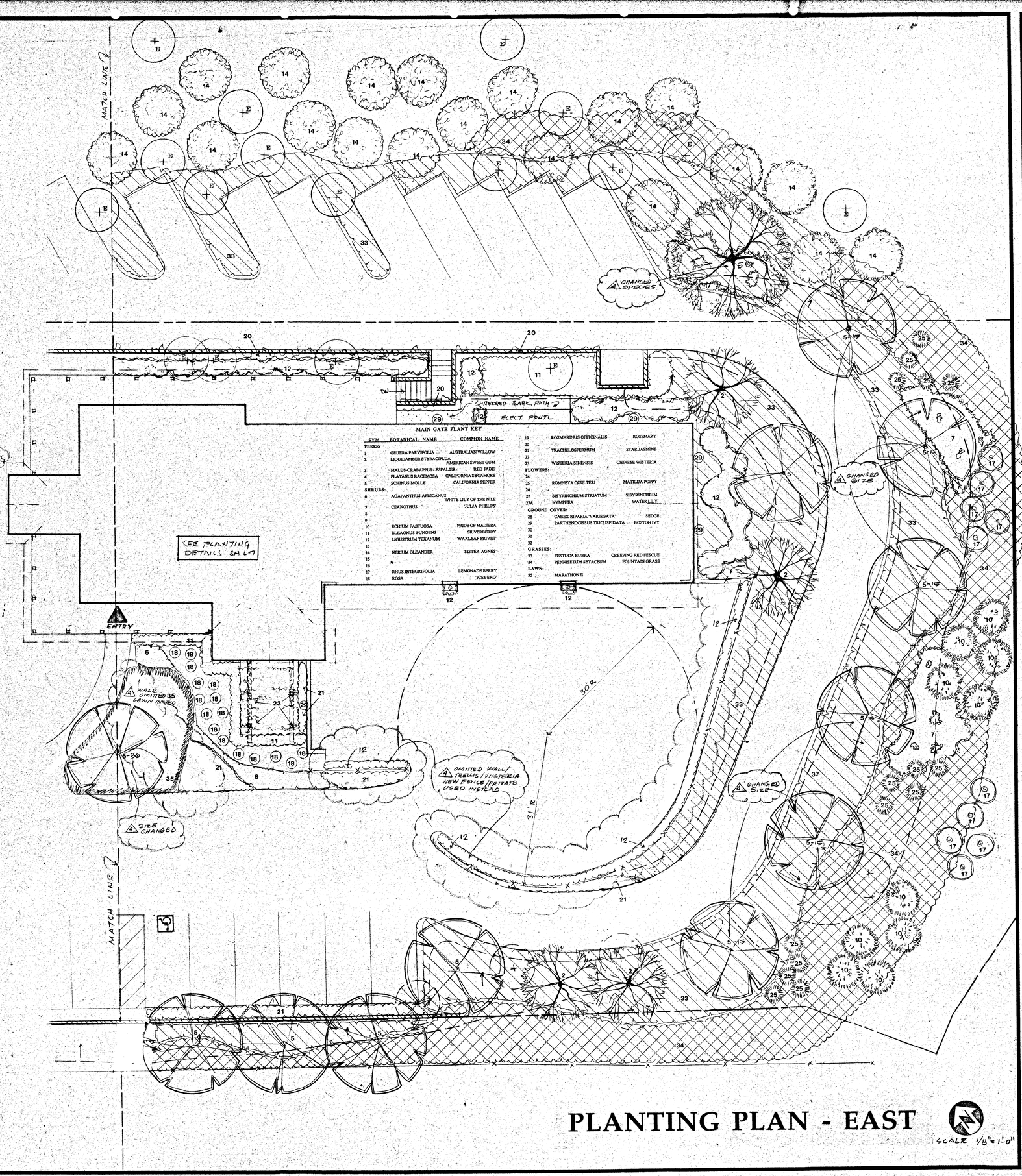
_____

MICHAEL JENKINS, CITY ATTORNEY

SAMPLE

MAIN GATE PLANT KEY

SYM	BOTANICAL NAME	COMMON NAME	QTY	SIZE	NOTE	COST
TREES:						
1-36	GEIJERA PARVIFOLIA	AUSTRALIAN WILLOW	1	36" BOX		
2	LIQUIDAMBER STYRACIFLUA	AMERICAN SWEET GUM	24	24" BOX		
3	MALUS-CRABAPPLE - ESPALIER	'RED JADE'	2	24" BOX		
4-36	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	1	36" BOX		
4	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	33	24" BOX		
5-36	SCHINUS MOLLE	CALIFORNIA PEPPER	5	36" BOX		
5	SCHINUS MOLLE	CALIFORNIA PEPPER	14	24" BOX		
5-15	SCHINUS MOLLE	CALIFORNIA PEPPER	6	15 GAL		
SHRUBS:						
6	AGAPANTHUS AFRICANUS	WHITE LILY OF THE NILE	250	1 GALLON	1' ON CENTER	
7	CEANOTHUS	'JULIA PHELPS'	10	5 GALLON		
8						
9						
10	ECHIUM FASTUOSA	PRIDE OF MADIERA	10	5 GALLON		
11	ELEAGNUS PUNGENS	SILVERBERRY	114	5 GALLON	4' ON CENTER	
12	LIGUSTRUM TEXANUM	WAXLEAF PRIVET	92	5 GALLON	3' ON CENTER	
13						
14	NERIUM OLEANDER	'SISTER AGNES'	50	5 GALLON		
15						
16						
17	RHUS INTEGRIFOLIA	LEMONADE BERRY	24	5 GALLON		
18	ROSA	'ICEBERG'	60	5 GALLON	4' ON CENTER	
19	ROSMARINUS OFFICINALIS	ROSEMARY	69	5 GALLON	4' ON CENTER	
20	ROSMARINUS OFFICINALIS 'PROSTRATUS'	PROSTRATE ROSEMARY	46	5 GALLON	3' ON CENTER	
21	TRACHELOSPERMUM	STAR JASMINE	1208	1 GALLON	18" ON CENTER	
22						
23	WISTERIA SINENSIS	CHINESE WISTERIA	8	15 GALLON		
FLOWERS:						
24						
25	ROMNEYA COULTERI	MATILIJA POPPY	10	1 GALLON		
26						
27	SISYRINCHIUM STRIATUM	SISYRINCHIUM	65	1 GALLON	1' ON CENTER	
27A	NYMPHEA	WATER LILY	60	BARE ROOT	(OMIT)	
GROUND COVER:						
28	CAREX RIPARIA 'VARIEGATA'	SEDGE	50	1 GALLON	1' ON CENTER	
29	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	125	5 GALLON		
30	~~THYMUS SERPYLLUM~~	~~CREEPING THYME~~	~~1 FLAT / 5.40 SF~~		~~PLACED BETWEEN LINES~~	
31						
32						
GRASSES:						
33	FESTUCA RUBRA	CREEPING RED FESCUE		HYDROSEED		
34	PENNISETUM SETACEUM	FOUNTAIN GRASS		HYDROSEED		
LAWN:						
35	MARATHON II	SOD				



MAIN GATE PLANT KEY

SYM	BOTANICAL NAME	COMMON NAME
TREES:		
1	GEIJERA PARVIFOLIA	AUSTRALIAN WILLOW
2	LIQUIDAMBER STYRACIFLUA	AMERICAN SWEET GUM
3	MALUS-CRABAPPLE - ESPALIER	'RED JADE'
4	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE
5	SCHINUS MOLLE	CALIFORNIA PEPPER
SHRUBS:		
6	AGAPANTHUS AFRICANUS	WHITE LILY OF THE NILE
7	CEANOTHUS	'JULIA PHELPS'
8		
9		
10	ECHIUM FASTUOSA	PRIDE OF MADIERA
11	ELEAGNUS PUNGENS	SILVERBERRY
12	LIGUSTRUM TEXANUM	'WAXLEAF PRIVET'
13		
14	NERIUM OLEANDER	'SISTER AGNES'
15		
16		
17	RHUS INTEGRIFOLIA	LEMONADE BERRY
18	ROSA	'ICEBERG'
19	ROSMARINUS OFFICINALIS	ROSEMARY
20		
21	TRACHELOSPERMUM	STAR JASMINE
22		
23	WISTERIA SINENSIS	CHINESE WISTERIA
FLOWERS:		
24		
25	ROMNEYA COULTERI	MATILIJA POPPY
26		
27	SISYRINCHIUM STRIATUM	SISYRINCHIUM
27A	NYMPHEA	WATER LILY
GROUND COVER:		
28	CAREX RIPARIA 'VARIEGATA'	SEDGE
29	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY
30		
31		
32		
GRASSES:		
33	FESTUCA RUBRA	CREEPING RED FESCUE
34	PENNISETUM SETACEUM	FOUNTAIN GRASS
LAWN:		
35	MARATHON II	

PLANTING PLAN - EAST

SCALE 1/8"=1'-0"

EDWARD CARSON BEALL, A.I.A. AND ASSOCIATES
ARCHITECTURE PLANNING
INTERIORS
23727 HAWTHORNE BOULEVARD TORRANCE, CALIFORNIA 90505
(213) 378-1250 FAX (213) 375-9530
MEMBERS OF THE AMERICAN INSTITUTE OF ARCHITECTS

NEW LANDSCAPE AND HARDSCAPE FOR:
ROLLING HILLS COMMUNITY ASSOCIATION
#2 PORTUGUESE BEND ROAD
ROLLING HILLS, CALIFORNIA 90274

PLANTING PLAN - EAST

G 4-92	
1 8-7-92	
2 12-4-92	
3 4-1-93	

L-6
PRINTED
AUG 11 1993
E. C. Beall & Assoc.

PLANTING PLAN - WEST

SCALE 1/8"=1'-0"

CITY OF ROLLING HILLS
CITY HALL
#2 PORTUGUESE BEND ROAD
ROLLING HILLS, CALIFORNIA 90274
(310) 377-1521

COMMUNITY ASSOCIATION

CITY HALL

MATCH LINE

MATCH LINE

SEE PLANT LIST SHEET L-6
SEE PLANTING DETAILS SHT L-7

1000 GAL SEPTIC TANK 6'X15'

FITNESS 5'0"X 8'0" PREFAB

DRY POND #2

DRY POND

PAVED WALK UNITED

PAVED WALK UNITED

PAVED WALK UNITED

PAVED WALK UNITED

PAVED WALK UNITED

PAVED WALK UNITED

SIZE CHANGED

SIZE CHANGED

SIZE CHANGED

SIZE CHANGED

CHANGED SPECIES

CHANGED SPECIES

SURFACED DARK HORSE TRAIL

SURFACED DARK HORSE TRAIL

SURFACED DARK HORSE TRAIL

Agenda Item No.: 5.A
Mtg. Date: 11/22/2021

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

FROM: **STEPHANIE GRANT , ADMINISTRATIVE CLERK**

THRU: **ELAINE JENG P.E., CITY MANAGER**

SUBJECT: **ZONING CASE NO. 21-12: REQUEST FOR PLANNING COMMISSION CONSIDERATION AND APPROVAL OF RESOLUTION NO. 2021-15 APPROVING SITE PLAN REVIEW FOR 442 CUBIC YARDS OF GRADING FOR A PROJECT LOCATED AT 79 EASTFIELD DRIVE (GONZALEZ).**

DATE: **November 22, 2021**

BACKGROUND:
On October 19, 2021, the Planning Commission unanimously voted to approve Resolution No. 2021-15 and Zoning Case No. 21-12 for a Site Plan Review for non-exempt grading for a total of 442 cubic yards (127 cubic yards of cut and 254 cubic yards of fill) for the subject property located at 79 Eastfield Drive.

Zoning, Land Size and Existing Conditions

The lot is zoned RAS-2. The net lot area, for development purposes, is 2.52 acres or 110,030 square feet. There is one main building pad and the lot is currently developed with an existing 3,534 square-foot residence, 782 square-foot 3 car garage, and 7,000 square-foot tennis court.

The applicant submitted an Administrative Review application on May 16, 2021 for the interior/exterior remodel, 262 square-foot residential addition (totaling 3,796 square feet), conversion of 280 square feet from the existing three-car garage to habitable space (remaining garage total is 502 square feet two-car garage), 762 square-foot Accessory Dwelling Unit (ADU), 792 square-foot swimming pool/spa, 712 square-foot addition to the front walkway, 418 square-foot addition to attached trellis (totaling 956 square feet of covered trellises), and 81 square-foot addition to service yard (totaling 156 square feet). The existing 7,000 square-foot tennis court will be removed, and the tennis court area will be converted into the ADU and swimming pool/spa. The aforementioned requests fall within the purview of the Director of Planning and Community Services; the applicant is not requesting any relief from the Rolling Hills Municipal Code.

The applicant also proposes a total of 630 cubic yards of grading: 188 cubic yards for pool excavation (exempt), 127 cubic yards of cut (non-exempt), and 254 cubic yards of fill (non-exempt) to expand the existing building pad. The Rolling Hills Municipal Code (RHMC) requires a Site Plan Review for the non-exempt grading.

DISCUSSION:

APPLICANT REQUEST

Site Plan Review

The total proposed grading for the project site is 630 cubic yards: 188 cubic yards (exempt) and 442 cubic yards (non-exempt).The 188 cubic yards of grading is for the proposed new swimming pool and spa, which is exempt. The proposed project requires a discretionary approval for the non-exempt grading for the driveway expansion, ADU foundation, swimming pool deck, and fill for the northeast portion of the yard. The applicant is requesting approval of a Site Plan Review (SPR) for 442 cubic yards of non-exempt grading.

The Code exempts excavation for pools and basements. The proposed 188 cubic yards of pool excavation could be exported from the site without requesting relief from the Municipal Code. However, the applicants are proposing to use 188 cubic yards of the excavated dirt from the swimming pool and spa to fill the area around the pool deck and the front yard to expand the building pad, thus requiring a Site Plan Review (SPR) approval. In addition, a SPR is required for the non-exempt grading of 127 cubic yards of dirt that will be excavated from the west portion of the existing building pad. The cut will be used as fill to level the areas around the proposed ADU, tennis court, east corner of the building pad, and extension of the existing driveway. The 127 cubic yards will also be used to fill and expand the northeast portion of the building pad. Maximizing the amount of fill on the subject property complies with the goals of the General Plan to balance grading on site. Filling the slopes in the northeast portion of the building pad will bring the finished grade to same level as the existing pad. The proposed slopes will be contoured to blend into the sites natural terrain. The proposed grading will not impact site drainage.

MUNICIPAL CODE COMPLIANCE

Coverage and Disturbance
The project complies with development standard requirements for lot coverage structures and flatwork of 15.92% (35% maximum permitted) and building pad coverage of 21.9% (30% maximum permitted). The disturbed area will increase by 4.7% for the expansion of the building pad and driveway totaling 33.6% (40% maximum permitted).

Grading

The total proposed grading is 630 cubic yards and 188 cubic yards of excavation is exempt for the swimming pool/spa. Non-exempt grading requires a SPR. The proposed grading is necessary for the development of the ADU and the widening of the driveway to meet Fire Code access requirements and provide a designated parking space for the ADU. The Fire Code requires a 20-foot driveway to accommodate the width and height of a fire truck and its equipment. The Fire Code also requires access to the ADU. The proposed grading will require Building and Safety's approval for drainage.

Resident Concerns

On October 15, 2021, the resident at 9 Wideloop Road expressed concerns regarding two trees located on the subject property. She stated the two trees should either be removed or trimmed.

The resident concerns have been addressed by the Applicant. He will be trimming all of the trees on the property once the construction work commences.

Stable and Corral Set Aside
The applicant proposes to set aside 1,000 square feet for a future stable and corral located more than 35 feet west of the proposed ADU.

Environmental Review
The project has been determined to be categorically exempt (Class 3) pursuant to Section 15303 of the California Environmental Quality Act (CEQA) Guidelines. The proposed project has been determined not to have a significant effect on the environment and is categorically exempt from the provisions of CEQA pursuant to Section 15304 (Minor Alterations to Land) of the CEQA Guidelines, which exempts minor alterations in the condition of land, including but not limited to grading on land with a slope of less than 10 percent. The grading taking place on the property is on land with a slope of less than 10 percent.

17.46.050 - Required Site Plan Review findings.

1. The Commission shall be required to make findings in acting to approve, conditionally approve, or deny a site plan review application.
2. 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:
3. The project complies with and is consistent with the goals and policies of the general plan and all requirements of the zoning ordinance;
4. 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;
5. The project is harmonious in scale and mass with the site, the natural terrain and surrounding residences;
6. 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);
7. Grading has been designed to follow natural contours of the site and to minimize the amount of grading required to create the building area;
8. Grading will not modify existing drainage channels nor redirect drainage flow, unless such flow is redirected into an existing drainage course;
9. 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;
10. The project is sensitive and not detrimental to the convenient and safe movement of pedestrians and vehicles; and
11. The project conforms to the requirements of the California Environmental Quality Act.
12. 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:

It is recommended the City Council receive and file Resolution No. 2021-15 and Zoning Case No. 21-12.

ATTACHMENTS:
Development_Proposal_Table.79_Eastfield_Drive_ZC_21-12_PC.pdf
2021-15.PC RESOLUTION_79 Eastfield Drive.pdf
Gonzalez_Approved by Planning Commision 10/19/21
Eastfield_Rev_Submit_10-4-21_landscaping.pdf
Photos_of_proposed_grading_.pdf
Vicinty_Map_79_Eastfield_Dr..pdf
Trees_at_89_Eastfield_email.pdf

79 Eastfield Drive (Zoning Case No. 21-12)

Site Plan Review	**EXISTING**	**PROPOSED**	**TOTAL**
RA-S- 2 Zone Setbacks Front: 50 ft. from front easement line Side: 35 ft. from side property line Rear: 50 ft. from rear easement line	SINGLE FAMILY RESIDENCE, 3 CAR ATTACHED GARAGE, & 7,000 SF TENNIS COURT	TOTAL 630 CUBIC YARDS OF GRADING : 188 CY CUT (EXEMPT), 127 CY CUT (NON-EXEMPT), & 315 CY FILL (NON-EXEMPT)	
Net Lot Area	110,030 (2.52 acres)	0	110,030 SF
Residence	3,534SF	262 SF	3,796 SF
Attached 3 Car Garage	782 SF	-280 SF	502 SF (attached 2 car garage)
Pool Equipment	0 SF	0 (Underground)	0 SF
Cabana	0	0	0
Stable minimum: 450 SF Corral minimum: 550 SF	0 SF 0 SF	450 SF 550 SF	450 SF 550 SF
Recreation Court	7,000 SF	-7,000 SF	0 SF
Attached Covered Porches, Entryway, Porte Cochere, Breezeways	0 SF	0 SF	0 SF
Attached Trellis	538 SF	418 SF	956 SF
Detached Structures: Outdoor Kitchen	0 SF	0	0 SF
Front water feature	0 SF	0 SF	0 SF
Side water feature	0 SF	0 SF	0 SF
Service Yard	75 5SF	81 SF	156 SF
Basement Area	0	0	0 SF
Pool deck	0	1,520 SF	1,520 SF
Primary Driveway	3,909 SF	-1,315 SF	2,544 SF
Paved walks, patio areas, courtyards	1,520 SF	-458 SF	1,062 SF
Grading (balanced on site)	Unknown	**442 cubic yards (non-exempt)** **188 cubic yards (exempt)**	**630 cubic yards (balanced onsite)**
Total Structure Area	11,935 SF	-4,208 SF	8,126.45 SF
% Structural Coverage	10.8%	-3.82%	7.39%
Total Structures Excluding: up to 5 legal and up to 800 SF detached structures that are not higher than 12 ft (no more than 120 SF per structure per deduction, except for trellis)	11,860 SF	-4,127 SF	7,970 SF
Total Structural and Flatwork Lot Coverage (35% max & with deductions	**15.92 %**	**-3.77 %**	**12.15** %
Building Pad #1 Coverage (30%max & with deductions)	**35.5%**	**-13.5**	**21.9%**
Total Disturbed Area (40% maximum)	**28.9%**	**4.7%**	**33.6%**
Retaining/Garden Wall		**0 LF**	**0 LF**
Roadway Access		No change	No change

RESOLUTION NO. 2021-15

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL FOR SITE PLAN REVIEW FOR NON-EXEMPT GRADING IN ZONING CASE NO. 21-12 LOCATED AT 79 EASTFIELD DRIVE, ROLLING HILLS, CALIFORNIA. THE PROJECT HAS BEEN DETERMINED TO BE EXEMPT FROM CALIFORNIA ENVIRONMENTAL QUALITY ACT. (GONZALEZ)

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

Section 1. On August 30, 2021, an application was duly filed by Mr. Gonzalez ("Applicant") with respect to real property located at 79 Eastfield Drive, Rolling Hills, requesting a Site Plan Review for non-exempt grading for a total of 442 cubic yards (127 cubic yards of cut and 254 cubic yards of fill) (Zoning Case No. 21-12).

The applicant submitted an Administrative Review application on May 16, 2021 for the interior/exterior remodel, 262 square-foot residential addition (totaling 3,796 square feet), conversion of 280 square feet to existing three-car garage (totaling a 502 square foot two car garage), 762 square-foot Accessory Dwelling Unit (ADU), 792 square-foot swimming pool/spa, 712 square-foot addition to the front walkway, 418 square-foot addition to attached trellis (totaling 956 square feet of covered trellises), and 81 square-foot addition to service yard (totaling 156 square feet). The existing 7,000 square-foot tennis court will be removed, and the tennis court area will be converted into the ADU and swimming pool/spa. The aforementioned requests fall within the purview of the Director of Planning and Community Services; the applicant is not requesting any relief from the Rolling Hills Municipal Code.

Section 2. The Planning Commission conducted duly noticed public hearings to consider the application on October 19, 2021 including a morning field trip and an evening meeting. The applicants were notified of the public hearings in writing by first class mail. Evidence was heard and presented from all persons interested in affecting said proposal and from members of the City staff and the Planning Commission having reviewed, analyzed and studied said proposal.

Section 3. The lot is zoned RAS-2. The net lot area, for development purposes, is 2.52 acres or 110,030 square feet. There is one main building pad and the lot is currently developed with an existing 3,534 square-foot residence, 782 square-foot 3 car garage, and 7,000 square-foot tennis court.

Section 4. This project is also categorically exempt from CEQA pursuant to Section 18.36.060 (Minor alterations to land) Grading on land with a slope of less than ten (10) percent. The total grading for the project 630 cubic yards: 188 cubic yards (exempt) and 442 cubic yards (non-exempt). The 188 cubic yards of grading for the pool/spa is exempt. The project requires a Site Plan Review for the non-exempt grading for the driveway expansion, ADU foundation, deck, and fill for the northeast portion of the yard. The Applicant is requesting a Site Plan Review (SPR) for 442 cubic yards of non-exempt grading. The project has been determined not to have a significant effect on the environment and is categorically exempt from the provisions of CEQA

pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines, which exempts accessory structures including garages, carports, patios, swimming pools, and fences.

Section 5. The Rolling Hills Municipal Code requires Site Plan Review for a project that proposes grading pursuant to RHMC Section 17.46.020(A)(1). The project proposes total 630 cubic yards of grading: 188 cubic yards of pool excavation (exempt), 127 cubic yards of cut (non-exempt), and 254 cubic yards of fill (non-exempt). The Planning Commission 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.

Maximizing the amount of fill on subject property complies with the goals of the General Plan to balance grading on site. The total grading for the project is 630 cubic yards: 188 cubic yards (exempt) and 442 cubic yards (non-exempt).The 188 cubic yards of grading for the pool/spa is exempt. Filling the slopes in the northeast portion of the building pad will balance out the finished grade and expand the building pad. The fill will also be used for the pool deck. The 127 cubic yards of cut will level out the areas around the ADU, tennis court area, east corner of the building pad, and extend the existing driveway for fire access. All dirt will be balanced onsite.

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 project conforms with development standard requirements of the RHMC for lot coverage 15.92% (maximum 35%) and building pad coverage 21.9% (maximum 30%). The removal of the tennis court decreases the structural coverage. The fill of the northeasterly portion of the building pad expands the existing building pad. The cut levels out the site for the ADU foundation, deck, and fire access walkway/driveway.

C. The project is harmonious in scale and mass with the site, the natural terrain, and surrounding residences. The project is located out of sight of the street and not be visible to any neighbors, and is consistent with the scale of the neighborhood when compared to properties in the vicinity.

The grading has been designed to incorporate into the natural contours of the existing terrain. The project is consistent with the scale of the neighborhood since it is on a large lot.

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).

Although grading will occur, the natural drainage course will remain and the fill areas will be enhanced with landscaping. The grading is designed to follow the natural contours of the natural terrain and existing slopes.

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 7,000 square foot existing tennis court will be removed, and the area will be converted into a pool/spa and ADU. After the tennis court is removed, the area will be leveled out to follow the natural contours of the site for the improvements. The total grading for the project 630 cubic yards: 188 cubic yards (exempt) and 442 cubic yards (non-exempt). The fill in the front yard will follow the natural contours of the slope. The driveway will be widened to follow the contours of the hillside and slope to secure a designated parking space for the ADU and fire access.

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

The grading will not have any impacts on drainage and there will be no change to the existing drainage course. The cut and fill will not redirect drainage flow.

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.

The location of the swimming pool/spa, deck, and ADU minimizes lot disturbance by using an area that previously accommodated a tennis court. Only one tree will be removed as a result of the grading. The project will incorporate landscaping that is approved by the Fire Department in conformance with its fire fuel modification standards and will introduce drought-tolerant landscaping, which is compatible with and enhances the rural character of the community.

H. The project is sensitive and not detrimental to the convenient and safe movement of pedestrians and vehicles.

The project will enhance the on- and off-site circulation patterns. The portion of the driveway located in the easement will be removed. The driveway has been widened to meet the Fire Code access requirements and provide a designated parking space for the ADU. The Fire Code requires a 20-foot driveway, clear of any horizontal or vertical obstructions, to accommodate the width and height of a fire truck and its equipment. The Fire Code also requires access to the ADU.

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

The project has been determined not to have a significant effect on the environment and is categorically exempt from the provisions of CEQA pursuant to Section 15304 (Minor Alterations to Land) of the CEQA Guidelines, which exempts minor alterations in the condition of land, including but not limited to grading on land with a slope of less than 10 percent. The grading taking place on the property is on land with a slope of less than 10 percent to account for the swimming pool, spa, deck, ADU. The project has been determined not to have a significant effect on the environment and is categorically exempt from the provisions of CEQA pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines, which exempts accessory structures including garages, carports, patios, swimming pools, and fences.

Section 6. Based upon the foregoing findings of this Resolution, the Planning Commission hereby approves the Site Plan Review for a total of 630 cubic yards of grading: 188 cubic yards of pool excavation (exempt), 127 cubic yards of cut (non-exempt), and 254 cubic yards of fill (non-exempt) subject to the following conditions:

A. The Site Plan approval shall expire within two years from the effective date of approval of October 19, 2021, if grading or construction has not commenced within two years of the approval as defined in RHMC §§ 17.46.080, unless otherwise extended pursuant to the requirements of the code section.

B. If any condition of this Resolution is violated, the entitlement 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 Applicants 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 Code and the Zoning Ordinance including outdoor lighting requirements, roofing material requirements, stable and corral area set aside requirements, pool safety measures, and all other requirements of the zone in which the subject property is located must be complied with, unless otherwise set forth in this approval.

D. The project shall be developed and maintained in substantial conformance with the Site Plan on file in the City Planning Department dated October 19, 2021 or as may be further amended and approved by the Los Angeles County Building Department, the City's Community Services and Planning Director, or Planning Commission pursuant to Section 17.46.070, attached.

E. Structural lot coverage shall not exceed 13,366 square feet or 12.15% in conformance with lot coverage limitations of the Zoning Ordinance.

F. Total lot coverage of structures and paved areas shall not exceed 5,127 square feet or 10.71% in conformance with lot coverage limitations of the Zoning Ordinance.

G. The disturbed area of the lot shall not exceed 33.6%, which is in conformance with 40% maximum lot disturbance limitations.

H. Residential building pad coverage shall not exceed 21.91%.

I. Grading for this project shall not exceed total 630 cubic yards (188 cubic yards exempt and 442 cubic yards non-exempt).

J. The property on which the project is located shall contain a set aside area to provide an area meeting all standards for a stable, corral with access thereto as is shown on the plan dated October 19, 2021.

K. 65% of the demolition and construction materials shall be recycled/diverted. Prior to granting a final inspection, verification to be submitted to staff regarding the amount of recycled/diverted material and where it was taken on forms provided by the City. The hauling company shall obtain a hauling permit and pay the applicable fees. The applicant shall apply for a Construction and Demolition Debris permit if clearing, grubbing and demolition will take place prior to issuance of the Final Planning Approval.

L. No irrigation or drainage device may be located on a property in such a manner as to contribute to erosion or in any way adversely affect easements, natural drainage course or a trail. Drainage for this project shall be approved by the Building and Safety Department.

M. All graded areas shall be landscaped. Landscaping shall be designed using native plants, shrubs and trees. Any new trees and shrubs planned to be planted in conjunction with this project shall, at maturity, not be higher than the ridge height of the main residence. No plants shall be planted, which would result in a hedge like screen. Eucalyptus, palms, pampas grass, juniper, pine and acacia shall not be planted on site.

N. The landscaping shall be subject to the requirements of the City's Water Efficient Landscape Ordinance, (Chapter 13.18 of the RHMC), and shall be submitted to the City prior to obtaining a grading permit.

O. 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.

P. During construction, activities shall conform with air quality management district requirements, stormwater pollution prevention practices, county and local ordinances, and engineering practices so that people and property are not exposed to undue vehicle trips, noise, dust, objectionable odors, landslides, mudflows, erosion, or land subsidence.

Q. During construction, to the extent feasible, all parking shall take place on the project site, but if necessary, any overflow parking may take place within the nearby roadway easements, without blocking access to and over the common driveway to the residences adjacent thereto.

R. The Applicants shall be responsible for keeping the common access roadway in good condition during the entire construction process and shall, at their sole expense, make necessary repairs to the common access roadway should any damage occur during construction of their project.

S. During construction, the Applicants shall be required to schedule and regulate construction and related 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.

T. If an above ground drainage design is utilized, it shall be designed in such a manner as not to cross over any equestrian trails. Any drainage system shall not discharge water onto a trail, shall incorporate earth tone colors, including in the design of the dissipater and be screened from any trail and neighbors views to the maximum extent practicable, without impairing the function of the drain system.

U. 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.wrh.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. Should a red flag warning be declared and if work is to be conducted on the property, the contractor shall have readily available fire distinguisher.

V. The Applicants shall be required to conform with the Regional Water Quality Control Board and County Public Works Department Best Management Practices (BMP's) requirements related to solid waste, drainage, cisterns, and storm water drainage facilities management and to the City's Low Impact development Ordinance (LID), if applicable. Further the Applicants shall be required to conform to the County Health Department requirements for a septic system.

W. Prior to finaling of the project an "as graded" and "as constructed" plans and certifications, including certifications of ridgelines of the structures, shall be provided to the Planning Department and the Building Department to ascertain that the completed project is in compliance with the approved plans. In addition, any modifications made to the project during construction, shall be depicted on the "as built/as graded" plan and one hardcopy and one electronic copy shall be submitted to the Planning Department prior to issuance of the Final Certificate of Occupancy.

X. The project shall be reviewed and approved by the Rolling Hills Community Association Architectural Review Committee prior to the issuance of any permits.

Y. The working drawings submitted to the County Department of Building and Safety for plan check review shall conform to the development plan described in Condition D.

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

AA. Prior to the issuance of building or grading permits, Applicant shall execute an Affidavit of Acceptance of all conditions of this permit pursuant to Zoning Ordinance, or the approval shall not be effective. The affidavit shall be recorded together with the Resolution against the Property. Applicants shall be and remain in compliance with all conditions of this permit.

BB. Applicants shall comply with the Requirements of the Fire Department for access, water flow and fire fuel modification prior to issuance of the Building permit.

CC. The conditions of approval enumerated in this Resolution shall be printed on the front sheet of the development plans and shall be available at the site at all times.

DD. Before construction, Applicants shall clear the property of any dead or alive tumbleweed or dead tree, shrub, palm frond or other plant.

EE. A landscape plan shall be required and is subject to review and approval of the Planning and Community Services Director or designee. Trees specified in the landscape plan shall not grow higher than the height of the roof ridge. The landscape plan shall incorporate landscaping that is drought-tolerate and in conformance with fire fuel modification standards approved by the Fire Department. .

FF. Applicants shall indemnify, protect, defend, and hold the City, and/or any of its officials, officers, employees, agents, departments, agencies, authorized volunteers and instrumentalities thereof, harmless from any and all claims, demands, lawsuits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolution procedures (including, but not limited to arbitrations, mediations, and other such procedures), judgments, orders, and decisions (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, any action of, or any permit or approval issued by the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City) for or concerning the project, whether such Actions are brought under the California Environmental Quality Act, the Planning and Zoning Law, the Code of Civil Procedure Sections 1085 or 1094.5, or any other federal, state, or local constitution, statute, law, ordinance, charter, rule, regulation, or any decision of a court of competent jurisdiction. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City's defense, and that applicant shall reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the applicant of any Action brought and City shall cooperate with applicant in the defense of the Action.

PASSED, APPROVED AND ADOPTED THIS 19TH DAY OF OCTOBER 2021.

BRAD CHELF, CHAIRMAN

ATTEST:

ELAINE JENG, P.E., ACTING CITY CLERK

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

I certify that the foregoing Resolution No. 2021-15 entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL FOR SITE PLAN REVIEW FOR NON-EXEMPT GRADING IN ZONING CASE NO. 21-12 LOCATED AT 79 EASTFIELD DRIVE, ROLLING HILLS, CALIFORNIA. THE PROJECT HAS BEEN DETERMINED TO BE EXEMPT FROM CALIFORNIA ENVIRONMENTAL QUALITY ACT. (GONZALEZ)

was approved and adopted at an adjourned regular meeting of the Planning Commission on October 19, 2021 by the following roll call vote:

AYES: COMSSIONERS: Douglass, Cooley, and Cardenas.

NOES: NONE.

ABSENT: Kirkpatrick.

ABSTAIN: Chelf.

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

ELAINE JENG, P.E., ACTING CITY CLERK

GONZALEZ RESIDENCE

79 EASTFIELD DRIVE, ROLLING HILLS, CA 90274



PROJECT INFORMATION

Project Info - Topic	INFORMATION
STREET ADDRESS:	79 Eastfield Dr,Rolling Hills, CA 90274
NUMBER OF STORIES:	1
APN:	7567005028
LEGAL DESCRIPTION:	RECORD OF SURVEY AS PER BK 58 PG 6 TO 1O OF RECORD OF SURVEYS LOT 14
OCCUPANCY:	R-3 / U
CONSTRUCTION TYPE:	TYPE V-B
ZONING:	RAS - 2
MAX. ALLOWABLE HEIGHT:	25'
LOT AREA:	110,030 SF (NET)
FIRE ZONE:	Very High Fire Hazard Severity Zone
PROJECT DESCRIPTION:	REMODEL AN EXISTING 3,534 SF 1-STORY RESIDENCE 262.45 SF ADDITIONAL LIVING AREA WITH NEW 98 SF ENTRYWAY ROOF. EXISTING 782 SF GARAGE TO BE REDUCED TO 502 SF, REMAINDER CONVERTED TO HABITABLE SPACE. PROPOSE A NEW 762 SF ADU WITH 202 SF ATTACHED COVERED PORCHES. EXISTING 7,000 SF TENNIS COURT TO BE REMOVED. NEW 792 SF POOL AND 1,520 SF POOL DECKING. BOARD AND BATTEN TO REPLACE STUCCO ON EXISTING EXTERIOR WALLS.
APPLICABLE CODES & STANDARDS:	2019 CALIFORNIA BUILDING CODE, 2019 CALIFORNIA CODE, 2019 CALIFORNIA MECHANICAL CODE, 2019 CALIFORNIA FIRE CODE, 2019 CALIFORNIA RESIDENTIAL CODE, 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

MAIN BUILDING

LIVING AREA	3,796.45SQFT
GARAGE AREA	502 SQFT
TOTAL AREA	4298.45

PROPOSED ADU

LIVING AREA	762 SQFT

SHEET INDEX

GENERAL ARCHITECTURAL

A0.00	COVER SHEET
A0.01	ABBREV., SYMBOLS, LEGENDS
A0.02	GENERAL NOTES
A0.03	GENERAL NOTES

SURVEY

S0.00	SURVEY

ARCHITECTURAL DEMO

AD1.00	SITE DEMO
AD2.00	EXISTING FIRST FLOOR PLAN
AD2.10	DEMOLITION CALCS
AD3.00	EXISTING ELEVATION

ARCHITECTURAL

A0.10	VICINIITY PLAN
A0.11	EXISTING BUILDING PHOTO
A1.01	SITE PLAN
A2.00	FLOOR PLAN
A2.01	PROPOSED ADU PLAN
A2.02	ROOF PLAN
A2.03	ADU ROOF PLAN
A3.00	EXTERIOR ELEVATION
A3.01	EXTERIOR ELEVATION
A3.02	PROPOSED ADU ELEVATIONS
A4.00	BUILDING SECTION
A6.00	DOOR SCHEDULE
A6.10	WINDOW SCHEDULE

CIVIL

C1	TITLE SHEET
C2	GRADING & DRAINAGE IMPROVEMENT PLAN
C3	SECTIONS
C4	DETAILS
C5	TEMPORARY EROSION CONTROL PLAN

LANDSCAPE

L0	CONCEPT IMAGES
L0.1	CONCEPT IMAGES
L1	HARDSCAPE PLAN
L1.2	HARDSCAPE DETAILS
L1.3	HARDSCAPE DETAILS
L1.4	HARDSCAPE DETAILS
L2	PLANTING PLAN
L2.2	PLANTING DETAILS

VICINITY MAP



PROJECT DIRECTORY

CLIENT

NAME: Milton Street Residential Acquistions, INC
CONTACT:HERBERTO GONZALEZ
ADDRESS:3625 DEL AMO BLVD, SUITE 185 TORRANCE, CA 90503
PHONE:5623223483
EMAIL:BGONZALEZ@MILTONSTREETPROPERTIES.COM

ARCHITECT

NAME: JOSEPH SPIERER ARCHITECTS, INC.
CONTACT: JOE SPIERER
ADDRESS: 707 TORRANCE BLVD. SUITE 100 REDONDO BEACH, CA 90277
PHONE: (310) 876-8761
EMAIL: JOE@CALARCHITECT.COM
WEBSITE: WWW.CALARCHITECT.COM

SURVEYOR

NAME:SAM A.SOLIVEN, P.L.S.
CONTACT:SAM A.SOLIVEN, P.L.S.
ADDRESS:1215 W IMPERIAL HIGHWAY, #208, BREA, CA 92821
PHONE:7143767123
EMAIL:SAM@THELANDSURVEYOR.COM
WEBSITE:

CIVIL

NAME:PALOS VERDES ENGINEERING CORP.
CONTACT:HARRY LIND
ADDRESS:550 DEEP VALLEY DR, SUITE 273, ROLLING HILLS ESTATES, CA 90274
PHONE:3105415055
EMAIL:INFO@PVEC.COM
WEBSITE:HTTP://WWW.PVEC.COM/

STRUCTURAL

NAME:DKSE STRUCTURAL ENGINEERS
CONTACT:DANNIEL KANG
ADDRESS:18411 CRESHAW BLVD, SUITE 408, TORRANCE, CA 90504
PHONE:4242923185
EMAIL:DANNIEL@DKSEINC.COM
WEBSITE:HTTP://DKSEINC.COM/

GEOTECH

NAME:COAST GEOTECHNICAL, INC.
CONTACT:TODD HOUSEAL
ADDRESS:1200 W. COMMONWEALTH AVENUE,FULLERTON CA 92833
PHONE:(714) 870-1211
EMAIL:"COAST GEOTECHNICAL,INC." <COASTGEOTEC@SBCGLOBAL.NET>
WEBSITE:

TITLE 24

NAME:
CONTACT:
ADDRESS:
PHONE:
EMAIL:
WEBSITE:

DEFERRED SUBMITTALS BY OTHERS

1. POOL PERMIT.
2. FIRE SPRINKLER PERMIT

City of Rolling Hills
Planning and Community
Services Department
Approved on
October 19, 2021

The above drawings, specifications, ideas, designs and arrangements represented thereby are and shall remain property of the Architect (Joseph Spierer Architects, Inc.), and no part thereof shall be copied, disclosed to others or used in connection with any project other than the specific project for which they have been prepared and developed without the written consent of the Architect (Joseph Spierer Architects, Inc.). Permits must be obtained prior to construction. No construction shall take place without applicable permits.

(ROLLING HILLS PLANNING 2ND SUBMITTAL)

JOSEPH SPIERER ARCHITECTS, INC
707 TORRANCE BLVD., SUITE 100 . REDONDO BEACH . CA . 90277
T. (310) 876-8761 . www.calarchitect.com . joe@calarchitect.com

PROJECT
GONZALEZ RESIDENCE
79 EASTFIELD DRIVE, ROLLING HILLS, CA 90274

143

SUBMITTAL

	TYPE	DATE
1		

STAMP

LICENSED ARCHITECT
JOSEPH R. SPIERER
No. C 32307
REN. 03-31-23
STATE OF CALIFORNIA

DATE: 10/14/2021 11:31:02 AM

PROJECT #: 21-007

DWG. TITLE: COVER SHEET

SHEET NO.: A0.00

ABBREVIATIONS

A.B.	ANCHOR BOLT
A.C.	AIR CONDITIONING
A.C.T.	ACOUSTIC TILE CEILING
A.D.	AREA DRAIN
ADJ.	ADJACENT OR ADJUSTABLE
A.F.C.I.	ARC FAULT CIRCUIT INTERRUPTER
AFF.	ABOVE FINISH FLOOR
ALT.	ALTERNATE
AL., ALUM	ALUMINUM
APPROX.	APPROXIMATE
ARCH.	ARCHITECT(URAL)
AR.	AS REQUIRED
BD.	BOARD
BLDG.	BUILDING
B/	BOTTOM OF
BLKG.	BLOCKING
BM.	BEAM
B.MK.	BENCH MARK
B.O.W., B.W.	BOTTOM OF WALL
B.P.	BID PACKAGE
CAB.	CABINET
CB.	CATCH BASIN
CEM.	CEMENT
CER.	CERAMIC
C.I.	CAST IRON
C.J.	CONTROL JOINT
C.L.	CENTERLINE
CLG.	CEILING
CLR.	CLEAR
C.M.U.	CONCRETE MASONRY UNIT
C.O.	CLEAN OUT
CONC.	CONCRETE
CONT.	CONTINUOUS
CPT.	CARPET
C.T.	CERAMIC TILE
CTR.	CENTER
C.W.	COLD WATER
DIA.	DIAMETER
DBL.	DOUBLE
DET.	DETAIL
DIAG.	DIAGONAL
DIM	DIMENSION
DISP.	DISPOSAL
DIV.	DIVISION
DN.	DOWN
DR.	DOOR
D.S.	DOWNSPOUT
DTL.	DETAIL
DWG.	DRAWING
DWR.	DRAWER
E.	EAST
EA.	EACH
E.G.	FOR EXAMPLE
E.J.	EXPANSION JOINT
EL.	ELEVATION
ELEV.	ELEVATOR
ELEC.	ELECTRICAL
ENCL.	ENCLOSURE
EQ.	EQUAL
E.T.R.	EXISTING TO REMAIN
EXH.	EXHAUST
EXIST.	EXISTING
EXP.	EXPANSION OR EXPOSED
EXT.	EXTERIOR
F.A.	FIRE ALARM
F.B.O.	FURNISHED BY OWNER
F.C.	FACTORY COATED
F.D.	FLOOR DRAIN
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CABINET
F.F.	FINISH FACE OR FLOOR
FG.	FINISH GRADE
F.H.C.	FIRE HOSE CABINET
FIN.	FINISH
FIXT.	FIXTURE
F.L.	FLOW LINE
FLR.	FLOOR
FLG.	FLASHING
FLUOR.	FLUORESCENT
FND	FOUNDATION
F.O.	FACE OF
F.O.C.	FACE OF CONCRETE
F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF STUD
FP.	FLUOROPOLYMER
FPL	FIRE PLACE
FS.	FINISH SURFACE
FT.	FOOT OR FEET
FTG.	FOOTING
FUR.	FURRED (RING)
GA.	GAUGE
GALV.	GALVANIZED
G.B.	GRAB BAR
GC.	GENERAL CONTRACTOR
GEN.	GENERAL
G.F.I.	GROUND FAULT INTERRUPTER
GH.	GUEST HOUSE
G.I.	GALVANIZED IRON
GL.	GLASS OR GLAZED
GR.	GRADE OR GRADING
GYP./GWB	GYPSUM WALL BOARD
HB.	HOSE BIB
H.C.	HOLLOW CORE
HDCP.	HANDICAPPED
HDR.	HEADER
H.M.	HOLLOW METAL
HOR.	HORIZONTAL
HT.	HEIGHT
H.W.	HOT WATER
HWD.	HARD WOOD
I.D.	INSIDE DIAMETER
INCL.	INCLUDE
INSUL.	INSULATION
INT.	INTERIOR
JT.	JOINT
JST.	JOIST
KIT.	KITCHEN
LAM.	LAMINATED
LAV.	LAVATORY
L.H.	LEFT HANDED
LT.	LIGHT
M.H.	MAN HOLE
MAX.	MAXIMUM
MBR.	MEMBER
MECH.	MECHANICAL
MEMB.	MEMBRANE
MTL.	METAL
MFR.	MANUFACTURER
MIR.	MIRROR
MIN.	MINIMUM
MISC.	MISCELLANEOUS
M.O.	MASONRY OPENING
MTD.	MOUNTED
N.	NORTH
NAT.	NATURAL
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
NOM.	NOMINAL
N.T.S.	NOT TO SCALE
O.A.D.	OVERFLOW AREA DRAIN
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OFCI.	OWNER FURNISHED/CONTRACTOR INSTALLED
OFOI.	OWNER FURNISHED/OWNER INSTALLED
OHD.	OVERHEAD
OPG.	OPENING
OPP.	OPPOSITE
O.S.	OVERFLOW SCUPPER
PAR.	PARALLEL
P.L.	PROPERTY LINE
P.LAM.	PLASTIC LAMINATE
PLAS.	PLASTER
PLBG.	PLUMGING
PT.	POINT
PTD.	PAINTED
PERF.	PERFORATED
PVMT.	PAVEMENT
PLYWD.	PLYWOOD
QTY.	QUANTITY
R.	RISER
RAD.	RADIUS
R.D.	ROOF DRAIN
REF.	REFERENCE
REFR.	REFRIGERATOR
REINF.	REINFORCED
REQD.	REQUIRED
RES.	RESILIENT
REV.	REVISION OR REVISED
RFG.	ROOF OR ROOFING
R.H.	RIGHT HAND
RM.	ROOM
R.O.	ROUGH OPENING
S.	SINK OR SOUTH
S.A.W.M.	SELF-ADHESIVE WATERPROOF MEMBRANE
S.A.D.	SEE ARCHITECTURAL DRAWINGS
S.C.	SOLID CORE
S.C.D.	SEE CIVIL DRAWINGS
S.D.	STORM DRAIN
SECT.	SECTION
S.E.D.	SEE ELECTRICAL DRAWINGS
S.F.	SQUARE FOOT
SHT.	SHEET
SHTG.	SHEATHING
SHWR.	SHOWER
SIM.	SIMILAR
S.J.	SAW-CUT JOINT
S.L.D.	SEE LANDSCAPE DRAWINGS
S.M.D.	SEE MECHANICAL DRAWINGS
SPEC.	SPECIFICATION
SQ.	SQUARE
S.S.	STAINLESS STEEL
S.S.D.	SEE STRUCTURAL DRAWINGS
STD.	STANDARD
STL.	STEEL
STRUC.	STRUCTURAL
SUSP.	SUSPENDED
SYM.	SIMILAR
T.	TREAD
T.C.	TOP OF CURB
TEL.	TELEPHONE
T.G., T&G	TONGUE AND GROOVE
THK.	THICK
T.I.	TENANT IMPROVEMENT
T.	TREAD
T/	TOP OF
T.O.C.	TOP OF CONCRETE
T.O.W.	TOP OF WALL
T.O.P.	TOP OF PAVING
T.O.PAR.	TOP OF PARAPET
TYP.	TYPICAL
TV.	TELEVISION
UNF.	UNFINISHED
U.N.O. / U.O.N.	UNLESS OTHERWISE NOTED
VAR.	VARIES
V.C.T.	VINYL COMPOSITION TILE
VENT.	VENTILATION
VERT.	VERTICAL
V.I.F.	VERIFY IN FIELD
VIN.B.	VINYL BASE
W.	WEST OR WIDTH
W/	WITH
W.C.	WATER CLOSET
WD.	WOOD
W.H.V.E.F.	WHOLE HOUSE VENTILATION EXHAUST FAN
W/O	WITHOUT
W.I.	WROUGHT IRON
W.I.C.	WALK IN CLOSET
WM	WALL MOUNT
WNDW	WINDOW
W.P. / WP	WATERPROOF(ING)
WSCT	WAINSCOT
&	AND
<	ANGLE
@	AT
CL	CENTERLINE
[	CHANNEL
O	DIAMETER OR ROUND
P	PROPERTY LINE
#	NUMBER OR POUND
(E)	EXISTING
(T)	TEMPORARY
(N)	NEW

SYMBOLS

STRUCTURAL GRID

TYPICAL DWG REFERENCE

BUILDING / WALL SECTION

INTERIOR ELEVATION NUMBER

DETAIL KEY NUMBER

KEYNOTES

ROOM FINISH TAG

ROOM MATERIAL TAG

REFERENCE POINT

ENLARGED DWG REFERENCE

DIMENSION POINT: FACE OF CONCRETE OR FACE OF STUD U.N.O.

CEILING HEIGHT

WINDOW TYPE

INTERIOR PARTITION TYPE
A = WALL TYPE, VARIES (LETTER WILL VARY)
2 = NOMINAL STUD SIZE (NUMBER WILL VARY)
X = 5/8" TYPE 'X' GYP, WHERE OCCURS

DOOR NUMBER

ROOM TAG

CEILING FAN

EXISTING TO REMAIN

EXISTING TO REMOVE

NEW

1HR

2HR

MATCH LINE - REFER TO INDICATED DWG

REVISION NUMBER

CLOUD - AREA OF REVISION

HEIGHT / ELEVATION SYMBOL

CRITICAL POINTS

NEW FINISH GRADE

EXITING FINISH GRADE

TOP OF WALL ELEVATION

TOP OF CURB ELEVATION

LEVEL CHANGE

GLAZING MARK

OCCUPANCY LOAD TYPE

OCCUPANCY LOAD & EXIT PATH OF TRAVEL

TOTAL OCCUPANCY LOAD CALCULATED BY ADDING OCCUPANCY LOADS ALONG EXIT PATHWAY

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(ROLLING HILLS PLANNING 2ND SUBMITTAL)

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SUBMITTAL

#	TYPE	DATE

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REN. 03-31-23
STATE OF CALIFORNIA

DATE: 10/14/2021 11:31:03 AM
PROJECT #: 21-007
DWG. TITLE: ABBREV., SYMBOLS, LEGENDS
SHEET NO.: A0.01

GENERAL ARCHITECTURAL NOTES

APPLICABLE CODES
Work that is not in compliance with the applicable codes and inspections shall be corrected at general contractor's own expense and at no expense to the owner. Contract work shall compy with the following codes:
- 2019 California Building Code
- 2019 California Residential Code (where applicable)
- 2019 California Electrcial Code
- 2019 California Mechanical Code
- 2019 California Plumbing Code
- 2019 California Energy Code
- 2019 California Fire Code
- 2019 California Green Building Standards Code

GENERAL REQUIREMENTS
The general contractor shall provide and install all material required to complete the construction of the project in accordance with the terms and conditions of the owner / contractor agreements and in conformance with the governing codes and ordinances having jurisdiction over the project. The Contractor shall coordinate the work of the various trades as required.

GENERAL NOTES

1. Report discrepancies in drawings or specifications to the architect for clarifications and adjustments before commencing work. Any deviations or changes in these drawings without written acceptance shall absolve the owner and architect of all responsibility of said deviation and change.
2. Consultant work that is not a part of these contract documents has not been coordinated by the architect. Contractor shall notify the architect of any discrepancies that prevent execution of the work covered by these documents.
3. For work installed in conflict with the construction documents, the contractor shall be responsible for corrections of work at his own expense.
4. All construction shown as 'existing' has been redrawn from documents prepared by others. For additional information regarding the base building construction refer to the appropriate plans and specifications. Any discrepancies between these documents and those for the base building must be brought to the attention of the architect for resolution.
5. All interior wall and ceiling finishes shall comply with chapter 8 of the 2016 California building code.
6. Electrical, telephone and communications outlets and/or furniture partition connections shall be provided as indicated on the plans
7. The proposed sewer lateral line location to be field verified. If survey video footage documentation is required at the connection of the proposed sewer lateral line is required per public works and shall be coordinated as req'd.
8. Where contractor furnished, contractor installed (C.F.C.I.), the contractor shall supply and install, including provide & install rough plumbing and the final hook-up, all new fixtures and appliances. Architect to approve aesthetic effect where minimum additional partition thickness for furring and plumbing walls is required to support fixture.
9. The contractor shall check and verify size and location of duct openings and plumbing runs with mechanical contractor before framing wall and ceiling. Duct openings in fire rated walls shall have approved fire dampers. Seal between duct and wall / ceiling penetrations.
10. The contractor shall coordinate with the architect, the location of access panels for mechanical duct work, plumbing, and electrical work as required by code. The contractor shall provide and install access panels according to plans, or shall be required to obtain architect's approval prior to installation. Access panels shall be finished to match adjacent surfaces (U.O.N.) and shall meet all security, sound, and fire rating requirements per the adjacent wall / ceiling construction.
11. The contractor shall provide and install all necessary blocking, stiffeners, bracing, framing, hangers, or other support for all fixtures, equipment, cabinetry, furnishing and other items requiring the same.
12. Building shall not be occupied during work where:
    A. The building strength is substantially weakened during any work;
    B. Required exits are not available or are obstructed;
    C. Required fire safety devices such as standpipes and alarm systems are not operational.
13. Contractor to provide temporary site toilets in sufficient numbers to service all workers and staff onsite.
14. Conduit from roof to electric service panel will be installed to accommodate future solar installation.
15. The general contractor shall provide mechanical and electrical layouts and cut sheets for materials that impact finish design appearance, for architect's review.
16. Contractor shall inspect subfloor to ensure it is level and free of dips, dimples and joints that would show through on finish installation. The general contractor shall notify owner if there are problems prior to commencement of new construction.
17. All grades and drainage to be field verified.
18. Coordinate partition framing with required structural, mechanical, plumbing, and electrical equipement or work.

EXISTING WORK

19. The contractor shall verify existing conditions and dimensions at the project site prior to bid submittal and start of construction. Contractor shall notify the architect of any discrepancies that prevent execution of the work covered by these documents.
20. The contractor shall protect existing to remain, new work, and all adjacent property and landscape from loss or damage resulting from operations for the duration of the project. In the event of such loss or damage by the contractor or his subcontractors, the contractor shall make such replacements or repairs as required without additional cost to the owner.
21. Protect existing plants to remain. Avoid unnecessary root disturbance, compaction of soils within drip line, or limb breakage. Do not store material or dispose of any material other than clean water within drip line. Provide adequate irrigation during construction. Replace any tree or shrub damaged during construction with plants of equal size and value at no additional cost to the client.
22. Refer to civil drawings for all notes and information related to existing and proposed utilities including location of existing utilities prior to any site demolition or clearing or associated with any site grading or trenching operations.
23. All existing and proposed utility structures including but not limited to valve boxes, sewer and storm structures, electrical, water, gas and telephone boxes and vaults occurring in the location of proposed improvements shall be reset to the proper grade based on proposed grades.
24. Existing underground utilities and improvements are shown in their approximate locations based upon record information available at the time of preparation of these plans. Locations may not have been verified in the field and no guarantee is made as to the accuracy and completeness of the information shown. The exact location and elevation of utilities shall be determined by the contractor.

LANDSCAPE

25. Existing walls and surfaces to remain, if damaged, shall be repaired and refinished to match adjacent quality level and type.
26. Finished grade (fg) is defined as soil level prior to mulch application. finish grade at planting areas shall be set so that top of mulch is flush with adjacent paving unless otherwise noted.
27. Landscape grading shall not exceed a 2:1 slope, see civil
28. In all areas where asphalt or concrete paving is to be removed and replaced with new planting, remove all existing aggregate base, gravel, etc. Leave only native soil or existing clean fill.
29. Any irrigation system installed shall utilize low water-use fixtures such as drip and microspray.

SOUND

30. Sound rated walls shall acoustically seal walls top and bottom and at any other wall penetrations for pipes, ducts, etc.
31. Sound rated ceilings shall cover back concealed or recessed fixtures with a sound attenuation blanket.

FIRE

32. All insulation shall be noncombustible.
33. Fire resistant construction requirements for occupancy separation and openings in fire separation partitions shall conform with the applicable codes.
34. Fire-resistance rated Class A roof covering assemblies. All roof covering systems shall be a fire-resistance rated Class A roof assembly as defined in [BC 1505]. Roof covering systems for this project shall be tested and listed assemblies in compliance with ASTM E 108 or UL 790.
35. Provide 5/8" type 'X' gypsum board at all fire-rated partitions.
36. Contractor will provide certification that roofing materials meet Class A fire retardant requirements.

CONSTRUCTION DOCUMENT NOTES

1. Dimensions indicated on plans for horizontal control are accurate if measured on a level line not parallel with ground slope.
2. 5/8" type 'X' gypsum board partitions denoted by 'X' on wall type tags.
3. "Typical" or "typ" means identical for all similar conditions, unless otherwise noted. "Similar" or "sim" means comparable characteristics to the elevation or detail noted. Verify dimensions and orientation of the plan.
4. Plan dimensions on drawings are shown to the center lines of columns and to the center of studs in partition walls U.N.O.
5. Height dimensions are measured from the top of the slab, unless noted "A.F.F." (above finish floor) to the top plate heights. Dimensions are not adjustable without review of the architect.
6. All grades refer to finish paving grades unless otherwise noted.
7. If, in the contractor's opinion, any work shown on drawings or called for in specifications represents conditions preventing execution of a high caliber of workmanship, then such conditions shall be referred to architect for clarification. Failure to notify Architect of such conditions and proceeding with work shall be cause for rejection of work and must be reworked or reinstalled in an acceptable manner at no extra cost to Owner. Should conflict occur between drawings and specifications, it shall be assumed that the Contractor estimated the more expensive way, unless contractor, shall be paid for by the contractor responsible for the work in progress or the negligence.

MATERIALS AND FINISHES
On continuous wall surfaces, where construction involves more than one material, finish, or material thickness, align face of finish U.N.O. Installation shall be completed by an installer licensed and skilled in their trade.

1. The general contractor shall provide and install materials as required for 'fire protection' compliance.
2. Material and equipment shall be new and of a type intended for usage indicated. Like components shall be by one manufacturer and component parts shall be interchangeable.
3. Contractor shall comply with industry standards for workmanship except when more stringent tolerances are required.
4. Contractor shall assure that all work is performed by persons qualified to produce workmanship of the specified materials and scope of work.
5. Contractor shall secure all products in place with positive anchorage devices designed and sized to withstand stress, vibration, and racking.
6. Contractor shall transport, handle, store, protect and install manufactured items in strict accordance with manufacturers' recommendations. Should conflict exist between construction documents and manufacturers' instructions, contractor shall consult with Architect.
7. Contractor shall protect products and finishes from damage during construction operations.

STORAGE AND PROTECTION

8. The general contractor shall provide protection during construction in accordance with the applicable Code by means including, but not limited too, those described in this section.
9. Determine and comply with manufacturer's recommendation on product handling storage and protection, except as otherwise approved by architect

1. Deliver products to job site in their manufacturer's original container, with labels intact and legible.
2. Identification of the material / equipement shall be legible on or readable through the front cover.
3. Promptly remove damaged material and unsuitable items from job site and replace material to meet specified requirements at no additional cost to Owner.
4. Architect may reject all materials and products that do not bear identification satisfactory to architect for manufacturer, grade, quality, and other pertinent information.
5. Material and products damaged or stolen while in the possession of Contractor or Sub-Contractors shall be promptly replaced or repaired to the satisfaction of the Architect at no additional cost to the Owner.
6. When material is stored at the job site, position allowing easy access for proper inspection and identification of each shipment.
7. Storage location shall not interfere with ongoing deliveries and construction progress.
8. Contractor to reposition stored materials / equipement at no additional expense to Owner.
9. Take measures to prevent theft of materials.

WOOD & PLASTICS

10. All work shall be manufactured and installed in accordance with the standard established in the latest edition of the Manual for Millwork (including any amendments) as adopted by the Woodwork Institute of California in the WIC grades hereinafter specified or shown on the drawings.All work shall be manufactured and installed in accordance with the standard established in the latest edition of the Manual for Millwork (including any amendments) as adopted by the Woodwork Institute of California in the WIC grades hereinafter specified or shown on the drawings.

11. All cabinetry to be constructed, finished and installed in accordance with the standards of the woodworking institute of California. **The general contractor shall submit shop drawings and samples for review, and shall be approved in writing before commencement of related work.**

THERMAL & MOISTURE PROTECTION

12. All waterproofing membranes shall be applied in accordance with manufacturer's written instructions.
13. All fixed windows shall be sealed to limit air infiltration.
14. All exterior joints around window and door frames,between walls and foundations, between walls and roof, between wall panels, at penetration of utilities through the envelope, shall be sealed caulked, or weatherstripped to limit air leakage.
15. Substrates must be smooth, clean, dry and free of voids, spalled areas, loose substrate, loose nails or any sharp protrusions that may compromise the application of the membrane.
16. Remove dirt, debris, oil, grease, cement laitance, or other foreign matter which will impair or negatively affect the performance of the waterproofing system.
17. Mechanically fasten the waterproofing membrane at all vertical terminations. Use only smooth shank fasteners, or terminate as indicated by manufacturer.
18. Protect adjoining surfaces, which are not to be waterproofed, from damage while performing work.
17. All areas to receive waterproofing membrane shall be protected from damage during application until finished work is approved or accepted.
18. Flashing, where req'd, shall be of high quality and low corrosive metal material.
19. All roof felt shall be 30# minimum. Flat roofs shall have (2) layers of felt underlayment.
20. Specified roof covering assemblies shall comply with all requirements of [BC 704A]; weather protection requirements of [BC 1503]; performance requirements of [BC 1504]; fire classification requirements of [BC 1505]; material requirements of [BC 1506]; and construction requirements of [BC 1507]; and storm water drainage requirements of [PC Ch. 11].
21. All exterior walls shall be wrapped with (2) layers of Dupont TYVEK HOMEWRAP (or approved equal) over plywood sheathing.

BATT INSULATION

22. All batt insulation shall be sound attenuation batt insulation as noted on the drawings and as manufactured by Owens-Corning, John Mansville, or equal.
23. Install insulation in conformance with manufacturers instructions for acoustical application: fit tightly around junction boxes, pipes, irregularities, etc…
24. See Title 24 for additional project specific requirements.

SEALANTS

25. Apply sealant compound to a clean, dry surface free from grease, oil dirt and other matter tending to impair adhesion.
26. Clean and prime in accordance with manufacturers instructions.
27. Protect adjacent surfaces from staining.
28. General building application: DAP "230" sealant, latex sealing compound conforming to federal specification TT-S-00230C.
29. Provide acoustical sealant to the top and bottom plate of all new partitions.

METALS

30. Furnish materials and perform labor required to execute the work as indicated on the structural drawings.
31. Welding to be done by welders certified by the building department conforming to the methods described in the latest edition of the AWS standards.
32. **If structural steel is utilized, the fabricator shall provide shop drawings for the Structural Engineer and Architect's review before fabrication.**
33. Installation shall be completed by an installer licensed and skilled in their trade.
34. Except as otherwise shown on drawings or approved shop drawings, use materials of size, thickness, and type required to produce reasonable strength and durability of work in this section.
35. Fabricate with accurate angles and surfaces true to required lines and level grinding exposed connections with hairline joints, and using concealed fasteners wherever possible.
36. Form metal accurately to dimensions and shapes required, finishing molded and broken surfaces with true, sharp, straight lines and angles and, where intercepting other members, coping to an accurate fit. All exposed joints to be heliarc welded and ground smooth to final finish of metal.
37. Form, fabricate and install metal so as to accurately provide for expansion and contraction in the finished work.
38. Set work accurately into position; plumb, level, and true.
39. Metal specifications shall be coordinated with adjacent materials to limit galvanic action and corrosion.

GLASS

40. Hazardous safety glazing areas requiring tempered glass for impact are:
    A. Glass in any door
    B. Glass in any kind of shower, bathtub area, hot tub, steam room, sauna or whirlpool area where the bottom edge of the glass is less than 60 inches above a standing surface and drain outlet
    C. Glass in fixed or operable panels adjacent to a door where the nearest exposed edge of the glazing is within a 24" arc of either vertical edge of the door in a closed position and where the bottom edge of the glazing is less than 60" above a walking surface
    D. Glass in fixed or operable panels that meets all of the following conditions:
        a. Bottom edge is less than 18" above floor
        b. Top edge is greater than 36" above floor
        c. Total area of glass is greater than 9 sq. ft. (1296 sq.in.)
        d. One or more walking surfaces within 36" horizontally of the glazing
    E. Glass in walls used as a barrier for indoor or outdoor swimming pools or spas when both of the following exist:
        a. The bottom edge of the glazing is less than 60" above a pool side of the glazing
        b. The glazing is within 5 feet of a swimming pool or spa deck area

Glass in walls enclosing stairway landings or within 5 feet of the bottom and top of stairways where the bottom edge of the glass is less than 60" above a walking surface

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Permits must be obtained prior to construction. No construction shall take place without applicable permits.

(ROLLING HILLS PLANNING 2ND SUBMITTAL)

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SUBMITTAL

#	TYPE	DATE

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STATE OF CALIFORNIA

DATE: 10/14/2021 11:31:04 AM
PROJECT #: 21-007
DWG. TITLE: GENERAL NOTES
SHEET NO.: A0.02

GENERAL CONSTRUCTION NOTES

INSURANCE
THE GENERAL CONTRACTOR AND SUBCONTRACTOR(S) SHALL PURCHASE AND MAINTAIN CERTIFICATE OF INSURANCE WITH RESPECT TO WORKMAN'S COMPENSATION, PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE LIMITS AS REQUIRED BY LAW. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY AND SECURITY PRECAUTIONS IN CONNECTION WITH THE WORK.

The Owner shall provide and pay for builder's risk insurance. Coverage shall include, but not be limited to perils of fire, lightning, flood, windstorm, hurricane, hail, explosion, riot, civil commotion, smoke, aircraft, land vehicles, vandalism, and malicious mischief, etc., in the amount equal to 100% of the contract sum (but not including excavation, filling, grading, demolition, foundations, and other non-insurable items). Such coverage to be issued in name of the contractor and owner, as their interest may appear.

The Contractor shall procure, pay for, and maintain at all times during the prosecution of the work under the contract, various forms of insurance with carriers acceptable to the owner. All insurance policies shall have the architect, design consultants, the owner, and their employees as additional insureds. Contractor shall furnish insurance policies to owner prior to commencement of work. The following forms of insurance shall be provided:

A. Statutory compensation and employer's liability insurance.
B. Liability coverage .
C. Contractor's bodily liability insurance and contractor property damage liability insurance.
D. Contractor's protective bodily injury insurance and protective property damage liability insurance.
E. Automobile bodily injury liability and automobile property damage liability insurance.

CONTRACT & SCHEDULE NOTES / ADMINISTRATIVE NOTES
1. Contractor shall coordinate with owner and other contractors performing work under separate contracts to ensure project progress according to schedule.
2. The drawings and specifications constitute only a part of the contract documents as identified in the owner / contractor agreement. The contractor is also responsible for requirements set forth in the other instruments of the owner / contractor agreement. Discrepancies in the documents shall be reported to the architect at once for resolution.
3. In agreeing to terms and conditions of contract, contractor has accepted responsibility to verify that specified products will be available and to place orders for all required materials
4. Upon award of the contract, the general contractor shall prepare and submit to the architect a construction progress schedule. the construction schedule shall be continuously updated and posted at the job site at all times.
5. Contractor shall provide to the owner one set of reproducible as-builts for architectural, mechanical and electrical work. Additional site work, security systems, control systems and communications systems work performed by the contractor(s) shall also be documented in as-built drawings to be submitted to the owner. As-built drawings to be computer-based documents provided on compact disk.
6. Contractor shall provide warranties and manuals for all equipment and products installed on the project where supplied by the manufacturer.
7. The contractor will secure the necessary permits and will erect the necessary barriers, protection fences and/or canopies along public ways prior to starting construction
8. Contractor to obtain curb cut permits as required.
9. The contractor shall apply for and obtain, at the contractor's sole expense, all necessary construction permits required by applicable building codes and City agencies and State agencies.
10. Contractor to recycle, strategize waste reduction, & divert demolished materials where possible.
11. The contractor is responsible for any and all overtime costs unless otherwise agreed upon in writing.
12. Subject to inspectors' approval, the owner reserves the right to occupy the premises at any time before completion. Such occupancy shall not constitute the final acceptance of all or any part of the Work per the contract.
13. Owner shall pay monthly service bill for water, gas & electricity required for duration of construction. Contractor shall pay for the telephone service for job trailer(s), any temp. power or water lines, and for removal of construction debris and trash.

SAFETY
14. The contractor and all sub-contractors and suppliers, are to fully comply with all local, state and federal safety requirements, (including but not limited to) California Occupational Safety and Health and the California Labor Commission.
15. A first aid kit shall be on the site at all times.

PRODUCT OPTIONS & SUBSTITUTIONS
Contract is based on the high standards of quality established in contract documents.
1. Substitution, revisions and / or changes must have prior approval by the architect.
2. Contractor shall provide specified products.
3. Contractor shall inform Architect in writing, at the time of submission, of any proposed deviations from the contract documents.
4. Neither the Owner nor Architect has agreed to substitution of materials specififfied in the contract documents, except as maybe specifically otherwise stated in writing.
5. Contractor is required to provided specified material where materials are specified by naming one single manufacturer and / or model number. Materials proposed by the Contractor to be used, in lieu of materials specified with "or equal," shall in all ways be equal or exceed the qualities of the named materials and shall be approved by the architect.
6. Should Contractor demonstrate (to approval of Architect) that a specified material was ordered in a timely manner and will not be available in time for incorporation into this work, then Contractor shall submit to Architect such data on proposed substitute materials and/or methods as are needed to assist Architect in determining suitability of proposed substitution.
7. Substitutions will be considered if:
   A. Contractor has submitted substitution to architect in writing.
   B. Contractor has indicated (in writing) cost, time or other benefits for substitution.
   C. Architect shall be the judge of acceptability and reserves the right to reject proposed substitution.
8. The following products do not require further approval except for interface within work:
   A. Products specified by reference to standard specifications, such as national testing agencies and similar standards.
   B. Products specified by manufacturer's name and catalog number.
   C. Where phrase “or equal” or “or equal as approved by Architect” occurs in contract, do not assume that materials, equipment will be approved as equal unless item has been specifically approved by Architect.
   D. Decision of Owner and / or Architect shall be final.
9. The general contractor shall make shop drawings and sample submittals in accordance with AIA general conditions A201 and the requirements of the construction drawing and specifications.

MARKED-UP DRAWINGS / RECORD DRAWINGS
1. During the execution of the work, contractor shall maintain a complete set of contract drawings in the job office, upon which set he is required to note in red, or other clear manner, all deviations from the contract documents (both authorized and unauthorized). Marked-up drawings prepared from this job set are a part of the project close-out documents.
2. Submittal by contractor represents that field measurements, field construction criteria, materials, catalog numbers and similar data have been reviewed and verified by Contractor, and that each has been checked and coordinated with requirements of Contract Documents.
3. Architects review of submittals shall be for design concept only and shall not be construed as approving departures from Contract documents.
4. Architect shall respond promply to RFI's and Submittals.

SITE ACCESS & PROTECTION
1. The property gates are to be closed and locked at the end of each workday.
2. The contractor shall maintain the premises clean and free of all trash and debris and shall protect all work from damage, soiling, paint overspray, etc. All fixtures, equipment, glazing, floor, etc. shall be left clean and ready for occupancy (including existing storefront glazing and mullions, both interior and exterior space frame.)
3. Contractor shall be responsible to final clean the space
4. Contractor shall make arrangements with the owner/property manager for parking access, security access, material storage and waste dumpster location on the construction site
5. The Contractor shall keep the premises free from accumulation of waste materials or rubbish caused by his employees and subcontractors. At the completion of the work, the subcontractors shall remove from building and site all rubbish, tools, and surplus materials and leave the work swept broom clean.

MANUALS
Where manuals (such as HVAC equipment) are required to be submitted covering items including work, recommended maintenance, etc., provide manuals in durable binders, approximately 8-1/2 ” by 11” in size, and provide the following information:

1. Identification on, or readable through, front cover, stating general nature of manual.
2. Neatly typewritten index at front of manual, furnishing immediate information as to location in manual of data or equipment involved, name, address and phone number of subcontractor.
3. Complete instructions regarding operation and maintenance of equipment involved.
4. Complete nomenclature or replaceable parts, their part numbers, current cost, and name, address and phone number of nearest vendor of parts.
5. Copy of all guarantees and warranties issued.
6. Copy of approved shop drawings with data concerning changes made during construction.

Extraneous Data: Where contents of manual include manufacturers catalog pages, clearly indicate precise items included in this installation and delete, or otherwise clearly indicate, manufacturer's data with which this installation is not concerned. Architect will retain one copy and return one (1) copy to the Contractor and one to the Owner.

CONTRACT CLOSE OUT
1. Contractor shall provide documentation (notice of substantial completion) stating the work has been substantially completed.
2. Contractor shall provide list of items to be completed to Architect.
3. Architect will review list of items to be completed and will supplement the list of items considered to be incomplete or unacceptable.
4. At completion of work, and prior to owner move-in, Contractor shall employ skilled workmen for final cleaning; including glass, glossy surfaces, floors and finishes, including paint touch-up as required.
5. Contractor shall provide project record documents, material and finish data, operation and instruction manuals, maintenance of equipement and systems, warranties (including coverage dates), and bonds at project completion. Submit records to owner bound in 8-1/2" x 11" three-ring binders with durable plastic covers.
6. Contractor shall submit (marked-up) record drawings to Owner.
7. Contractor shall provide evidence of payments and release of liens to Owner.
8. Contractor shall obtain certificate of occupancy and provide to Owner.
9. Contractor shall provide final certificate for payment to Owner.

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Permits must be obtained prior to construction. No construction shall take place without applicable permits.

(ROLLING HILLS PLANNING 2ND SUBMITTAL)

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PROJECT
GONZALEZ RESIDENCE
79 EASTFIELD DRIVE, ROLLING HILLS, CA 90274

SUBMITTAL

	TYPE	DATE
1		

STAMP
LICENSED ARCHITECT
JOSEPH R. SPIERER
No. C 32307
REN. 03-31-23
STATE OF CALIFORNIA

DATE: 10/14/2021 11:31:04 AM
PROJECT #: 21-007
DWG. TITLE: GENERAL NOTES
SHEET NO.: A0.03

EASEMENTS:

EASEMENTS SHOWN PER FIDELITY NATIONAL TITLE REPORT ORDER NO. 00290713-995-LBO-JP1 WITH EFFECTIVE DATE JANUARY 4, 2021:

(5) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS DELINEATED OR AS OFFERED FOR DEDICATION ON THE MAP OF SAID TRACT.

PURPOSE: PRIVATE STREETS AND INCIDENTAL PURPOSES
AFFECTS: AS SHOWN ON SAID TRACT MAP

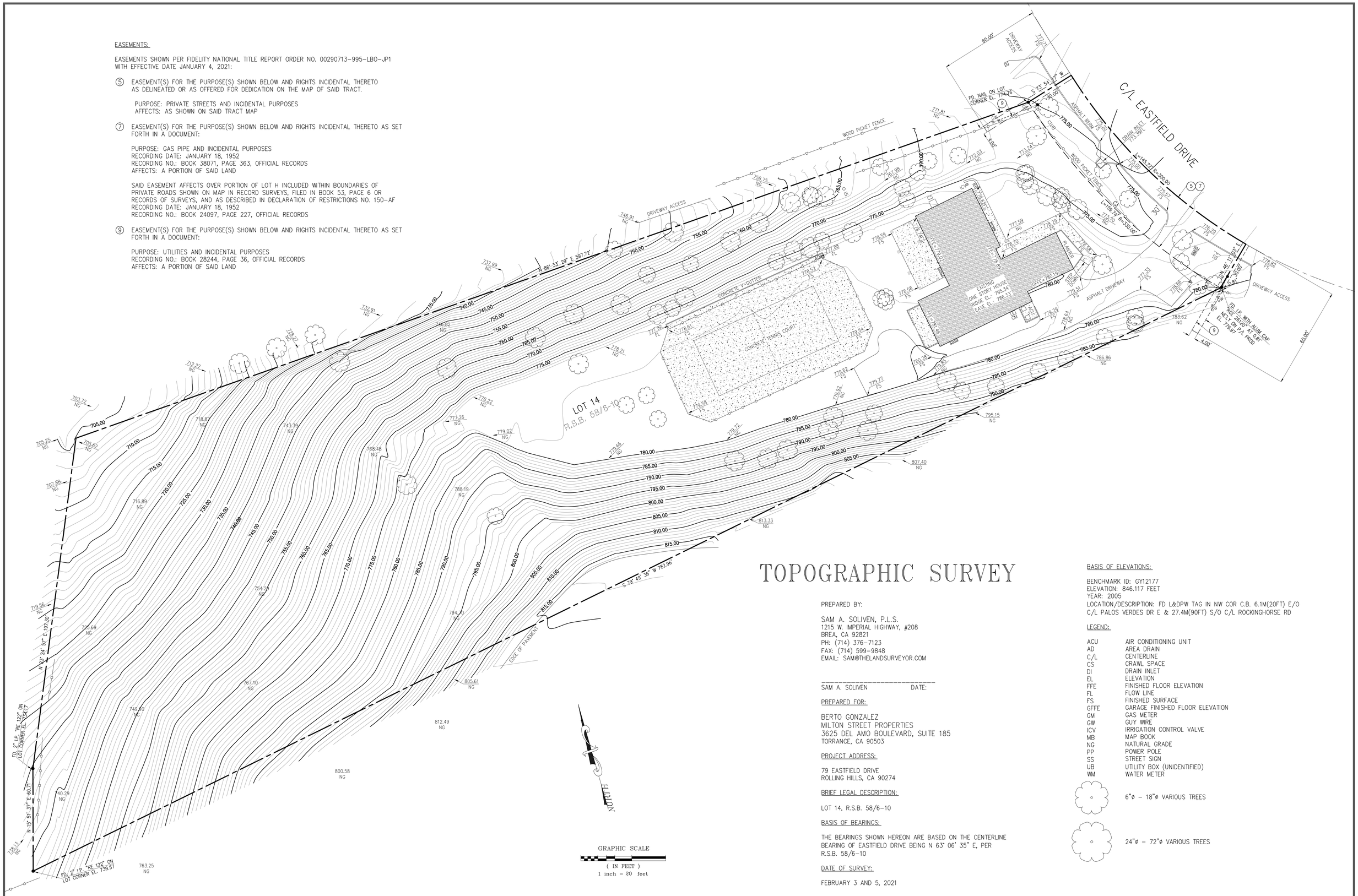
(7) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:

PURPOSE: GAS PIPE AND INCIDENTAL PURPOSES
RECORDING DATE: JANUARY 18, 1952
RECORDING NO.: BOOK 38071, PAGE 363, OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND

SAID EASEMENT AFFECTS OVER PORTION OF LOT H INCLUDED WITHIN BOUNDARIES OF PRIVATE ROADS SHOWN ON MAP IN RECORD SURVEYS, FILED IN BOOK 53, PAGE 6 OR RECORDS OF SURVEYS, AND AS DESCRIBED IN DECLARATION OF RESTRICTIONS NO. 150-AF
RECORDING DATE: JANUARY 18, 1952
RECORDING NO.: BOOK 24097, PAGE 227, OFFICIAL RECORDS

(9) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:

PURPOSE: UTILITIES AND INCIDENTAL PURPOSES
RECORDING NO.: BOOK 28244, PAGE 36, OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND



TOPOGRAPHIC SURVEY

PREPARED BY:

SAM A. SOLIVEN, P.L.S.
1215 W. IMPERIAL HIGHWAY, #208
BREA, CA 92821
PH: (714) 376-7123
FAX: (714) 599-9848
EMAIL: SAM@THELANDSURVEYOR.COM

_____
SAM A. SOLIVEN DATE:

PREPARED FOR:

BERTO GONZALEZ
MILTON STREET PROPERTIES
3625 DEL AMO BOULEVARD, SUITE 185
TORRANCE, CA 90503

PROJECT ADDRESS:

79 EASTFIELD DRIVE
ROLLING HILLS, CA 90274

BRIEF LEGAL DESCRIPTION:

LOT 14, R.S.B. 58/6-10

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE BEARING OF EASTFIELD DRIVE BEING N 63° 06' 35" E, PER R.S.B. 58/6-10

DATE OF SURVEY:

FEBRUARY 3 AND 5, 2021

BASIS OF ELEVATIONS:

BENCHMARK ID: GY12177
ELEVATION: 846.117 FEET
YEAR: 2005
LOCATION/DESCRIPTION: FD L&DPW TAG IN NW COR C.B. 6.1M(20FT) E/O C/L PALOS VERDES DR E & 27.4M(90FT) S/O C/L ROCKINGHORSE RD

LEGEND:

ACU	AIR CONDITIONING UNIT
AD	AREA DRAIN
C/L	CENTERLINE
CS	CRAWL SPACE
DI	DRAIN INLET
EL	ELEVATION
FFE	FINISHED FLOOR ELEVATION
FL	FLOW LINE
FS	FINISHED SURFACE
GFFE	GARAGE FINISHED FLOOR ELEVATION
GM	GAS METER
GW	GUY WIRE
ICV	IRRIGATION CONTROL VALVE
MB	MAP BOOK
NG	NATURAL GRADE
PP	POWER POLE
SS	STREET SIGN
UB	UTILITY BOX (UNIDENTIFIED)
WM	WATER METER

6"ø - 18"ø VARIOUS TREES

24"ø - 72"ø VARIOUS TREES

DEMOLITION NOTES

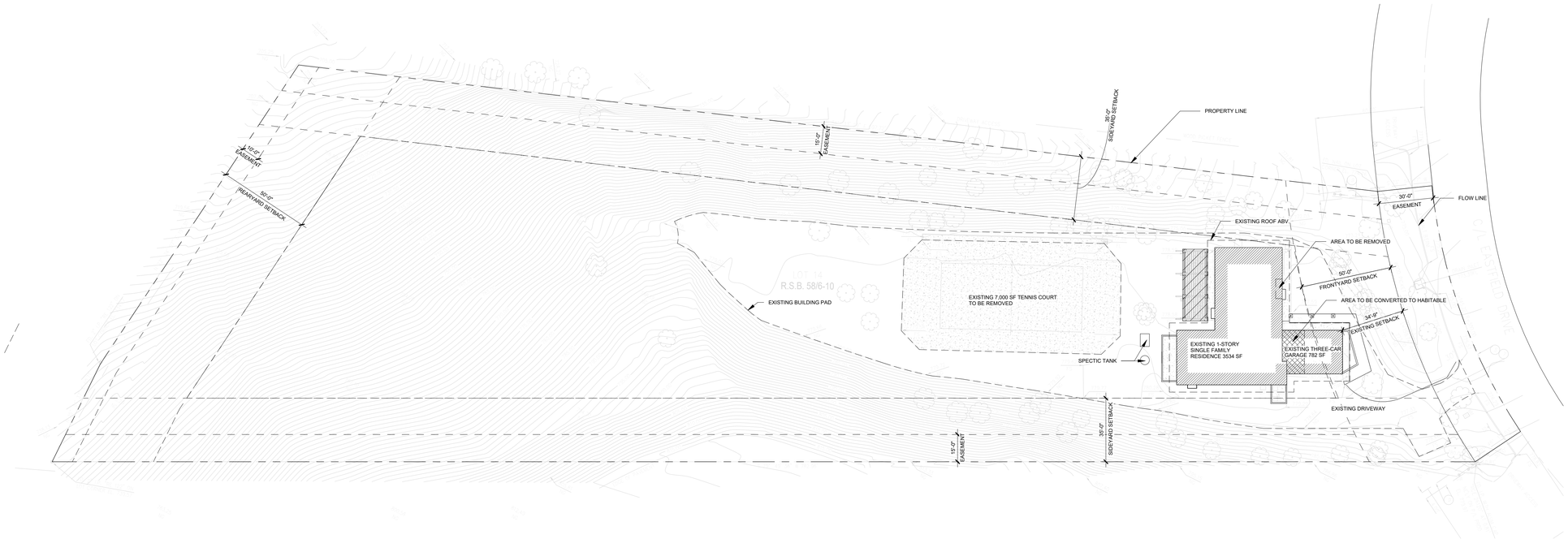
1. The contractor shall protect existing to remain, new work, and all adjacent property and landscape from loss or damage resulting from operations for the duration of the project. In the event of such loss or damage by the contractor or his subcontractors, the contractor shall make such replacements or repairs as required without additional cost to the owner.
2. Refer to civil drawings for all notes and information related to existing and proposed utilities including location of existing utilities prior to any site demolition or clearing or associated with any site grading or trenching operations.
3. All existing and proposed utility structures including but not limited to valve boxes, sewer and storm structures, electrical, water, gas and telephone boxes and vaults occurring in the location of proposed improvements shall be reset to the proper grade based on proposed grades.
4. Existing underground utilities and improvements are shown in their approximate locations based upon record information available at the time of preparation of these plans, refer to civil drawings. Locations may not have been verified in the field and no guarantee is made as to the accuracy and completeness of the information shown. The exact location and elevation of utilities shall be determined by the contractor.
5. Contractor to recycle, strategize waste reduction, & divert demolished materials where possible.

LEGEND

PROPERTY LINES

BUILDING SETBACK

KEYNOTES



EXISTING SITE PLAN 1

1/32" = 1'-0"

0' 4' 8' 16'

PLAN NORTH

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PROJECT
GONZALEZ RESIDENCE
79 EASTFIELD DRIVE, ROLLING HILLS, CA 90274

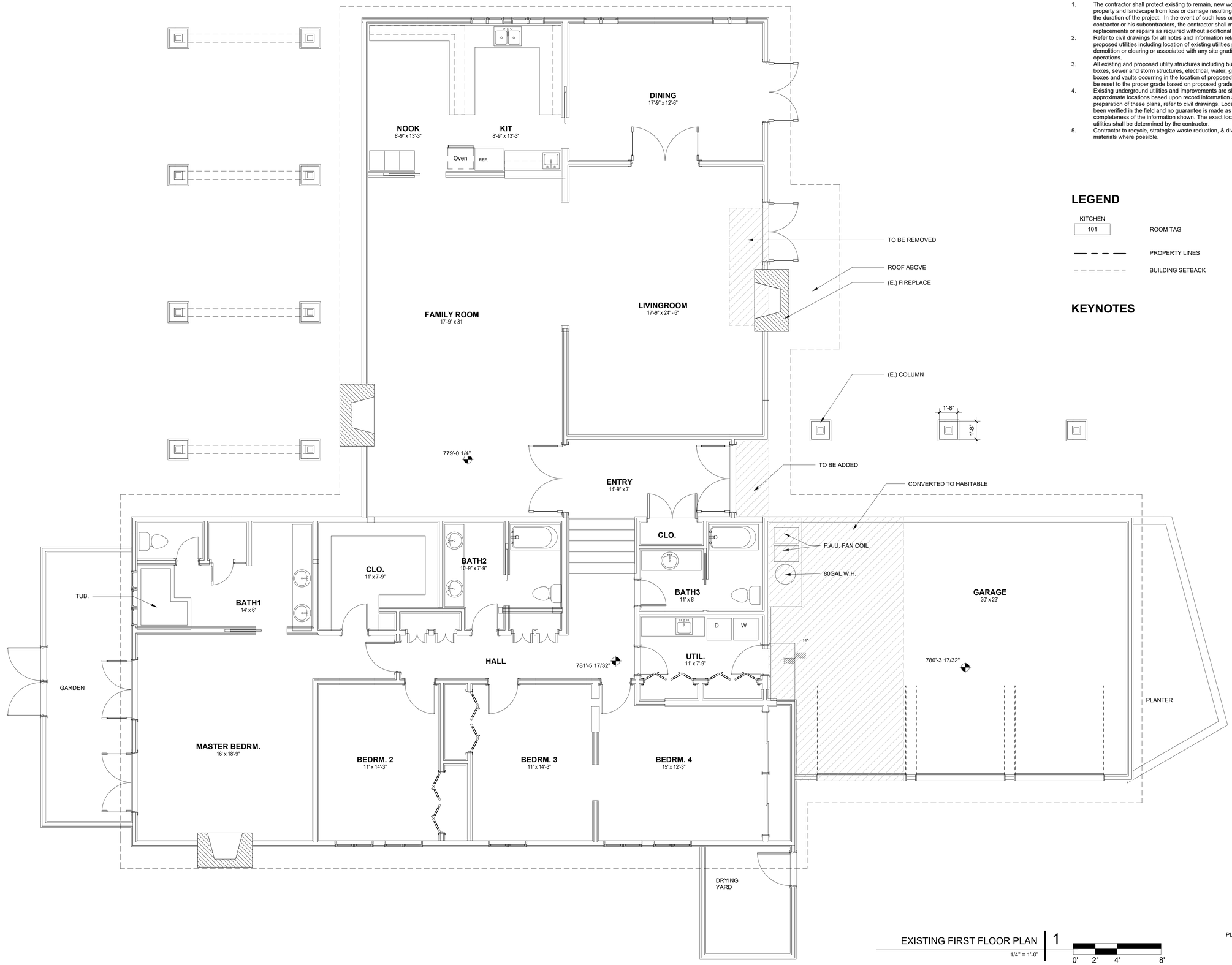
SUBMITTAL

	TYPE	DATE

STAMP

LICENSED ARCHITECT
JOSEPH R. SPIERER
No. C 32307
REN. 03-31-23
STATE OF CALIFORNIA

DATE	10/14/2021 11:31:32 AM
PROJECT #	21-007
DWG. TITLE	SITE DEMO
SHEET NO.	AD1.00



DEMOLITION NOTES

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5. Contractor to recycle, strategize waste reduction, & divert demolished materials where possible.

LEGEND

KITCHEN
101 — ROOM TAG

— — — — PROPERTY LINES

- - - - - - - - BUILDING SETBACK

KEYNOTES

EXISTING FIRST FLOOR PLAN 1
1/4" = 1'-0"
0' 2' 4' 8'

PLAN NORTH

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GONZALEZ RESIDENCE
79 EASTFIELD DRIVE, ROLLING HILLS, CA 90274

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TYPE DATE

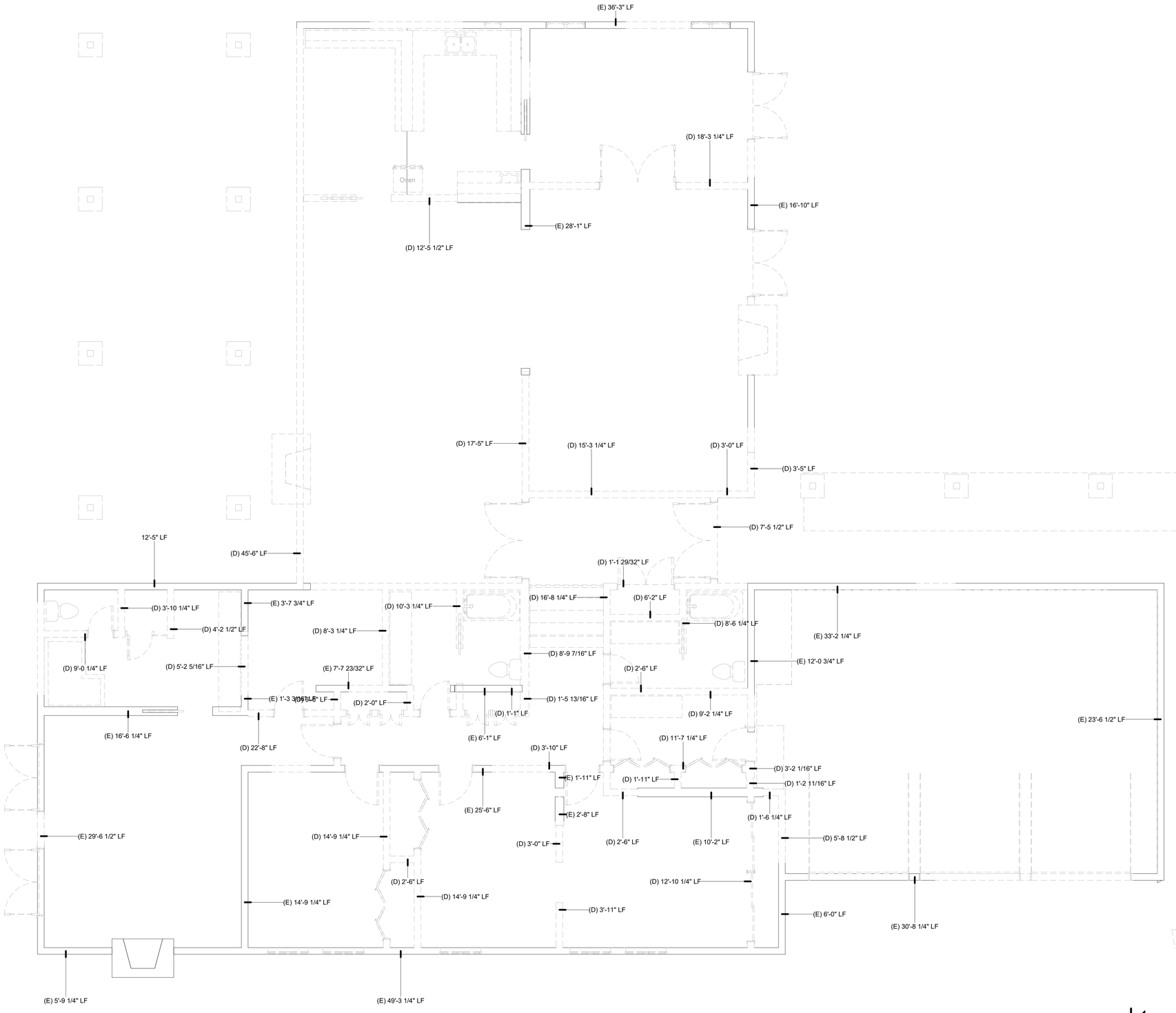
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JOSEPH R. SPIERER
No. C 32307
REN. 03-31-23
STATE OF CALIFORNIA

DATE 10/14/2021 11:31:33 AM

PROJECT # 21-007

DWG. TITLE EXISTING FIRST FLOOR PLAN

SHEET NO. AD2.00



FIRST FLOOR WALL DEMO CALCS | 1

1/4" = 1'-0"

DEMOLITION NOTES

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5. Contractor to recycle, strategize waste reduction, & divert demolished materials where possible.

LEGEND

(E) XX.XX' LF	EXISTING WALL TO REMAIN TAG
(D) XX.XX' LF	EXISTING WALL TO BE DEMOLISHED TAG
KITCHEN 101	ROOM TAG
	EXISTING TO REMAIN
	EXISTING TO REMOVE

WALL DEMO

Existing to be Demolished (D)	Existing to Remain (E)
3.00 LF	45.50 LF
7.46 LF	8.94 LF
45.50 LF	17.98 LF
12.46 LF	36.25 LF
22.67 LF	16.83 LF
4.21 LF	6.54 LF
9.02 LF	33.19 LF
3.85 LF	23.54 LF
10.27 LF	30.69 LF
2.00 LF	6.00 LF
6.50 LF	49.27 LF
8.27 LF	5.77 LF
14.77 LF	29.54 LF
2.50 LF	8.88 LF
14.77 LF	28.08 LF
3.17 LF	3.65 LF
1.52 LF	6.08 LF
16.69 LF	7.64 LF
1.16 LF	14.77 LF
2.50 LF	25.50 LF
8.52 LF	1.92 LF
6.17 LF	1.15 LF
11.60 LF	16.52 LF
1.23 LF	1.26 LF
12.85 LF	2.67 LF
15.27 LF	12.06 LF
18.27 LF	10.17 LF
8.25 LF	10.25 LF
25.04 LF	460.64 LF
8.25 LF	
1.21 LF	
1.21 LF	
1.21 LF	
1.21 LF	
1.92 LF	
1.50 LF	
8.79 LF	
1.48 LF	
5.19 LF	
2.50 LF	
9.19 LF	
3.83 LF	
1.08 LF	
5.85 LF	
17.42 LF	
17.90 LF	
5.71 LF	
3.92 LF	
3.00 LF	
3.42 LF	
405.27 LF	

CEILING DEMO

Existing to be Demolished (D)	Existing to Remain (E)

Total Wall to be Demolished
(Existing to be Demolished / Total)
405.27 LF / (405.27 LF + 460.64 LF) = 46.8%

KEYNOTES

PLAN NORTH

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PROJECT
GONZALEZ RESIDENCE
79 EASTFIELD DRIVE, ROLLING HILLS, CA 90274

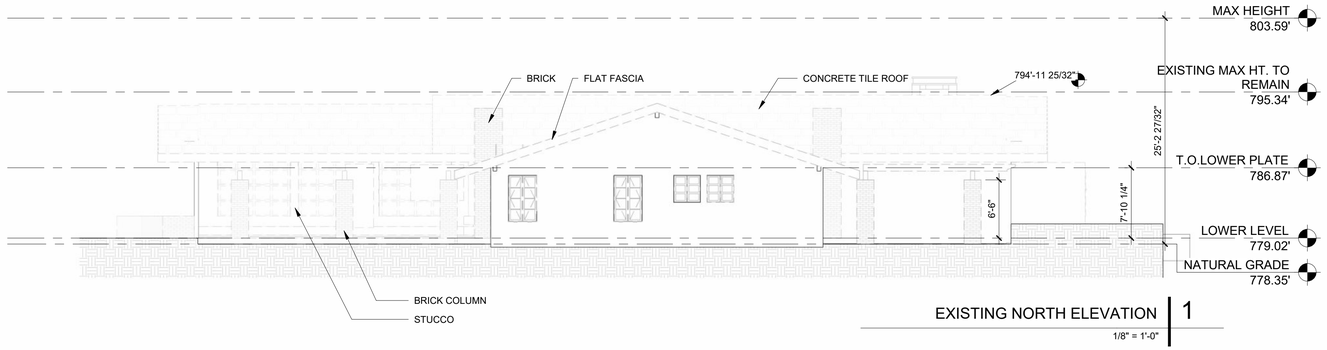
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SUBMITTAL

	TYPE	DATE

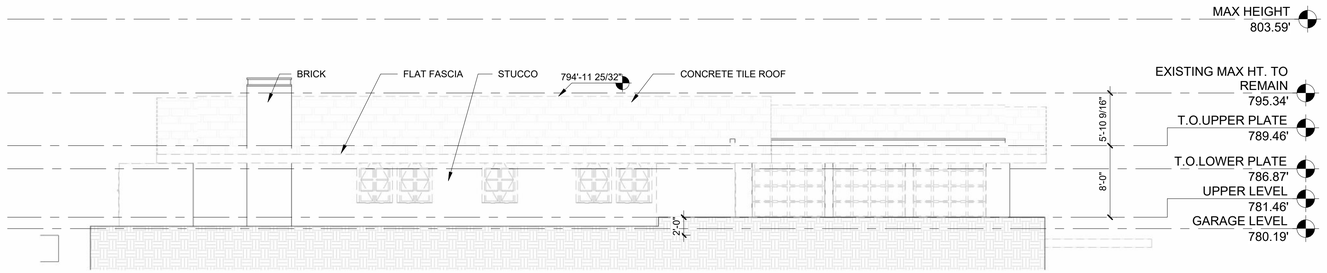
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LICENSED ARCHITECT
JOSEPH R. SPIERER
No. C 32307
REN. 03-31-23
STATE OF CALIFORNIA

DATE: 10/14/2021 11:31:36 AM
PROJECT #: 21-007
DWG. TITLE: DEMOLITION CALCS
SHEET NO.: AD2.10



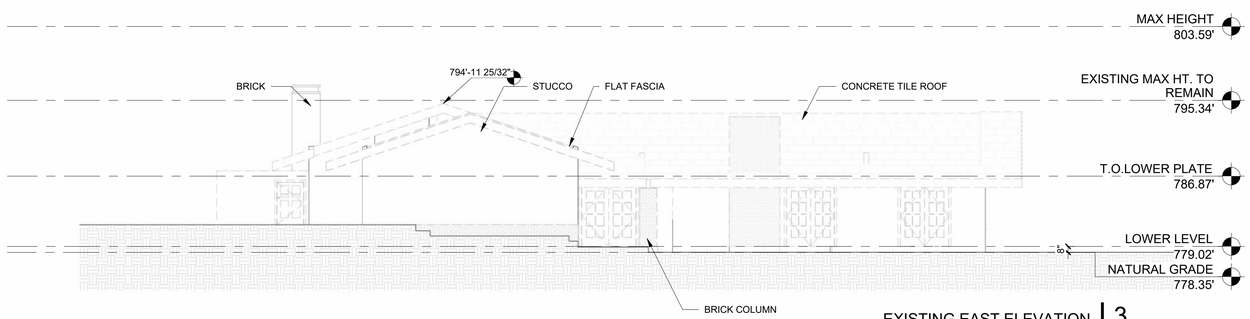
EXISTING NORTH ELEVATION 1

1/8" = 1'-0"



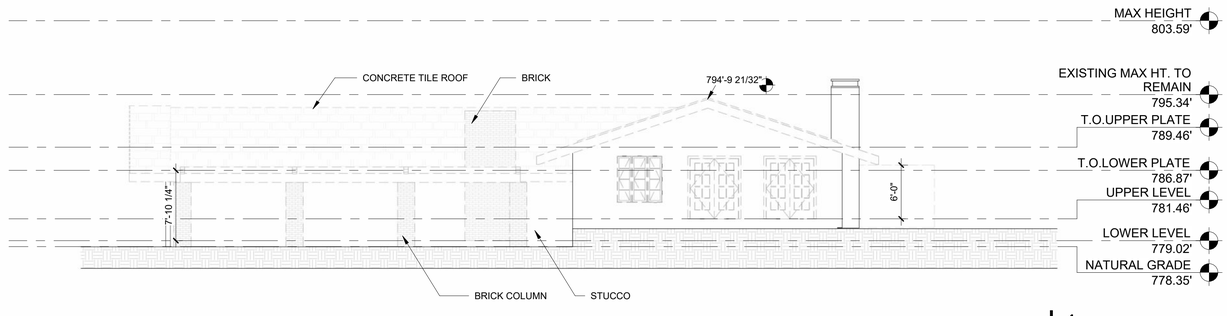
EXISTING SOUTH ELEVATION 2

1/8" = 1'-0"



EXISTING EAST ELEVATION 3

1/8" = 1'-0"



EXISTING WEST ELEVATION 4

1/8" = 1'-0"

ELEVATION LEGEND

- WHITEWASHED BRICK
- BOARD AND BATTEN
- CONCRETE TILE
- STUCCO
- PARTS TO BE DEMOLISHED

KEYNOTES

0' 2' 4' 8'

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PROJECT
GONZALEZ RESIDENCE
79 EASTFIELD DRIVE, ROLLING HILLS, CA 90274

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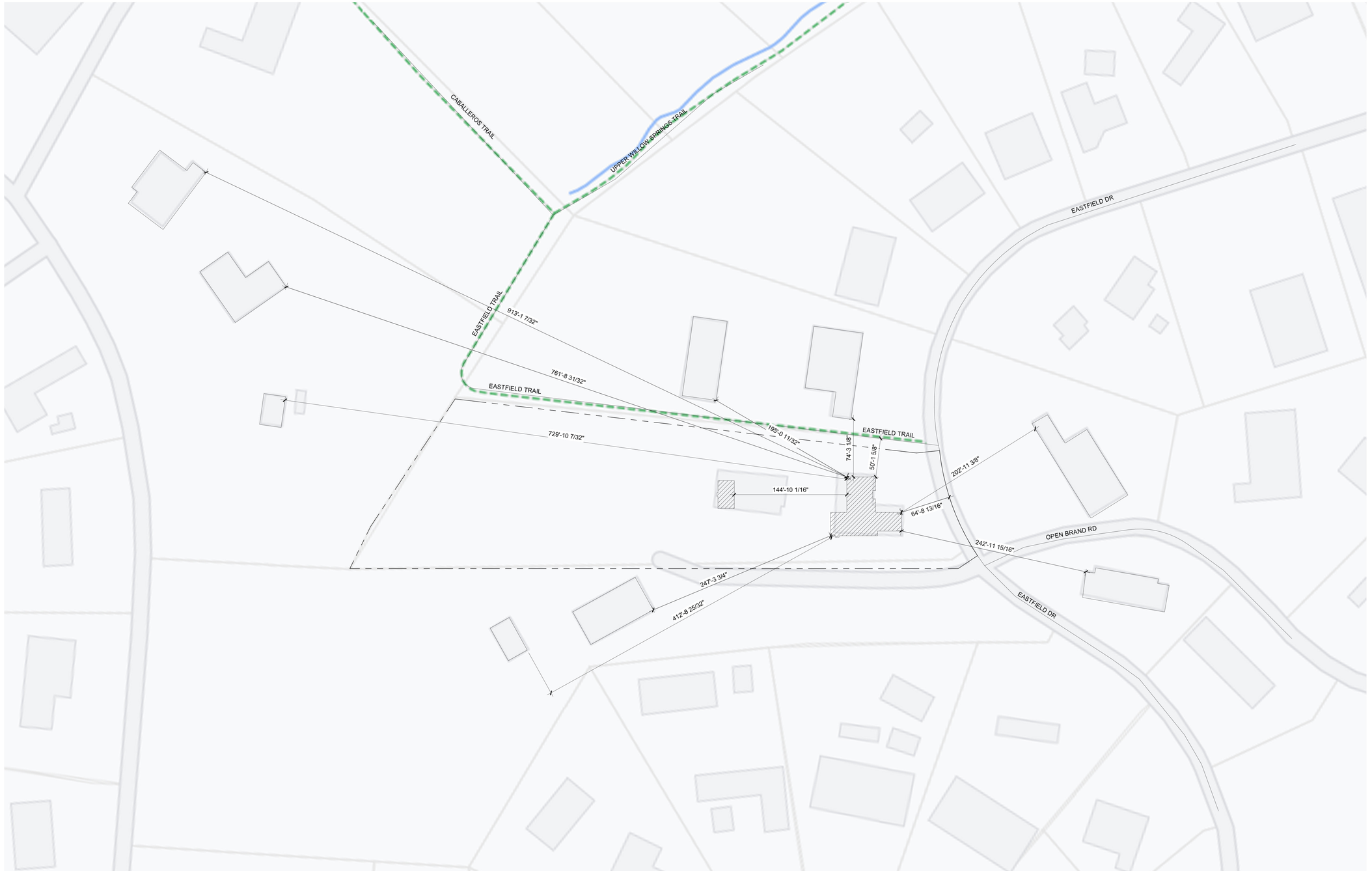
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No. C 32307
REN. 03-31-23
STATE OF CALIFORNIA

DATE 10/14/2021 2:11:22 PM

PROJECT # 21-007

DWG. TITLE EXISTING ELEVATION

SHEET NO. AD3.00



VICINITY MAP 1
1" = 60'-0"

PLAN NORTH

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GONZALEZ RESIDENCE
79 EASTFIELD DRIVE, ROLLING HILLS, CA 90274

SUBMITTAL

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JOSEPH R. SPIERER
No. C 32307
REN. 03-31-25
STATE OF CALIFORNIA

DATE	9/20/2021 1:35:51 PM
PROJECT #	21-007
DWG. TITLE	VICINIITY PLAN
SHEET NO.	A0.10



1



2



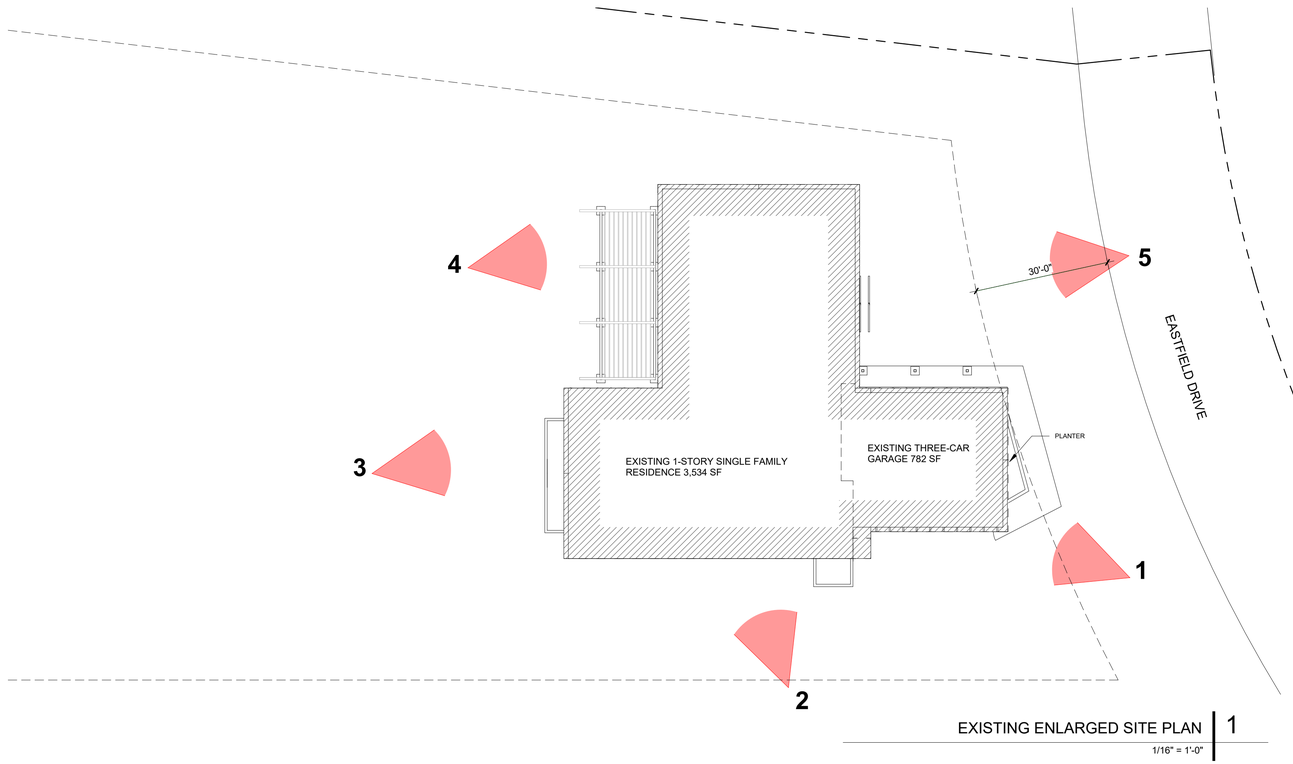
3



4



5



EXISTING ENLARGED SITE PLAN | 1

1/16" = 1'-0"

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79 EASTFIELD DRIVE, ROLLING HILLS, CA 90274

SUBMITTAL

	TYPE	DATE

STAMP
LICENSED ARCHITECT
JOSEPH R. SPIERER
No. C 32307
REN. 03-31-23
STATE OF CALIFORNIA

DATE: 10/14/2021 11:31:07 AM

PROJECT #: 21-007

DWG. TITLE: EXISTING BUILDING PHOTO

SHEET NO.: A0.11

SITE CALCULATIONS:

NET LOT AREA	110,030 SQFT
20% STRUCTURE	22,006 SQFT
35% TOTAL COVERAGE	38,510.5 SQFT
TOTAL DISTURBED AREA 40%	44,012 SQFT

LEGAL DESCRIPTION
RECORD OF SURVEY AS PER BK 58 PG 6 TO 10 OF RECORD
OF SURVEYS LOT 14

RESIDENTIAL FLOOR AREA CALCULATIONS:

EXISTING CALCULATIONS

STRUCTURE	
(E) RESIDENCE:	3,534 SQFT
(E) GARAGE:	788 SQFT
(E) RECREATION COURT	7,000 SQFT
(E) SERVICE YARD	75 SQFT
(E) ATTACHED TRELLIS:	538 SQFT
(E) TOTAL	11,935 SQFT
HARDSCAPE	
(E) DRIVEWAY:	3,909 SQFT
(E) PARKING PAD:	400 SQFT
(E) PATIO AND WALKWAY	1,520 SQFT
(E) TOTAL	5,829 SQFT
TOTAL DISTRUBED	**31,873 SQFT**
BUILDING PAD AREA	**31,873 SQFT**

STRUCTURAL COVERAGE (20% MAX. ALLOWED)
10.78%
TOTAL HARDSCAPE COVERAGE (35% MAX. ALLOWED)
15.96%
TOTAL BUILDING PAD COVERAGE (30% MAX. ALLOWED)
35.5%
TOTAL DISTURBED AREA (40% MAX. ALLOWED)
28.9%

PROPOSED CALCULATIONS

STRUCTURE	
(N) RESIDENCE:	3,796.45 SQFT
(N) ATTACHED COVERED PORCHE:	202 SQFT
(N) GARAGE:	502 SQFT
(N) SWIMMING POOL:	762 SQFT
(N) STABLE	450 SQFT
(N) ATTACHED TRELLIS:	956 SQFT
(N) PROPOSED ADU:	762 SQFT
(N) TOTAL	7,970.45 SQFT
HARDSCAPE	
(N) DRIVEWAY:	2,544 SQFT
(N) WALKWAY AND PATIO:	1,062 SQFT
(N) PARKING PAD:	270 SQFT
(N) POOL PAVING	1,520 SQFT
(N) TOTAL	5,396 SQFT
TOTAL DISTRUBED	**36,983 SQFT**
BUILDING PAD AREA	**32,000 SQFT**

STRUCTURAL COVERAGE (20% MAX. ALLOWED)
7.24%
TOTAL BUILDING PAD COVERAGE (35% MAX. ALLOWED)
12.31%
TOTAL BUILDING PAD COVERAGE (30% MAX. ALLOWED)
21.9%
TOTAL DISTURBED AREA (40% MAX. ALLOWED)
33.6%

DRIVEWAY AND MOTOR COURT COVERAGE:

FRONT SETBACK AREA	8,032 SQFT
SIDE SETBACK AREA	48,120 SQFT
FRONT SETBACK DRIVEWAY COVERAGE	14.4%
FRONT SETBACK PARKING PAD COVERAGE	3.36%
SIDE SETBACK DRIVEWAY COVERAGE	1.92%
SIDE SETBACK PARKING PAD COVERAGE	0%

KEYNOTES

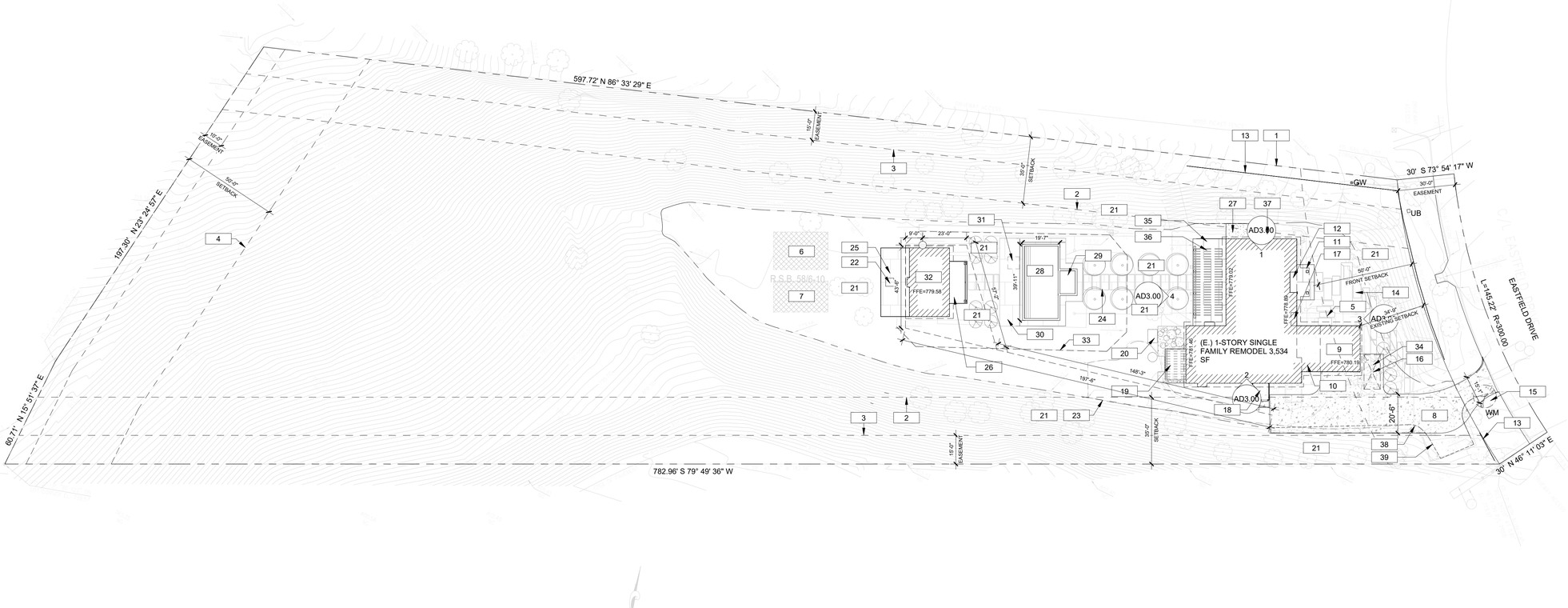
1 PROPERTY LINE
2 SIDEYARD SETBACK
3 EASEMENT LINE
4 REARYARD SETBACK
5 FRONTYARD SETBACK
6 550 SF FUTURE CORRAL - PROTECT
7 450 SF FUTURE STABLE
8 (E.) 3,909 SF DRIVEWAY REMODEL TO 2,544 SF DRIVEWAY
9 (E) TWO-CAR GARAGE REMODEL 502 SF
10 (E) 280 SF GARAGE CONVERT TO LIVING
11 (N.) 98 SF ROOF ADDITION
12 DEMO OF 38.3SF EXISTING LIVING SPACE
13 (E) WOOD POCKET FENCE
14 (N) 712 SF WALKWAY, CHECK LANDSCAPE PLAN FOR DETAIL
15 (E) TREE TO BE DEMOLISHED
16 ADU PARKING
17 20.75 SF ADDTION
18 (N) 78 SF TRASH
19 (N) 175 SF TRELLIS OVER PATIO
20 (E) SPECTIC TANK
21 LANDSCAPE AREA - SEE LANDSCAPE PLAN
22 (N) FIREPIT
23 DEMO OF EXISTING DRIVEWAY
24 (N) 350 SF STEPPING STONE
25 (N) 540 SF STONE ON CONCRETE PAVEMENT YARD
26 (N) 202 ROOF ABV.
27 (N.) GRAVEL
28 (N) 696 SF POOL
29 (N) 96 SF SPA
30 (N.) 1,520 SF STONE ON CONCRETE PAVEMENT
31 (N.) 40 SF POOL EQUIPMENT VAULT
32 (N) PROPOSED 762 SF ADU
33 (E) TENNIS COURT TO BE DEMOLISHED
34 (N.) 270 SF PARKING PAD
35 418 SF ADDITION TO EXISTING 538 SF PATIO
36 (N.) TRELLIS OVER 956 SF PATIO
37 (N) 78 SF A/C.
38 (E.) EXISTING DRIVEWAY
39 (E.) EXISTING 234 SF PARKING PAD TO BE REMOVED

SITE PLAN NOTES

1. DIMENSIONS INDICATED ON PLANS FOR HORIZONTAL CONTROL ARE ACCURATE IF MEASURED ON A LEVEL LINE NOT PARALLEL WITH GROUND SLOPE.
2. COORDINATE PARTITION FRAMING WITH REQUIRED STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL EQUIPEMENT OR WORK.
3. "TYPICAL" OR "TYP" MEANS IDENTICAL FOR ALL SIMILAR CONDITIONS, UNLESS OTHERWISE NOTED. "SIMILAR" OR "SIM" MEANS COMPARABLE CHARACTERISTICS TO THE ELEVATION OR DETAIL NOTED. VERIFY DIMENSIONS AND ORIENTATION OF THE PLAN.
4. PLAN DIMENSIONS ON DRAWINGS ARE SHOWN TO THE CENTER LINES OF COLUMNS AND STUDS IN PARTITION WALLS U.N.O.
5. HEIGHT DIMENSIONS ARE MEASURED FROM THE TOP OF THE SLAB OR SHEATHING, (UNLESS NOTED "A.F.F." (ABOVE FINISH FLOOR)) TO THE TOP PLATE ELEVATION. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT REVIEW OF THE ARCHITECT.
6. CONTRACTOR TO FIELD VERIFY DIMENSIONS FOR ANY EXISTING CONDITIONS.
7. ALL PROPOSED CUTTING OF DIRT MUST BE BALANCED ON SITE.

LEGEND

PROPERTY LINES
BUILDING SETBACK



PROPOSED SITE PLAN | 1
1" = 30'-0"

0' 30' 60'

PLAN NORTH

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(ROLLING HILLS PLANNING 2ND SUBMITTAL)

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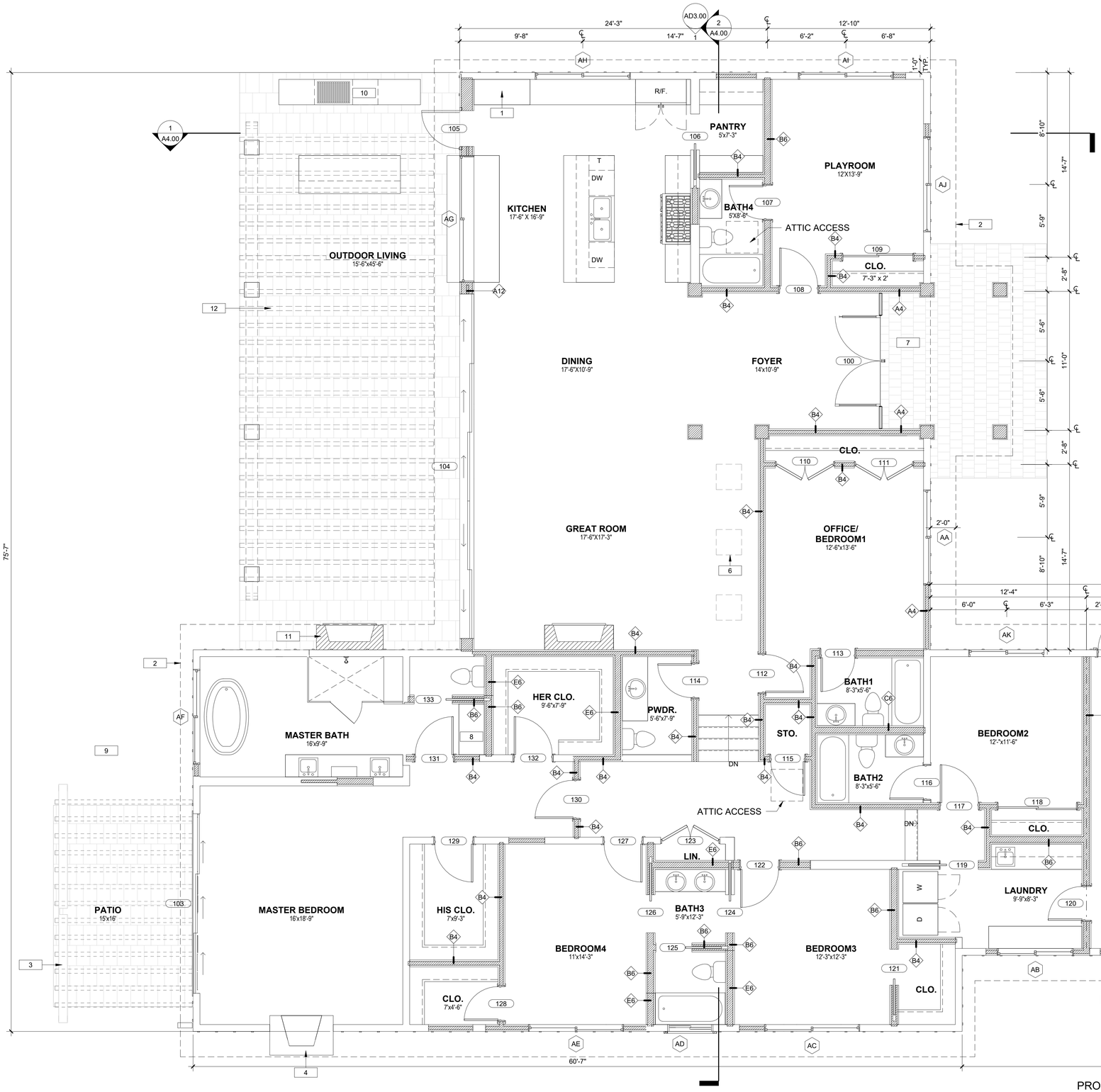
PROJECT
GONZALEZ RESIDENCE
79 EASTFIELD DRIVE, ROLLING HILLS, CA 90274

154

SUBMITTAL
	TYPE	DATE

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LICENSED ARCHITECT
JOSEPH R. SPIERER
No. C 32307
REN. 03-31-23
STATE OF CALIFORNIA

DATE 10/14/2021 11:31:09 AM
PROJECT # 21-007
DWG. TITLE SITE PLAN
SHEET NO. A1.01



PROPOSED FIRST FLOOR PLAN | 1

1/4" = 1'-0"

0' 2' 4' 8'

PLAN NORTH

FLOOR PLAN NOTES

1. Dimensions indicated on plans for horizontal control are accurate if measured on a level line not parallel with ground slope.
2. Coordinate partition framing with required structural, mechanical, plumbing, and electrical work.
3. "Typical" or "TYP" means identical for all similar conditions, unless otherwise noted. "Similar" or "SIM" means comparable characteristics to the elevation or detail noted. Verify dimensions and orientation of the plan.
4. Plan dimensions on drawings are shown to the centerline of studs in all interior walls and exterior of stud at all exterior walls U.N.O.
5. Height dimensions are measured from the top of the slab or sheathing, (unless noted "A.F.F." (above finish floor)) to the top plate elevation. Dimensions are not adjustable without review of the architect.
6. Ceiling height deimensions labeled with "MIN." should be constructed tight to the structure or ducting above.
7. Contractor to field verify dimensions for any existing conditions.
8. Wrap all drainage pipes located inside of walls to minimize sound transmission.

LEGEND

- W24 — WINDOW TYPE
- A2X — INTERIOR PARTITION TYPE
  A = WALL TYPE, VARIES (LETTER WILL VARY)
  2 = NOMINAL STUD SIZE (NUMBER WILL VARY)
  X = 5/8" TYPE 'X' GYP, WHERE OCCURS
- 101 — DOOR NUMBER
- KITCHEN 101 — ROOM TAG
- EXISTING TO REMAIN
- EXISTING TO REMOVE
- NEW
- 1HR
- 2HR
- PROPERTY LINES
- BUILDING SETBACK

KEYNOTES

1	WALL OVEN W/ MICROWAVE
2	ROOF ABOVE
3	(N.) TRELLIS
4	(E.) FIREPLACE
5	(E.) 3,909 SF DRIVEWAY REMODEL TO 2,544 SF DRIVEWAY
6	SKYLIGHTS
7	DEMO OF 38.3SF EXISTING LIVING SPACE
8	LINEN
9	LANDSCAPE AREA - SEE LANDSCAPE PLAN
10	UNDER CABINET REF.
11	(N.) FIREPLACE W/ TV ABV.
12	(N.) 956 SF TRELLIS ABOVE

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PROJECT
GONZALEZ RESIDENCE
79 EASTFIELD DRIVE, ROLLING HILLS, CA 90274

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JOSEPH R. SPIERER
No. C 32307
REN. 03-31-23
STATE OF CALIFORNIA

DATE: 10/14/2021 11:31:11 AM
PROJECT #: 21-007
DWG. TITLE: FLOOR PLAN
SHEET NO.: A2.00

FLOOR PLAN NOTES

1. Dimensions indicated on plans for horizontal control are accurate if measured on a level line not parallel with ground slope.
2. Coordinate partition framing with required structural, mechanical, plumbing, and electrical work.
3. "Typical" or "TYP" means identical for all similar conditions, unless otherwise noted. "Similar" or "SIM" means comparable characteristics to the elevation or detail noted. Verify dimensions and orientation of the plan.
4. Plan dimensions on drawings are shown to the centerline of studs in all interior walls and exterior of stud at all exterior walls U.N.O.
5. Height dimensions are measured from the top of the slab or sheathing, (unless noted "A.F.F." (above finish floor)) to the top plate elevation. Dimensions are not adjustable without review of the architect.
6. Ceiling height deimensions labeled with "MIN." should be constructed tight to the structure or ducting above.
7. Contractor to field verify dimensions for any existing conditions.
8. Wrap all drainage pipes located inside of walls to minimize sound transmission.

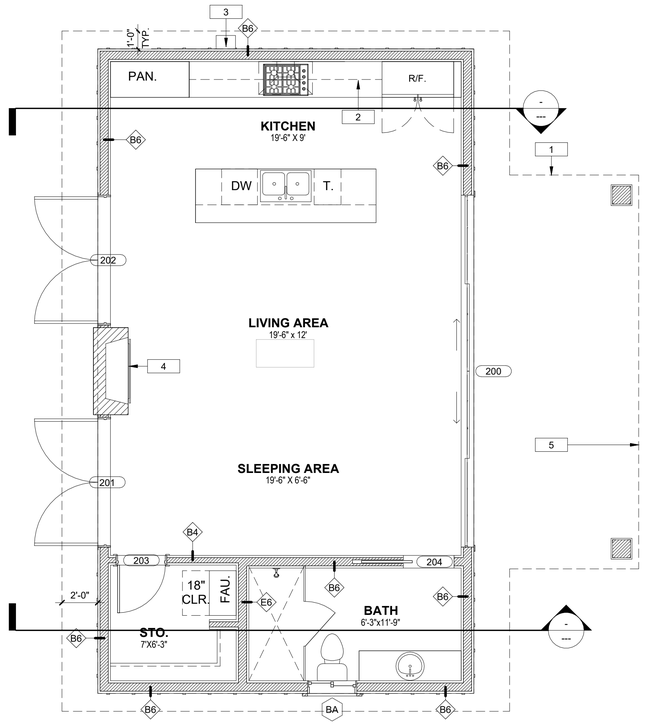
LEGEND

W24	WINDOW TYPE
A2X	INTERIOR PARTITION TYPE A = WALL TYPE, VARIES (LETTER WILL VARY) 2 = NOMINAL STUD SIZE (NUMBER WILL VARY) X = 5/8" TYPE 'X' GYP, WHERE OCCURS
101	DOOR NUMBER
KITCHEN 101	ROOM TAG
	EXISTING TO REMAIN
	EXISTING TO REMOVE
	NEW
	1HR
	2HR
	PROPERTY LINES
	BUILDING SETBACK

KEYNOTES

1 ROOF ABOVE
2 UPPER CABINET
3 TANKLESS WATER HEATER
4 (N.) FIREPLACE W/ TV ABV.
5 (N) 202 ROOF ABV.

A3.02 4



A3.02 2

1 A3.02

5

3 A3.02

PROPOSED ADU PLAN 1
1/4" = 1'-0"
0' 2' 4' 8'

PLAN NORTH

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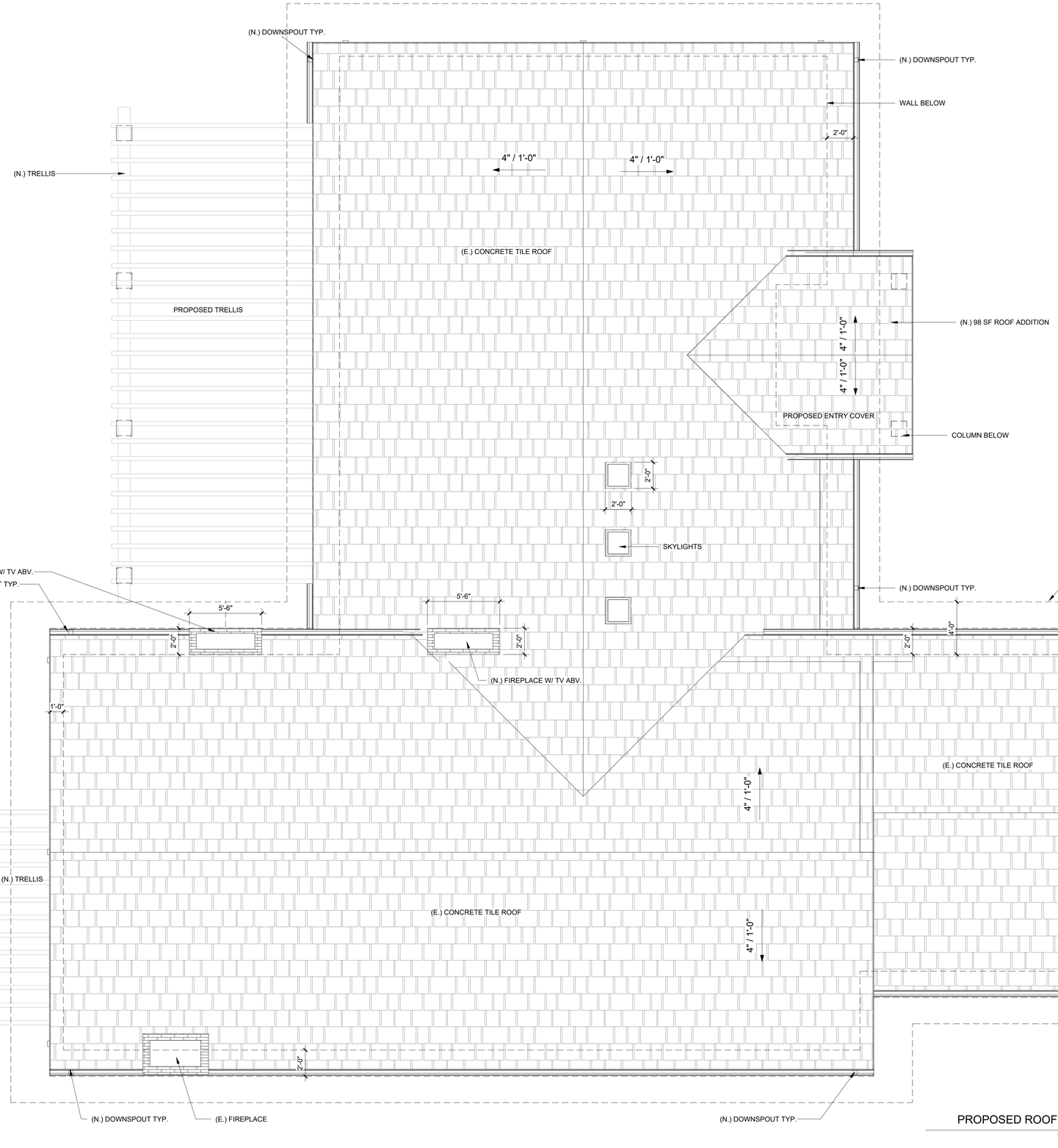
PROJECT
GONZALEZ RESIDENCE
79 EASTFIELD DRIVE, ROLLING HILLS, CA 90274

SUBMITTAL

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No. C 32307
REN. 03-31-23
STATE OF CALIFORNIA

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PROJECT # 21-007
DWG. TITLE PROPOSED ADU PLAN
SHEET NO. A2.01



PROPOSED ROOF PLAN 1

1/4" = 1'-0"

0' 4' 8' 16'

ROOF PLAN NOTES

1. See RCP for ceiling condition and to verify roof venting needs.

KEYNOTES

1	(N.) DOWNSPOUT TYP.
2	WALL BELOW
3	COLUMN BELOW
4	(N.) 98 SF ROOF ADDITION
5	(N.) TRELLIS
6	SKYLIGHTS
7	(E.) EXISTING PART OF ROOF TO BE DEMOLISHED
8	(E.) CONCRETE TILE ROOF
9	(N.) FIREPLACE W/ TV ABV.
10	(E.) FIREPLACE

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PROJECT
GONZALEZ RESIDENCE
79 EASTFIELD DRIVE, ROLLING HILLS, CA 90274

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PROJECT # 21-007

DWG. TITLE ROOF PLAN

SHEET NO. A2.02

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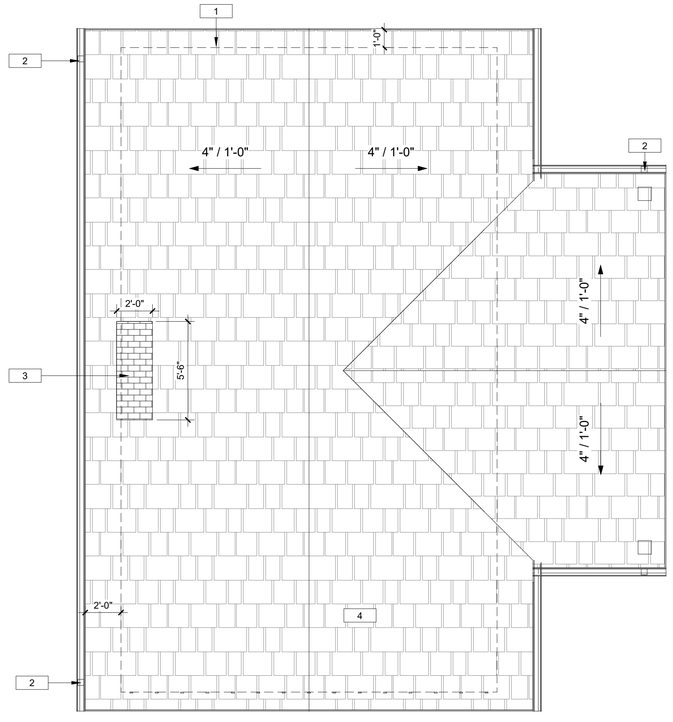
(ROLLING HILLS PLANNING 2ND SUBMITTAL)

ROOF PLAN NOTES

1. See RCP for ceiling condition and to verify roof venting needs.

KEYNOTES

1 WALL BELOW
2 (N.) DOWNSPOUT TYP.
3 FIREPLACE
4 (N.) CONCRETE TILE ROOF



PROPOSED ADU ROOF PLAN | 1
1/4" = 1'-0"

0' 2' 4' 8'

PLAN NORTH

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PROJECT
GONZALEZ RESIDENCE
79 EASTFIELD DRIVE, ROLLING HILLS, CA 90274

158

SUBMITTAL

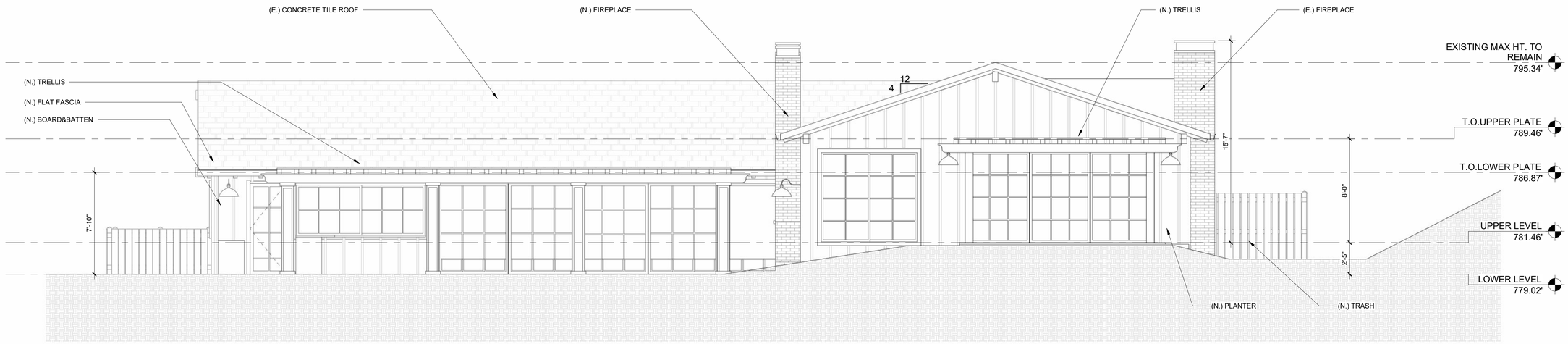
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JOSEPH R. SPIERER
No. C 32307
REN. 03-31-23
STATE OF CALIFORNIA

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PROJECT #: 21-007
DWG. TITLE: ADU ROOF PLAN
SHEET NO.: A2.03

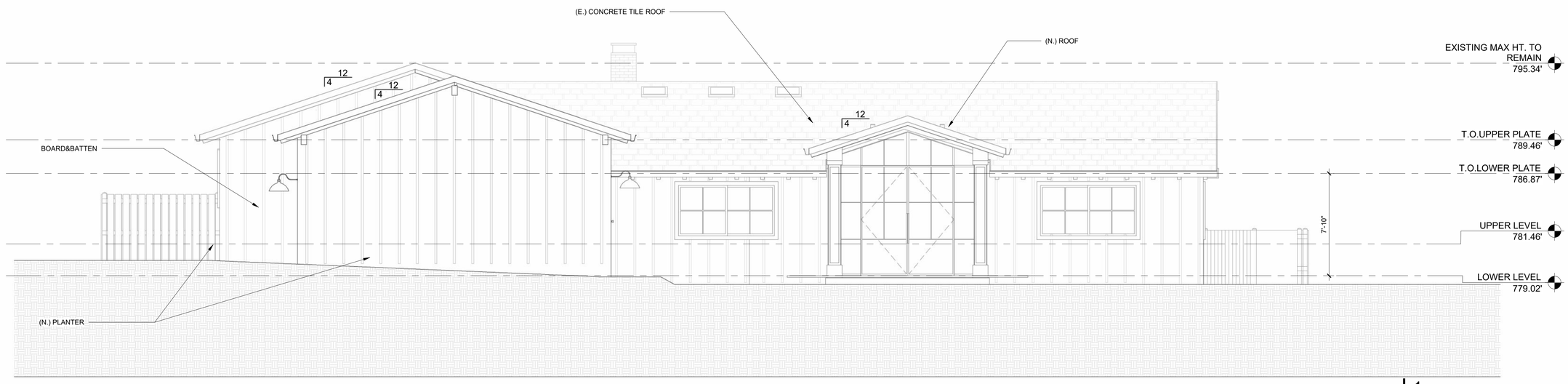
ELEVATION LEGEND

- WHITEWASHED BRICK
- BOARD AND BATTEN
- CONCRETE TILE
- STUCCO
- PARTS TO BE DEMOLISHED



PROPOSED SOUTHWEST ELEVATION | 2

1/4" = 1'-0"



PROPOSED NORTHEAST ELEVATION | 1

1/4" = 1'-0"

0' 2' 4' 8'

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SUBMITTAL

	TYPE	DATE
1		

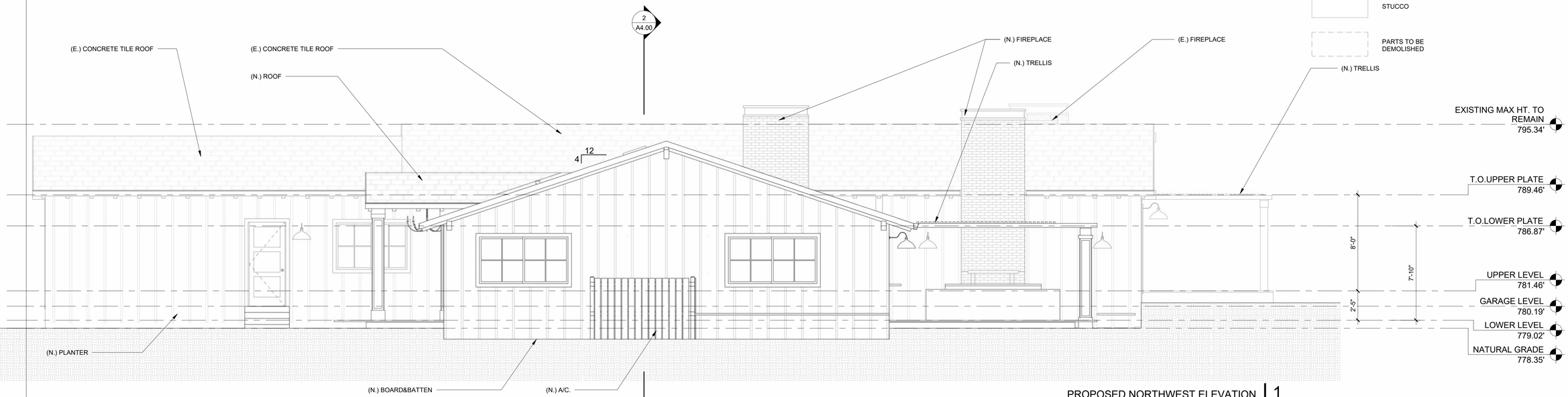
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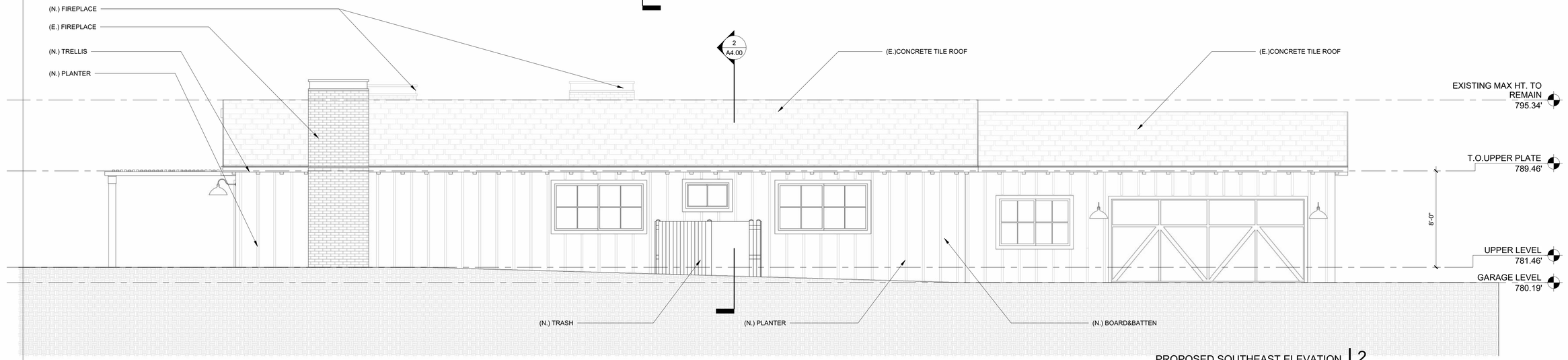
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PROJECT #	21-007
DWG. TITLE	EXTERIOR ELEVATION
SHEET NO.	A3.00

ELEVATION LEGEND

- WHITEWASHED BRICK
- BOARD AND BATTEN
- CONCRETE TILE
- STUCCO
- PARTS TO BE DEMOLISHED



PROPOSED NORTHWEST ELEVATION | 1
1/4" = 1'-0"



PROPOSED SOUTHEAST ELEVATION | 2
1/4" = 1'-0"

0' 2' 4' 8'

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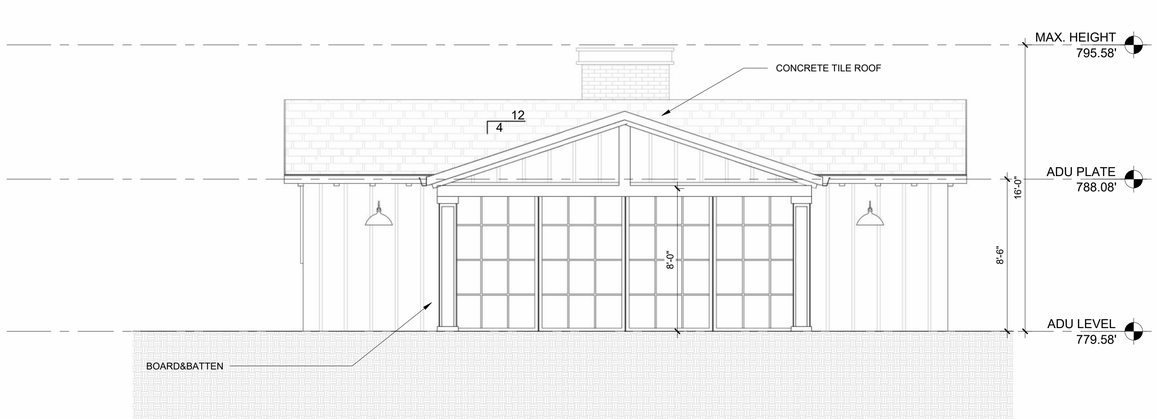
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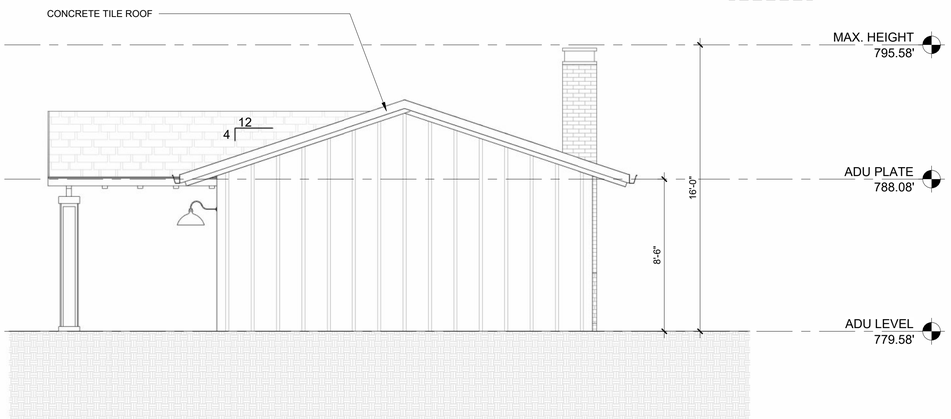
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DWG. TITLE: EXTERIOR ELEVATION
SHEET NO.: A3.01

ELEVATION LEGEND

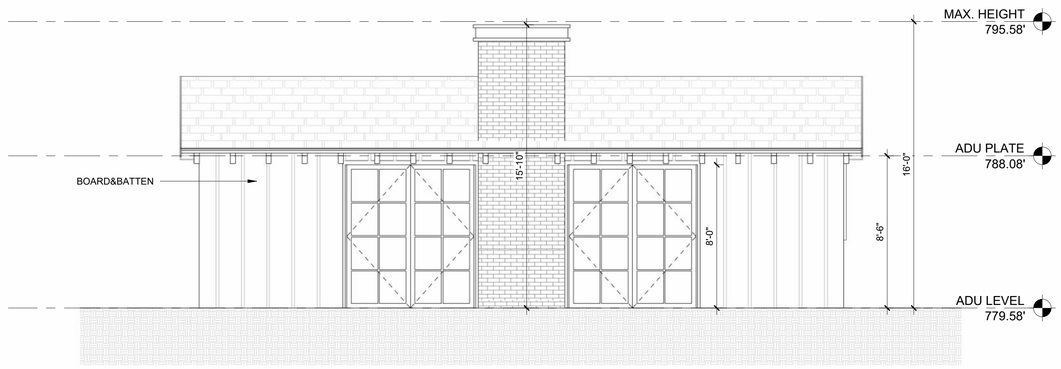
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- BOARD AND BATTEN
- CONCRETE TILE
- STUCCO
- PARTS TO BE DEMOLISHED



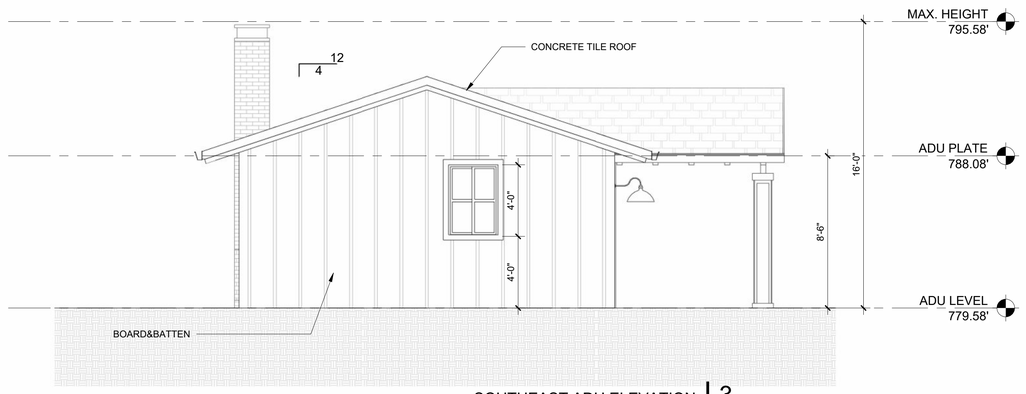
NORTHEAST ADU ELEVATION | 1
1/4" = 1'-0"



SOUTHWEST ADU ELEVATION | 4
1/4" = 1'-0"



NORTHWEST ADU ELEVATION | 2
1/4" = 1'-0"



SOUTHEAST ADU ELEVATION | 3
1/4" = 1'-0"

PLAN NORTH

0' 2' 4' 8'

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GONZALEZ RESIDENCE
79 EASTFIELD DRIVE, ROLLING HILLS, CA 90274

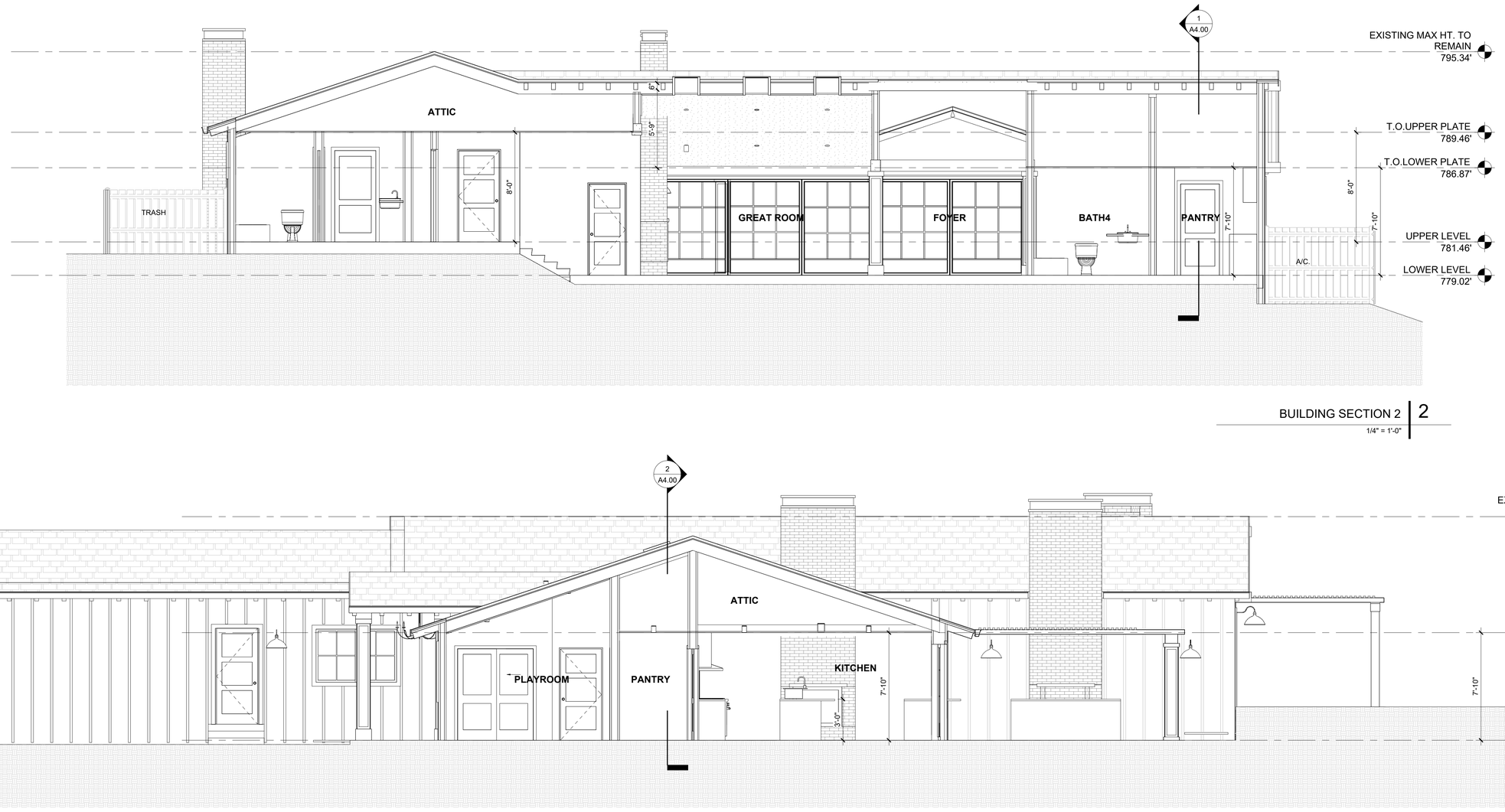
SUBMITTAL

#	TYPE	DATE

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LICENSED ARCHITECT
JOSEPH R. SPIERER
No. C 32307
REN. 03-31-23
STATE OF CALIFORNIA

DATE	10/14/2021 2:09:16 PM
PROJECT #	21-007
DWG. TITLE	PROPOSED ADU ELEVATIONS
SHEET NO.	A3.02



BUILDING SECTION 2 | 2

1/4" = 1'-0"

BUILDING SECTION 1 | 1

1/4" = 1'-0"

0' 2' 4' 8'

The above drawings, specifications, ideas, designs and arrangements represented thereby are and shall remain property of the Architect (Joseph Spierer Architects, Inc.), and no part thereof shall be copied, disclosed to others or used in connection with any project other than the specific project for which they have been prepared and developed without the written consent of the Architect (Joseph Spierer Architects, Inc). Permits must be obtained prior to construction. No construction shall take place without applicable permits.

(ROLLING HILLS PLANNING 2ND SUBMITTAL)

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PROJECT
GONZALEZ RESIDENCE
79 EASTFIELD DRIVE, ROLLING HILLS, CA 90274

SUBMITTAL

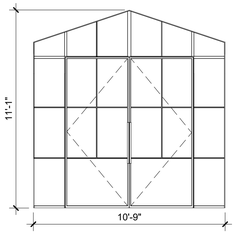
	TYPE	DATE

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LICENSED ARCHITECT JOSEPH R. SPIERER No. C 32307 REN. 03-31-23 STATE OF CALIFORNIA

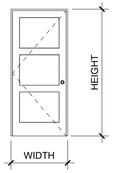
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PROJECT #	21-007
DWG. TITLE	BUILDING SECTION
SHEET NO.	A4.00

DOOR SCHEDULE

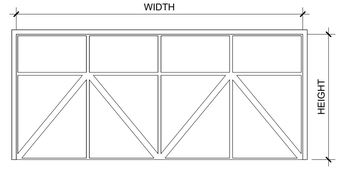
DOOR #	DOOR SIZE WIDTH	DOOR SIZE HEIGHT	TYPE	THICKNESS	MATERIAL	FINISH	FRAME MATERIAL	FRAME FINISH	HARDWARE	FIRE RATING	R-VALUE	U-VALUE	HEADER DETAIL	JAMB DETAIL	TRESHOLD DETAIL	COMMENTS
LOWER LEVEL																
100	SEE DETAIL	SEE DETAIL	A	1'-3/4"	AL/GL	TBD	AL	TBD	TBD		SEE TITLE 24	SEE TITLE 24	1/A6.03	2/A6.03	0"	SEE NOTES 2,3,5,7,8,9,10
104	SEE DETAIL	SEE DETAIL"	E	1'-3/4"	AL/GL	TBD	AL	TBD	TBD				7/A6.02	8/A6.02		SEE NOTES 2,3,5,7,8,9,10
105	2'-10"	7'-0"	F	1'-3/4"	AL/GL	TBD	AL	TBD	TBD				1/A6.01	2/A6.01		SEE NOTES 2,3,5,7,8,9,10
106	2'-10"	6'-8"	G	1'-3/4"	WD	TBD	WD	TBD	TBD				1/A6.02	2/A6.02		SEE NOTE 1
107	2'-8"	6'-8"	H	1'-3/4"	WD	TBD	WD	TBD	TBD				7/A6.01	8/A6.01		SEE NOTE 1
108	3'-0"	6'-8"	H	1'-3/4"	WD	TBD	WD	TBD	TBD				7/A6.01	8/A6.01		SEE NOTE 1
109	5'-6"	6'-8"	J	1'-3/4"	WD	TBD	WD	TBD	TBD				4/A6.02	5/A6.02		SEE NOTE 1
110	4'-6"	6'-8"	K	1'-3/4"	WD	TBD	WD	TBD	TBD				7/A6.01	8/A6.01		SEE NOTE 1
111	4'-6"	6'-8"	K	1'-3/4"	WD	TBD	WD	TBD	TBD				7/A6.01	8/A6.01		SEE NOTE 1
112	3'-0"	6'-8"	H	1'-3/4"	WD	TBD	WD	TBD	TBD				7/A6.01	8/A6.01		SEE NOTE 1
113	2'-8"	6'-8"	H	1'-3/4"	WD	TBD	WD	TBD	TBD				7/A6.01	8/A6.01		SEE NOTE 1
114	2'-8"	6'-8"	H	1'-3/4"	WD	TBD	WD	TBD	TBD				7/A6.01	8/A6.01		SEE NOTE 1
ADU LEVEL																
200	SEE DETAIL	SEE DETAIL"	L	1'-3/4"	AL/GL	TBD	AL	TBD	TBD		SEE TITLE 24	SEE TITLE 24	7/A6.02	8/A6.02		SEE NOTES 2,3,5,7,8,9,10
201	7'-1"	8'-0"	M	1'-3/4"	AL/GL	TBD	AL	TBD	TBD				1/A6.01	2/A6.01		SEE NOTES 2,3,5,7,8,9,10
202	7'-1"	8'-0"	M	1'-3/4"	AL/GL	TBD	AL	TBD	TBD				1/A6.01	2/A6.01		SEE NOTES 2,3,5,7,8,9,10
203	2'-8"	8'-0"	H	1'-3/4"	WD	TBD	WD	TBD	TBD				7/A6.01	8/A6.01		SEE NOTE 1
204	2'-10"	8'-0"	G	1'-3/4"	WD	TBD	WD	TBD	TBD				1/A6.02	2/A6.02		SEE NOTE 1
GARAGE LEVEL																
101	3'-0"	7'-0"	B	1'-3/4"							SEE TITLE 24	SEE TITLE 24				SEE NOTE 1
102	16'-0"	7'-0"	C	1'-3/4"	WD	TBD	WD	TBD	TBD				4/A6.01	5/A6.01		SEE NOTES 1,7
116	2'-8"	6'-8"	H	1'-3/4"	WD	TBD	WD	TBD	TBD				7/A6.01	8/A6.01		SEE NOTE 1
117	3'-0"	6'-8"	H	1'-3/4"	WD	TBD	WD	TBD	TBD				7/A6.01	8/A6.01		SEE NOTE 1
118	6'-2"	6'-8"	J	1'-3/4"	WD	TBD	WD	TBD	TBD				4/A6.02	5/A6.02		SEE NOTE 1
119	3'-0"	6'-8"	G	1'-3/4"	WD	TBD	WD	TBD	TBD				1/A6.02	2/A6.02		SEE NOTE 1
120	2'-8"	6'-8"	H	1'-3/4"	WD	TBD	WD	TBD	TBD	20 MIN			7/A6.01	8/A6.01		SEE NOTE 1
UPPER LEVEL																
103	SEE DETAIL	SEE DETAIL	D	1'-3/4"	AL/GL	TBD	AL	TBD	TBD		SEE TITLE 24	SEE TITLE 24	10/A6.01	11/A6.01		SEE NOTES 2,3,5,7,8,9,10
115	2'-8"	6'-8"	H	1'-3/4"	WD	TBD	WD	TBD	TBD				7/A6.01	8/A6.01		SEE NOTE 1
121	2'-10"	6'-8"	G	1'-3/4"	WD	TBD	WD	TBD	TBD				1/A6.02	2/A6.02		SEE NOTE 1
122	3'-0"	6'-8"	H	1'-3/4"	WD	TBD	WD	TBD	TBD				7/A6.01	8/A6.01		SEE NOTE 1
123	4'-6"	6'-8"	K	1'-3/4"	WD	TBD	WD	TBD	TBD				7/A6.01	8/A6.01		SEE NOTE 1
124	3'-0"	6'-8"	G	1'-3/4"	WD	TBD	WD	TBD	TBD				1/A6.02	2/A6.02		SEE NOTE 1
125	2'-10"	6'-8"	G	1'-3/4"	WD	TBD	WD	TBD	TBD				1/A6.02	2/A6.02		SEE NOTE 1
126	3'-0"	6'-8"	G	1'-3/4"	WD	TBD	WD	TBD	TBD				1/A6.02	2/A6.02		SEE NOTE 1
127	3'-0"	6'-8"	H	1'-3/4"	WD	TBD	WD	TBD	TBD				7/A6.01	8/A6.01		SEE NOTE 1
128	2'-8"	6'-8"	H	1'-3/4"	WD	TBD	WD	TBD	TBD				7/A6.01	8/A6.01		SEE NOTE 1
129	3'-0"	6'-8"	H	1'-3/4"	WD	TBD	WD	TBD	TBD				7/A6.01	8/A6.01		SEE NOTE 1
130	3'-0"	6'-8"	H	1'-3/4"	WD	TBD	WD	TBD	TBD				7/A6.01	8/A6.01		SEE NOTE 1
131	3'-0"	6'-8"	H	1'-3/4"	WD	TBD	WD	TBD	TBD				7/A6.01	8/A6.01		SEE NOTE 1
132	3'-0"	6'-8"	H	1'-3/4"	WD	TBD	WD	TBD	TBD				7/A6.01	8/A6.01		SEE NOTE 1
133	3'-0"	6'-8"	G	1'-3/4"	WD	TBD	WD	TBD	TBD				1/A6.02	2/A6.02		SEE NOTE 1



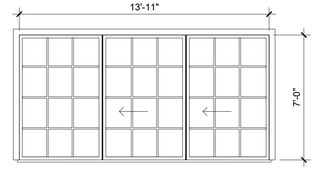
A
ENTRY DOOR



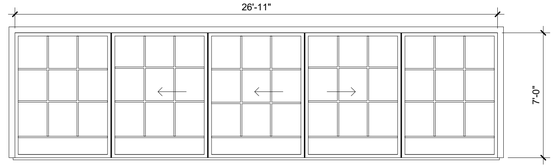
B
EXTERIOR DOOR



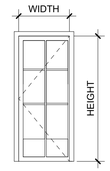
C
GARAGE DOOR



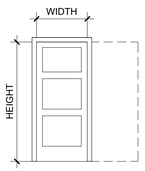
D
THREE-PANEL SLIDING DOOR



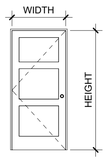
E
5-PANEL GLASS SLIDING DOOR



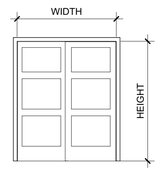
F
GLASS SWING DOOR



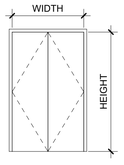
G
INTERIOR POCKET DOOR



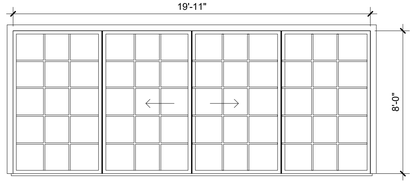
H
INTERIOR SWING DOOR



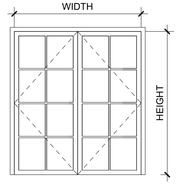
J
INTERIOR SLIDING CLOSET DOOR



K
INTERIOR CLOSET SWING DOOR



L
ADU SLIDING DOOR



M
ADU FRENCH DOOR

DOOR NOTES

1. Wood flush - type doors shall be 1 3/4" thick minimum with solid core construction 91.6709.1 - door stops of in-swinging doors shall be of one-piece construction with the jamb or joined by rabbet to the jamb. (6709.4)
2. Provide dead bolts with hardened inserts; deadlocking, latch with key-operated locks on exterior. Locks must be openable from inside without key, special knowledge or special effort (latch not required in B,F, and S occupancies. (6709.2)
3. Straight dead bolts shall have a min. throw of 1" and an embedment of not less than 5/8", and a hook-shaped or an expanding-lug deadbolt shall have a minimum throw of 3/4".
4. Doors opening into one-hour resistive corridors shall be protected with a smoke or draft-stop fire assembly having a minimum 20-minute rating. Show on door schedule
5. The use of a locking system which consists of a deadlocking latch operated by a doorknob and a deadbolt operated by a non-removable thumb turn which is independent of the deadlocking latch and which must be separately operated, shall not be considered as a system which requires special knowledge or effort when used in dwelling units. The door knob and the thumb turn which operates the deadbolt shall not be separated by more than 8 inches.
6. Garage door springs: (per section R309.5)
   A. Spring shall be fabricated from either hard-drawn spring wire (per ASTM-A227-21) or oil tempered wire (per ASTM-A229-71).
   B. Minimum design standard shall be 9,000 cycles.
   C. Physical cycling tests shall be performed and certified by an approved testing agency.
   D. Each spring shall be equipped with an approved device capable of restraining the spring or any part thereof in the event it breaks, containment device shall be tested and certified by an approved testing agency.
7. Use safety glazing in windows/glass doors located in hazardous locations per sect. R308.4. See plans for affected windows/doors
   A. Safety glazing is required in wall enclosures, or fences containing or facing hot tubs, spas, whirlpools, saunas, steam rooms, bathtubs, showers, and indoor or outdoor swimming pools where the bottom exposed edge of the glazing is less than 60 inches measure vertically above any standing or walking surface.
   B. Safety glazing is required in all fixed panels of swinging, sliding, and bifold doors.
   C. Owner shall approve all selections
   D. Safety glazing is required when the bottom edge of the glazing is less than 18" above the floor.
   E. Safety glazing is required when the top edge of the glazing is greater is than 36 inches above the floor
8. Exterior glazing shall be MULTI-PANE units with a minimum of ONE TEMPERED PANE, or glass block units, or minimum 20-min. rated, or complies withSFM 12-7A-2.
9. Exterior doors shall meet one of the following:
   a. Noncombustible material OR
   b. Ignition-resistant material OR
   c. Solid core wood having stiles and rails not less than 1-3/8-in. thick with interior panel thickness not less than 1-1/4-in. thick. OR
   d. Minimum 20-min. rated OR
   e.Complies with SFM 12-7A-1
10. All glass in doors shall be tempered.
11. All doors shall have U-factor 0.38, SHGC 0.38
12. Door & frame material
    Indicates the primary construction material of the door. Refer to the abbreviations below for door materials.

    AL = Aluminum
    AL CL = Aluminum Clad Wood
    CL = Chain Link
    ST = Steel
    SR = Sound Rated Door
    PT = Paint
    WD = Wood
    WM = Wire Mesh
13. **Owner shall approve all materials, finishes, and product selections prior to procurement.**

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PROJECT
GONZALEZ RESIDENCE
79 EASTFIELD DRIVE, ROLLING HILLS, CA 90274

SUBMITTAL
TYPE DATE

STAMP
LICENSED ARCHITECT JOSEPH R. SPIERER No. C 32307 REN. 03-31-23 STATE OF CALIFORNIA

DATE 10/14/2021 11:31:29 AM

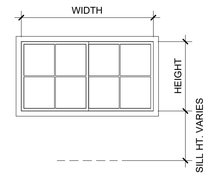
PROJECT # 21-007

DWG. TITLE DOOR SCHEDULE

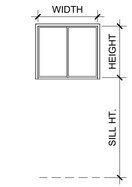
SHEET NO. A6.00

WINDOW SCHEDULE

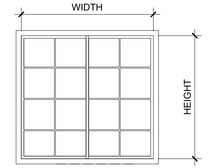
SYMBOL	WINDOW SIZE WIDTH	WINDOW SIZE HEIGHT	TYPE	GLAZING	FRAME MATERIAL	FRAME FINISH	SILL HT. (A.F.F.)	HEAD HT. (A.F.F.)	FIRE RATING	R-VALUE	U-VALUE	WINDOW HEADER DETAIL	WINDOW JAMB DETAIL	WINDOW SILL DETAIL	COMMENTS
LOWER LEVEL															
AA	7'-6"	4'-0"	1				3'-0"	7'-0"		SEE TITLE 24	SEE TITLE 24				SEE NOTES 1,2,3
AG	10'-0"	4'-0"	4				2'-8 1/2"	6'-8 1/2"		SEE TITLE 24	SEE TITLE 24				SEE NIOTES 2,3
AH	7'-6"	4'-0"	1				3'-0"	7'-0"		SEE TITLE 24	SEE TITLE 24				SEE NIOTES 2,3
AI	7'-6"	4'-0"	1				3'-0"	7'-0"		SEE TITLE 24	SEE TITLE 24				SEE NOTES 1,2,3
AJ	7'-6"	4'-0"	1				3'-0"	7'-0"		SEE TITLE 24	SEE TITLE 24				SEE NOTES 1,2,3
ADU LEVEL															
BA	2'-9"	4'-0"	5				4'-0"	8'-0"		SEE TITLE 24	SEE TITLE 24				SEE NIOTES 2,3
GARAGE LEVEL															
AB	6'-0"	4'-0"	1				3'-0"	7'-0"		SEE TITLE 24	SEE TITLE 24				SEE NIOTES 2,3
AK	6'-0"	4'-0"	1				3'-0"	7'-0"		SEE TITLE 24	SEE TITLE 24				SEE NOTES 1,2,3
UPPER LEVEL															
AC	7'-6"	4'-0"	1				3'-0"	7'-0"		SEE TITLE 24	SEE TITLE 24				SEE NOTES 1,2,3
AD	3'-7"	2'-2"	2				4'-10"	:" 7'-0"		SEE TITLE 24	SEE TITLE 24				SEE NIOTES 2,3
AE	7'-6"	4'-0"	1				3'-0"	7'-0"		SEE TITLE 24	SEE TITLE 24				SEE NOTES 1,2,3
AF	7'-6"	7'-0"	3				0"	7'-0"		SEE TITLE 24	SEE TITLE 24				SEE NIOTES 2,3



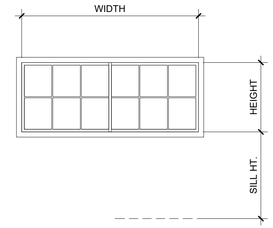
1
SLIDING WINDOW



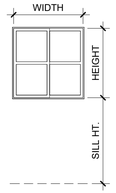
2
BATHROOM WINDOW



3
MASTER BATH WINDOW



4
KITCHEN SLIDING WINDOW



5
ADU BATH WINDOW

WINDOW TYPE NOTES

1. Emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet (R310.1.1). The minimum net clear opening height shall be 24". The minimum net clear opening width shall be 20". Emergency escape and rescue openings shall have the bottom of the clear opening not greater than 44" measured from the floor.
2. For U-Factor & SHGC see Title 24 Analysis.
3. Use safety glazing in windows/glass doors located in hazardous locations per sect. R308.4. See plans for affected windows / doors:
   - A. Safety glazing is required in wall enclosures, or fences containing or facing hot tubs, spas, whirlpools, saunas, steam rooms, bathtubs, showers, and indoor or outdoor swimming pools where the bottom exposed edge of the glazing is less than 60 inches measure vertically above any standing or walking surface.
   - B. Safety glazing is required in all fixed panels of swinging, sliding, and bifold doors.
   - C. Safety glazing is required in an individual fixed or operable panel that is greater than 9 sf.
   - D. Owner shall approve all selections
   - E. Safety glazing is required when the bottom edge of the glazing is less than 18" above the floor
   - F. Safety glazing is required when the top edge of the glazing is greater is than 36 inches above the floor
4. Exterior windows, window walls, glazed doors, and glazed openings within exterior doors shall be insulating- glass units with a minimum of one tempered pane, or glass block units, or have a fire- resistance rating of not less than 20 minutes, when tested according to ASTM E 2010, or conform to the performance requirements of SFM 12-7A-2 (704A.3.2.2).
5. All new windows to match existing window, where applicable.
6. All glass in windows shall be tempered.
7. All windows shall have U-factor 0.38, SHGC 0.38
8. Skylights shall have U-factor 0.49, SHGC 0.39
9. **Owner shall approve all materials, finishes, and product selections prior to procurement.**
10. Window & frame material
    Indicates the primary construction material of the window. Refer to the abbreviations below for window materials.

AL	=	Aluminum
AL CL	=	Aluminum Clad Wood
CL	=	Chain Link
ST	=	Steel
SR	=	Sound Rated Door
PT	=	Paint
WD	=	Wood
WM	=	Wire Mesh

1.

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(ROLLING HILLS PLANNING 2ND SUBMITTAL)

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PROJECT
GONZALEZ RESIDENCE
79 EASTFIELD DRIVE, ROLLING HILLS, CA 90274

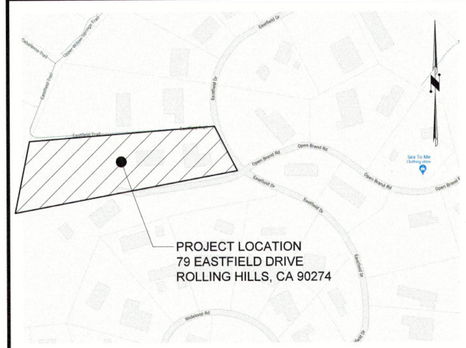
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STATE OF CALIFORNIA

DATE: 10/14/2021 11:31:31 AM
PROJECT #: 21-007
DWG. TITLE: WINDOW SCHEDULE
SHEET NO.: A6.10

GONZALEZ RESIDENCE: GRADING & DRAINAGE IMPROVEMENT PLANS



VICINITY MAP | 1

OWNER/PROJECT LOCATION:
BERTO GONZALEZ
79 EASTFIELD DRIVE
ROLLING HILLS, CA 90274

SURVEYOR:
SAM A. SOLIVEN
1215 W. IMPERIAL HWY. SUITE 208
BREA, CA 92821

LEGAL DESCRIPTION:
A.P.N.: 7567-005-028
LEGAL: RECORD OF SURVEY AS PER BK 58,
PGS 6 TO 10 OF RECORD OF SURVEYS LOT 14

CIVIL ENGINEER:
PALOS VERDES ENGINEERING CORP
550 DEEP VALLEY ROAD, SUITE 273
ROLLING HILLS ESTATES, CA 90274

ARCHITECT:
JOSEPH SPIERER ARCHITECTS, INC.
707 TORRANCE BLVD., SUITE 100
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PROJECT DATA | 2

SHEET INDEX | 4

SHEET	DESCRIPTION
C-1	TITLE SHEET AND GRADING NOTES
C-2	GRADING AND DRAINAGE IMPROVEMENT PLAN
C-3	SECTIONS
C-4	DETAILS
C-5	TEMPORARY EROSION CONTROL PLAN
C-6	GRADING QUANTITIES EXHIBIT

SCOPE OF WORK | 5

SCOPE OF WORK: THIS PROJECT IS A REDEVELOPMENT PROJECT FOR AN EXISTING SINGLE FAMILY PARCEL.

1. GENERAL CONTRACTOR TO UNDERTAKE THE GRADING AND DRAINAGE IMPROVEMENTS PER THE APPROVED PLANS.
2. GENERAL CONTRACTOR TO CONSTRUCT THESE IMPROVEMENTS AS SHOWN ON THE PLANS, IN COMPLIANCE WITH CITY REQUIREMENTS AND THE SOILS ENGINEER'S RECOMMENDATIONS.

EARTHWORK QUANTITIES | 6

	CUT	FILL
POOL/SPA EXCAVATION	188 C.Y.	188 C.Y.
SITE PREPARATION	127 C.Y.	127 C.Y.
REMOVAL & RECOMPACTION	0 C.Y.	0 C.Y.
TOTAL SUM OF ALL CUT AND FILL FROM ABOVE: 630 C.Y.		
IMPORT/EXPORT	NONE	NONE

* EXEMPTION: CUT FROM POOL & FILL EQ. FROM ABOVE - 188 C.Y. EA.
** MAX. CUT=6' LOCATED AT THE REAR YARD PROPOSED POOL.

GENERAL NOTES:

1. ALL GRADING AND CONSTRUCTION SHALL CONFORM TO THE 2014 COUNTY OF LOS ANGELES BUILDING CODES AND THE STATE MODEL WATER EFFICIENCY LANDSCAPE ORDINANCE UNLESS SPECIFICALLY NOTED ON THESE PLANS.
2. ANY MODIFICATIONS OF OR CHANGES TO APPROVED GRADING PLANS MUST BE APPROVED BY THE BUILDING OFFICIAL.
3. NO GRADING SHALL BE STARTED WITHOUT FIRST NOTIFYING THE BUILDING OFFICIAL. A PRE-GRADING MEETING AT THE SITE IS REQUIRED BEFORE THE START OF THE GRADING WITH THE FOLLOWING PEOPLE PRESENT: OWNER, GRADING CONTRACTOR, DESIGN CIVIL ENGINEER, SOILS ENGINEER, GEOLOGIST, COUNTY GRADING INSPECTOR(S) OR THEIR REPRESENTATIVES, AND WHEN REQUIRED THE ARCHEOLOGIST OR OTHER JURISDICTIONAL AGENCIES. PERMITTEE OR HIS AGENT ARE RESPONSIBLE FOR ARRANGING PRE-GRADE MEETING AND MUST NOTIFY THE BUILDING OFFICIAL AT LEAST TWO BUSINESS DAYS PRIOR TO PROPOSED PRE-GRADE MEETING.
4. APPROVAL OF THESE PLANS REFLECT SOLELY THE REVIEW OF PLANS IN ACCORDANCE WITH THE COUNTY OF LOS ANGELES BUILDING CODES AND DOES NOT REFLECT ANY POSITION BY THE COUNTY OF LOS ANGELES OR THE DEPARTMENT OF PUBLIC WORKS REGARDING THE STATUS OF ANY TITLE ISSUES RELATING TO THE LAND ON WHICH THE IMPROVEMENTS MAY BE CONSTRUCTED. ANY DISPUTES RELATING TO TITLE ARE SOLELY A PRIVATE MATTER NOT INVOLVING THE COUNTY OF LOS ANGELES OR THE DEPARTMENT OF PUBLIC WORKS.
5. ALL GRADING AND CONSTRUCTION ACTIVITIES SHALL COMPLY WITH COUNTY OF LOS ANGELES CODE, TITLE 12, SECTION 12.12.030 THAT CONTROLS AND RESTRICTS NOISE FROM THE USE OF CONSTRUCTION AND GRADING EQUIPMENT FROM THE HOURS OF 8:00 PM TO 6:30 AM, AND ON SUNDAYS AND HOLIDAYS. (MORE RESTRICTIVE CONSTRUCTION ACTIVITY TIMES MAY GOVERN, AS REQUIRED BY THE DEPARTMENT OF REGIONAL PLANNING AND SHOULD BE SHOWN ON THE GRADING PLANS WHEN APPLICABLE.)
6. CALIFORNIA PUBLIC RESOURCES CODE (SECTION 5097.98) AND HEALTH AND SAFETY CODE (SECTION 7050.5) ADDRESS THE DISCOVERY AND DISPOSITION OF HUMAN REMAINS. IN THE EVENT OF DISCOVERY OR RECOGNITION OF ANY HUMAN REMAINS IN ANY LOCATION OTHER THAN A DEDICATED CEMETERY, THE LAW REQUIRES THAT GRADING IMMEDIATELY STOPS AND NO FURTHER EXCAVATION OR DISTURBANCE OF THE SITE, OR ANY NEARBY AREA WHERE HUMAN REMAINS MAY BE LOCATED, OCCUR UNTIL THE FOLLOWING HAS BEEN MEASURES HAVE BEEN TAKEN:
   A. THE COUNTY CORONER HAS BEEN INFORMED AND HAS DETERMINED THAT NO INVESTIGATION OF THE CAUSE OF DEATH IS REQUIRED, AND
   B. IF THE REMAINS ARE OF NATIVE AMERICAN ORIGIN, THE DESCENDANTS FROM THE DECEASED NATIVE AMERICANS HAVE MADE A RECOMMENDATION FOR THE MEANS OF TREATING OR DISPOSING, WITH APPROPRIATE DIGNITY, OF THE HUMAN REMAINS AND ANYASSOCIATED GRAVE GOODS.
7. THE LOCATION AND PROTECTION OF ALL UTILITIES IS THE RESPONSIBILITY OF THE PERMITTEE.
8. ALL EXPORT OF MATERIAL FROM THE SITE MUST GO TO A PERMITTED SITE APPROVED BY THE BUILDING OFFICIAL OR A LEGAL DUMPSITE. RECEIPTS FOR ACCEPTANCE OF EXCESS MATERIAL BY A DUMPSITE ARE REQUIRED AND MUST BE PROVIDED TO THE BUILDING OFFICIAL UPON REQUEST.
9. A COPY OF THE GRADING PERMIT AND APPROVED GRADING PLANS MUST BE IN THE POSSESSION OF A RESPONSIBLE PERSON AND AVAILABLE AT THE SITE AT ALL TIMES.
10. SITE BOUNDARIES, EASEMENTS, DRAINAGE DEVICES, RESTRICTED USE AREAS SHALL BE LOCATED PER CONSTRUCTION STAKING BY FIELD ENGINEER OR LICENSED SURVEYOR. PRIOR TO GRADING, AS REQUESTED BY THE BUILDING OFFICIAL, ALL PROPERTY LINES, EASEMENTS, AND RESTRICTED USE AREAS SHALL BE STAKED.
11. NO GRADING OR CONSTRUCTION SHALL OCCUR WITHIN THE PROTECTED ZONE OF ANY OAK TREE AS REQUIRED PER TITLE CHAPTER 22.56 OF THE COUNTY OF LOS ANGELES ZONING CODE. THE PROTECTED ZONE SHALL MEAN THAT AREA WITHIN THE DRIP LINE OF AN OAK TREE EXTENDING THERE FROM A POINT AT LEAST FIVE FEET OUTSIDE THE DRIP LINE, OR 15 FEET FROM THE TRUNK(S) OF A TREE, WHICHEVER IS GREATER.
12. THE STANDARD RETAINING WALL DETAILS SHOWN ON THE GRADING PLANS ARE FOR REFERENCE ONLY. STANDARD RETAINING WALLS ARE NOT CHECKED, PERMITTED, OR INSPECTED PER THE GRADING PERMIT. A SEPARATE RETAINING WALL PERMIT IS REQUIRED FOR ALL STANDARD RETAINING WALLS.
    NOTE: THIS NOTE ONLY APPLIES TO STANDARD RETAINING WALLS. GEOGRID FABRIC AND SEGMENTAL RETAINING WALLS DO NOT REQUIRE A SEPARATE RETAINING WALL PERMIT. DETAILS AND CONSTRUCTION NOTES FOR ALL GEOGRID WALLS MUST BE ON THE GRADING PLAN.
13. A PREVENTIVE PROGRAM TO PROTECT THE SLOPES FROM POTENTIAL DAMAGE FROM BURROWING RODENTS IS REQUIRED PER SECTION J101.8 OF THE COUNTY OF LOS ANGELES BUILDING CODE. OWNER IS TO INSPECT SLOPES PERIODICALLY FOR EVIDENCE OF BURROWING RODENTS AND A FIRST EVIDENCE OF THEIR EXISTENCE SHALL EMPLOY AN EXTERMINATOR FOR THEIR REMOVAL.
14. WHERE A GRADING PERMIT IS ISSUED AND THE BUILDING OFFICIAL DETERMINES THAT THE GRADING WILL NOT BE COMPLETED TO NOVEMBER 1, THE OWNER OF THE SITE THE GRADING IS BEING PERFORMED SHALL, ON OR BEFORE OCTOBER 1, FILE OR CAUSE TO BE FILED WITH THE BUILDING OFFICIAL AN ESCP PER SECTION J110.8.3 OF THE COUNTY OF LOS ANGELES BUILDING CODE.
15. TRANSFER OF RESPONSIBILITY: IF THE FIELD ENGINEER, THE SOILS ENGINEER, OR THE ENGINEERING GEOLOGIST OF RECORD IS CHANGED DURING GRADING, THE WORK SHALL BE STOPPED UNTIL THE REPLACEMENT HAS AGREED IN WRITING TO ACCEPT THEIR RESPONSIBILITY WITHIN THE AREA OF TECHNICAL COMPETENCE FOR APPROVAL UPON COMPLETION OF THE WORK. IT SHALL BE THE DUTY OF THE PERMITTEE TO NOTIFY THE BUILDING OFFICIAL IN WRITING OF SUCH CHANGE PRIOR TO THE RECOMMENCEMENT OF SUCH GRADING.
16. THE PERMITTEE OR HIS AGENT SHALL NOTIFY THE BUILDING OFFICIAL AT LEAST ONE WORKING DAY IN ADVANCE OF REQUIRED INSPECTIONS AT FOLLOWING STAGES OF THE WORK. (SECTION J105.7 OF THE BUILDING CODE.)
   A. PRE-GRADE – BEFORE THE START OF ANY EARTH DISTURBING ACTIVITY OR CONSTRUCTION.
   B. INITIAL - WHEN THE SITE HAS BEEN CLEARED OF VEGETATION AND UNAPPROVED FILL HAS BEEN SCARIFIED, BENCHED OR OTHERWISE PREPARED FOR FILL. FILL SHALL NOT BE PLACED PRIOR TO THIS INSPECTION. NOTE: PRIOR TO ANY CONSTRUCTION ACTIVITIES, INCLUDING GRADING, ALL STORM WATER POLLUTION PREVENTION MEASURES INCLUDING EROSION CONTROL DEVICES WHICH CONTAIN SEDIMENTS MUST BE INSTALLED.
   C. ROUGH - WHEN APPROXIMATE FINAL ELEVATIONS HAVE BEEN ESTABLISHED; DRAINAGE TERRACES, SWALES AND BERMS INSTALLED AT THE TOP OF THE SLOPE; AND THE STATEMENTS REQUIRED IN THIS SECTION HAVE BEEN RECEIVED.
   D. FINAL - WHEN GRADING HAS BEEN COMPLETED; ALL DRAINAGE DEVICES INSTALLED; SLOPE PLANTING ESTABLISHED, IRRIGATION SYSTEMS INSTALLED AND THE AS-BUILT PLANS, REQUIRED STATEMENTS, AND REPORTS HAVE BEEN SUBMITTED AND APPROVED.
17. IN ADDITION TO THE INSPECTION REQUIRED BY THE BUILDING OFFICIAL FOR GRADING, REPORTS AND STATEMENTS SHALL BE SUBMITTED TO THE BUILDING OFFICIAL IN ACCORDANCE WITH SECTION J105 OF THE COUNTY OF LOS ANGELES BUILDING CODE.

INSPECTION NOTES:

18. UNLESS OTHERWISE DIRECTED BY THE BUILDING OFFICIAL, THE FIELD ENGINEER FOR ALL ENGINEERED GRADING PROJECTS SHALL PREPARE ROUTINE INSPECTION REPORTS AS REQUIRED UNDER SECTION J105.11 OF THE COUNTY OF LOS ANGELES BUILDING CODE. THESE REPORTS, KNOWN AS "REPORT OF GRADING ACTIVITIES", SHALL BE SUBMITTED TO THE BUILDING OFFICIAL AS FOLLOWS:
   A. BI-WEEKLY DURING ALL TIMES WHEN GRADING OF 400 CUBIC YARDS OR MORE PER WEEK IS OCCURRING ON THE SITE;
   B. MONTHLY, AT ALL OTHER TIMES; AND
   C. AT ANY TIME WHEN REQUESTED IN WRITING BY THE BUILDING OFFICIAL. SUCH "REPORT OF GRADING ACTIVITIES" SHALL CERTIFY TO THE BUILDING OFFICIAL THAT THE FIELD ENGINEER HAS INSPECTED THE GRADING SITE AND RELATED ACTIVITIES AND HAS FOUND THEM IN COMPLIANCE WITH THE APPROVED GRADING PLANS AND SPECIFICATIONS, THE BUILDING CODE, ALL GRADING PERMIT CONDITIONS, AND ALL OTHER APPLICABLE ORDINANCES AND REQUIREMENTS. THIS FORM IS AVAILABLE AT THE FOLLOWING WEBSITEHTTP://DPW.LACOUNTY.GOV/BSD/DG/DEFAULT.ASPX. "REPORT OF GRADING ACTIVITIES" MAY BE SCANNED AND UPLOADED AT THE WEBSITE OR FAXED TO (310) 530-5482. FAILURE TO PROVIDE REQUIRED INSPECTION REPORTS WILL RESULT IN A "STOP WORK ORDER."
19. ALL GRADED SITES MUST HAVE DRAINAGE SWALES, BERMS, AND OTHER DRAINAGE DEVICES INSTALLED PRIOR TO ROUGH GRADING APPROVAL PER SECTION J105.7 OF THE COUNTY OF LOS ANGELES BUILDING CODE.
20. THE GRADING CONTRACTOR SHALL SUBMIT THE STATEMENT TO THE GRADING INSPECTOR AS REQUIRED BY SECTION J105.12 OF THE COUNTY OF LOS ANGELES BUILDING CODE AT THE COMPLETION OF ROUGH GRADING.
21. FINAL GRADING MUST BE APPROVED BEFORE OCCUPANCY OF BUILDINGS WILL BE ALLOWED PER SECTION J105 OF THE COUNTY OF LOS ANGELES BUILDING CODE.

DRAINAGE NOTES:

22. ROOF DRAINAGE MUST BE DIVERTED FROM GRADED SLOPES.
23. PROVISIONS SHALL BE MADE FOR CONTRIBUTORY DRAINAGE AT ALL TIMES.
24. ALL STORM DRAIN WORK IS TO BE DONE UNDER CONTINUOUS INSPECTION BY THE FIELD ENGINEER. STATUS REPORTS REQUIRED UNDER NOTE 18 AND SECTION J105.11 OF THE COUNTY OF LOS ANGELES BUILDING CODE SHALL INCLUDE INSPECTION INFORMATION AND REPORTS ON THE STORM DRAIN INSTALLATION.AGENCY NOTES
25. AN ENCROACHMENT PERMIT /CONNECTION PERMIT IS REQUIRED FROM THE COUNTY OF LOS ANGELES FLOOD CONTROL DISTRICT FOR ALL WORK WITHIN THE COUNTY OF LOS ANGELES FLOOD CONTROL DISTRICT RIGHT OF WAY. ALL WORK SHALL CONFORM TO CONDITIONS SET BY THE PERMIT.
26. AN ENCROACHMENT PERMIT FROM (COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS)(CALTRANS)(CITY OF PALOS VERDES ESTATES) IS REQUIRED FOR ALL WORK WITHIN OR AFFECTING ROAD RIGHT OF WAY. ALL WORK WITHIN ROAD RIGHT OF WAY SHALL CONFORM TO (COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS)(CALTRANS)(CITY OF PALOS VERDES ESTATES) ENCROACHMENT PERMIT.
27. PERMISSION TO OPERATE IN VERY HIGH FIRE HAZARD SEVERITY ZONE MUST BE OBTAINED FROM THE FIRE PREVENTION BUREAU OR THE LOCAL FIRE STATION PRIOR TO COMMENCING WORK.
28. ALL CONSTRUCTION/DEMOLITION, GRADING, AND STORAGE OF BULK MATERIALS MUST COMPLY WITH THE LOCAL AQMD RULE 403 FOR FUGITIVE DUST. INFORMATION ON RULE 403 IS AVAILABLE AT AQMD'S WEBSITE HTTP://WWW.AVAQMD.COM.
    GENERAL GEOTECHNICAL NOTES
29. ALL WORK MUST BE IN COMPLIANCE WITH THE RECOMMENDATIONS INCLUDED IN THE GEOTECHNICAL CONSULTANT'S REPORT(S) AND THE APPROVED GRADING PLANS AND SPECIFICATIONS.
30. GRADING OPERATIONS MUST BE CONDUCTED UNDER PERIODIC INSPECTIONS BY THE GEOTECHNICAL CONSULTANTS WITH MONTHLY INSPECTION REPORTS TO BE SUBMITTED TO THE GEOLOGY AND SOILS SECTION. (900 S. FREMONT, ALHAMBRA CA 91803 – 3RD FLOOR)
31. THE SOIL ENGINEER SHALL PROVIDE SUFFICIENT INSPECTIONS DURING THE PREPARATION OF THE NATURAL GROUND AND THE PLACEMENT AND COMPACTION OF THE FILL TO BE SATISFIED THAT THE WORK IS BEING PERFORMED IN ACCORDANCE WITH THE PLAN AND APPLICABLE CODE REQUIREMENTS.
32. ROUGH GRADING MUST BE APPROVED BY A FINAL ENGINEERING GEOLOGY AND SOILS ENGINEERING REPORT. AN AS-BUILT GEOLOGIC MAP MUST BE INCLUDED IN THE FINAL GEOLOGY REPORT. PROVIDE A FINAL REPORT STATEMENT THAT VERIFIES WORK WAS DONE IN ACCORDANCE WITH REPORT RECOMMENDATIONS AND CODE PROVISIONS (SECTION J105.12 OF THE COUNTY OF LOS ANGELES BUILDING CODE). THE FINAL REPORT(S) MUST BE SUBMITTED TO THE GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION FOR REVIEW AND APPROVAL.
33. FOUNDATION, WALL AND POOL EXCAVATIONS MUST BE INSPECTED AND APPROVED BY THE CONSULTING GEOLOGIST AND SOIL ENGINEER,PRIOR TO THE PLACING OF STEEL OR CONCRETE.
34. BUILDING PADS LOCATED IN CUT/FILL TRANSITION AREAS SHALL BE OVER-EXCAVATED A MINIMUM OF THREE (3) FEET BELOW THE PROPOSED BOTTOM OF FOOTING.

FILL NOTES:

35. ALL FILL SHALL BE COMPACTED TO THE FOLLOWING MINIMUM RELATIVE COMPACTION CRITERIA:
   A. 90 PERCENT OF MAXIMUM DRY DENSITY WITHIN 40 FEET BELOW FINISH GRADE.
   B. 93 PERCENT OF MAXIMUM DRY DENSITY DEEPER THAN 40 FEET BELOW FINISH GRADE, UNLESS A LOWER RELATIVE COMPACTION (NOT LESS THAN 90 PERCENT OF MAXIMUM DRY DENSITY) IS JUSTIFIED BY THE GEOTECHNICAL ENGINEER. THE RELATIVE COMPACTION SHALL BE DETERMINED BY A.S.T.M. SOIL COMPACTION TEST D1557-91 WHERE APPLICABLE: WHERE NOT APPLICABLE, A TEST ACCEPTABLE TO THE BUILDING OFFICIAL SHALL BE USED. (SECTION J107.5 OF THE COUNTY OF LOS ANGELES BUILDING CODE.)
36. FIELD DENSITY SHALL BE DETERMINED BY A METHOD ACCEPTABLE TO THE BUILDING OFFICIAL. (SECTION J107.5 OF THE COUNTY OF LOS ANGELES BUILDING CODE.) HOWEVER, NOT LESS THAN 10% OF THE REQUIRED DENSITY TEST, UNIFORMLY DISTRIBUTED, AND SHALL BE OBTAINED BY THE SAND CONE METHOD
37. SUFFICIENT TESTS OF THE FILL SOILS SHALL BE MADE TO DETERMINE THE RELATIVE COMPACTION OF THE FILL IN ACCORDANCE WITH THE FOLLOWING MINIMUM GUIDELINES:
   A. ONE TEST FOR EACH TWO-FOOT VERTICAL LIFT.
   B. ONE TEST FOR EACH 1,000 CUBIC YARDS OF MATERIAL PLACED.
   C. ONE TEST AT THE LOCATION OF THE FINAL FILL SLOPE FOR EACH BUILDING SITE (LOT) IN EACH FOUR-FOOT VERTICAL LIFT OR PORTION THEREOF.
   D. ONE TEST IN THE VICINITY OF EACH BUILDING PAD FOR EACH FOUR-FOOT VERTICAL LIFT OR PORTION THEREOF.
38. SUFFICIENT TESTS OF FILL SOILS SHALL BE MADE TO VERIFY THAT THE SOIL PROPERTIES COMPLY WITH THE DESIGN REQUIREMENTS, AS DETERMINED BY THE SOIL ENGINEER INCLUDING SOIL TYPES, SHEAR STRENGTHS PARAMETERS AND CORRESPONDING UNIT WEIGHTS IN ACCORDANCE WITH THE FOLLOWING GUIDELINES:
   A. PRIOR AND SUBSEQUENT TO PLACEMENT OF THE FILL, SHEAR TESTS SHALL BE TAKEN ON EACH TYPE OF SOIL OR SOIL MIXTURE TO BE USED FOR ALL FILL SLOPES STEEPER THAN THREE (3) HORIZONTAL TO ONE VERTICAL.PAGE 19
   B. SHEAR TEST RESULTS FOR THE PROPOSED FILL MATERIAL MUST MEET OR EXCEED THE DESIGN VALUES USED IN THE GEOTECHNICAL REPORT TO DETERMINE SLOPE STABILITY REQUIREMENTS. OTHERWISE, THE SLOPE MUST BE REEVALUATED USING THE ACTUAL SHEAR TEST VALUE OF THE FILL MATERIAL THAT IS IN PLACE.
   C. FILL SOILS SHALL BE FREE OF DELETERIOUS MATERIALS.
39. FILL SHALL NOT BE PLACED UNTIL STRIPPING OF VEGETATION, REMOVAL OF UNSUITABLE SOILS, AND INSTALLATION OF SUBDRAIN (IF ANY) HAVE BEEN INSPECTED AND APPROVED BY THE SOIL ENGINEER. THE BUILDING OFFICIAL MAY REQUIRE A "STANDARD TEST METHOD FOR MOISTURE, ASH, ORGANIC MATTER, PEAT OR OTHER ORGANIC SOILS" ASTM D-2974-87 ON ANY SUSPECT MATERIAL. DETRIMENTAL AMOUNTS OF ORGANIC MATERIAL SHALL NOT BE PERMITTED IN FILLS. SOIL CONTAINING SMALL AMOUNTS OF ROOTS MAY BE ALLOWED PROVIDED THAT THE ROOTS ARE IN A QUANTITY AND DISTRIBUTED IN A MANNER THAT WILL NOT BE DETRIMENTAL TO THE FUTURE USE OF THE SITE AND THE SOILS ENGINEER APPROVES THE USE OF SUCH MATERIAL.
40. ROCK OR SIMILAR MATERIAL GREATER THAN 12 INCHES IN DIAMETER SHALL NOT BE PLACED IN THE FILL UNLESS RECOMMENDATIONS FOR SUCH PLACEMENT HAVE BEEN SUBMITTED BY THE SOIL ENGINEER AND APPROVED IN ADVANCE BY THE BUILDING OFFICIAL. LOCATION, EXTENT, AND ELEVATION OF ROCK DISPOSAL AREAS MUST BE SHOWN ON AN "AS BUILT" GRADING PLAN.
41. CONTINUOUS INSPECTION BY THE SOIL ENGINEER, OR A RESPONSIBLE REPRESENTATIVE, SHALL BE PROVIDED DURING ALL FILL PLACEMENT AND COMPACTION OPERATIONS WHERE FILLS HAVE A DEPTH GREATER THAN 30 FEET OR SLOPE SURFACE STEEPER THAN 2:1. (SECTION J107.8 OF THE COUNTY OF LOS ANGELES BUILDING CODE)
42. CONTINUOUS INSPECTION BY THE SOIL ENGINEER, OR A RESPONSIBLE REPRESENTATIVE, SHALL BE PROVIDED DURING ALL SUBDRAIN INSTALLATION. (SECTION J107.2 OF THE COUNTY OF LOS ANGELES BUILDING CODE)
43. ALL SUBDRAIN OUTLETS ARE TO BE SURVEYED FOR LINE AND ELEVATION. SUBDRAIN INFORMATION MUST BE SHOWN ON AN "AS BUILT" GRADING PLAN.
44. FILL SLOPES IN EXCESS OF 2:1 STEEPNESS RATIO ARE TO BE CONSTRUCTED BY THE PLACEMENT OF SOIL AT SUFFICIENT DISTANCE BEYOND THE PROPOSED FINISH SLOPE TO ALLOW COMPACTION EQUIPMENT TO BE OPERATED AT THE OUTER LIMITS OF THE FINAL SLOPE SURFACE. THE EXCESS FILL IS TO BE REMOVED PRIOR TO COMPLETION OF ROUGH GRADING. OTHER CONSTRUCTION PROCEDURES MAY BE USED WHEN IT IS DEMONSTRATED TO THE SATISFACTION OF THE BUILDING OFFICIAL THAT THE ANGLE OF SLOPE, CONSTRUCTION METHOD AND OTHER FACTORS WILL HAVE EQUIVALENT EFFECT. (SECTION J107.5 OF THE COUNTY OF LOS ANGELES BUILDING CODE.)

PLANTING AND IRRIGATION NOTES:

45. PLANTING AND IRRIGATION ON GRADED SLOPES MUST COMPLY WITH THE FOLLOWING MINIMUM GUIDELINES:
   A. THE SURFACE OF ALL CUT SLOPES MORE THAN 5 FEET IN HEIGHT AND FILL SLOPES MORE THAN 3 FEET IN HEIGHT SHALL BE PROTECTED AGAINST DAMAGE BY EROSION BY PLANTING WITH GRASS OR GROUNDCOVER PLANTS. SLOPES EXCEEDING 15 FEET IN VERTICAL HEIGHT SHALL ALSO BE PLANTED WITH SHRUBS, SPACED AT NOT TO EXCEED 10 FEET ON CENTERS; OR TREES, SPACED AT NOT TO EXCEED 20 FEET ON CENTERS, OR A COMBINATION OF SHRUBS AND TREES AT EQUIVALENT SPACING, IN ADDITION TO THE GRASS OR GROUNDCOVER PLANTS. THE PLANTS SELECTED AND PLANTING METHODS USED SHALL BE SUITABLE FOR THE SOIL AND CLIMATIC CONDITIONS OF THE SITE. PLANT MATERIAL SHALL BE SELECTED WHICH WILL PRODUCE A COVERAGE OF PERMANENT PLANTING EFFECTIVELY CONTROLLING EROSION. CONSIDERATION SHALL BE GIVEN TO DEEP-ROOTED PLANTING MATERIAL NEEDING LIMITED WATERING, MAINTENANCE, HIGH ROOT TO SHOOT RATIO, WIND SUSCEPTIBILITY AND FIRE-RETARDANT CHARACTERISTICS. ALL PLANT MATERIALS MUST BE APPROVED BY THE BUILDING OFFICIAL. (SECTION J110.3 OF THE COUNTY OF LOS ANGELES BUILDING CODE)

   NOTE: PLANTING MAY BE MODIFIED FOR THE SITE IF SPECIFIC RECOMMENDATIONS ARE PROVIDED BY BOTH THE SOILS ENGINEERAND A LANDSCAPE ARCHITECT. SPECIFIC RECOMMENDATIONS MUST CONSIDER SOILS AND CLIMATIC CONDITIONS, IRRIGATION REQUIREMENTS, PLANTING METHODS, FIRE RETARDANT CHARACTERISTICS, WATER EFFICIENCY, MAINTENANCE NEEDS, AND OTHER REGULATORY REQUIREMENTS. RECOMMENDATIONS MUST INCLUDE A FINDING THAT THE ALTERNATIVE PLANTING WILL PROVIDE A PERMANENT AND EFFECTIVE METHOD OF EROSION CONTROL. MODIFICATIONS TO PLANTING MUST BE APPROVED BY THE BUILDING OFFICIAL PRIOR TO INSTALLATION.

   B. SLOPES REQUIRED TO BE PLANTED BY SECTION J110.3 SHALL BE PROVIDED WITH AN APPROVED SYSTEM OF IRRIGATION THAT IS DESIGNED TO COVER ALL PORTIONS OF THE SLOPE. IRRIGATION SYSTEM PLANS SHALL BE SUBMITTED AND APPROVED PRIOR TO INSTALLATION. A FUNCTIONAL TEST OF THE SYSTEM MAY BE REQUIRED. FOR SLOPES LESS THAN 20 FEET IN VERTICAL HEIGHT, HOSE BIBS TO PERMIT HAND WATERING WILL BE ACCEPTABLE IF SUCH HOSE BIBS ARE INSTALLED AT CONVENIENTLY ACCESSIBLE LOCATIONS WHERE A HOSE NO LONGER THAN 50 FEET IS NECESSARY FOR IRRIGATION. THE REQUIREMENTS FOR PERMANENT IRRIGATION SYSTEMS MAY BE MODIFIED UPON SPECIFIC RECOMMENDATION OF A LANDSCAPE ARCHITECT OR EQUIVALENT AUTHORITY THAT, BECAUSE OF THE TYPE OF PLANTS SELECTED, THE PLANTING METHODS USED AND THE SOIL AND CLIMATIC CONDITIONS AT THE SITE, IRRIGATION WILL NOT BE NECESSARY FOR THE MAINTENANCE OF THE SLOPE PLANTING. (SECTION J110.4 OF THE COUNTY OF LOS ANGELES BUILDING CODE)
   C. OTHER GOVERNMENTAL AGENCIES MAY HAVE ADDITIONAL REQUIREMENTS FOR LANDSCAPING AND IRRIGATION. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COORDINATE WITH OTHER AGENCIES TO MEET THEIR REQUIREMENTS WHILE MAINTAINING COMPLIANCE WITH THE COUNTY OF LOS ANGELES BUILDING CODE.
46. THE PLANTING AND IRRIGATION SYSTEMS SHALL BE INSTALLED AS SOON AS PRACTICAL AFTER ROUGH GRADING. PRIOR TO FINAL GRADING AAPPROVAL ALL REQUIRED SLOPE PLANTING MUST BE WELL ESTABLISHED. (SECTION J110.7OF THE COUNTY OF LOS ANGELES BUILDING CODE)
47. LANDSCAPE IRRIGATION SYSTEM SHALL BE DESIGNED AND MAINTAINED TO PREVENT SPRAY ON STRUCTURES. (TITLE 31, SECTION5.407.2.1)
48. PRIOR TO ROUGH GRADE APPROVAL THIS PROJECT REQUIRES A LANDSCAPE PERMIT. LANDSCAPE PLANS IN COMPLIANCE WITH THE "MODEL WATER EFFICIENT LANDSCAPE ORDINANCE" TITLE 23, CHAPTER 2.7 OF CALIFORNIA CODE OF REGULATIONS (AB 1881) MUST BE SUBMITTED TO THE DEPARTMENT OF PUBLIC WORKS, LAND DEVELOPMENT DIVISION. (900 S. FREMONT AVE, ALHAMBRA - 3RD FLOOR, CA 91803 (626) 458-4921). TO OBTAIN LANDSCAPE PERMIT APPROVED PLANS AND WATER PURVEYOR ACKNOWLEDGMENT FORM MUST BE SUBMITTED TO THE LOCAL BUILDING AND SAFETY OFFICE.

IMPORTANT NOTICE
SECTION 4216 / 4217 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A PERMIT TO EXCAVATE WILL BE VALID FOR YOUR DIG ALERT NUMBER CALL
Underground Service Alert
CALL: TOLL FREE 1-800 422-4133
Two Working Days Before You Dig

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550 Deep Valley Drive
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CA 90274
(310) 541-5055
(310) 541-0921 Fax
info@pvvec.com

These drawings are not valid for construction unless wet stamped and signed by Palos Verdes Engineering Corporation

STAMP

OCT 14 2021

PROJECT: GONZALEZ RESIDENCE
79 EASTFIELD DRIVE
ROLLING HILLS, CA 90274

DRAWING: TITLE SHEET

REVISIONS	BY

JOB#: 03-21-0116
ENGINEER: BB
DRAWN: HFL
CHECKED: BB
FILE: GRADING PLAN-C1
DATE: 09/24/2021
SCALE: SEE PLAN

SHEET C-1
1 OF 6 SHEETS

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NOTES:

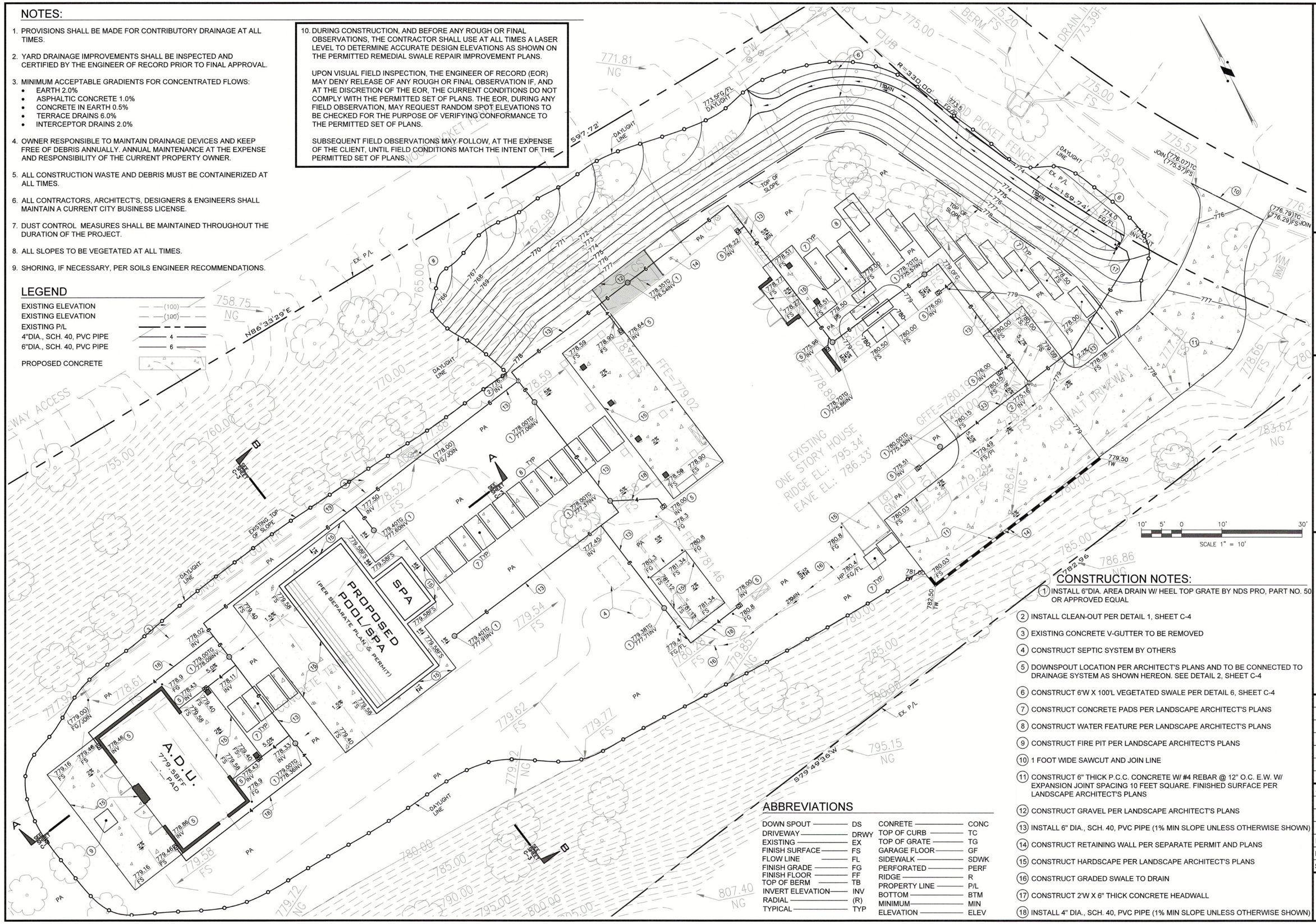
1. PROVISIONS SHALL BE MADE FOR CONTRIBUTORY DRAINAGE AT ALL TIMES.
2. YARD DRAINAGE IMPROVEMENTS SHALL BE INSPECTED AND CERTIFIED BY THE ENGINEER OF RECORD PRIOR TO FINAL APPROVAL.
3. MINIMUM ACCEPTABLE GRADIENTS FOR CONCENTRATED FLOWS:
   - EARTH 2.0%
   - ASPHALTIC CONCRETE 1.0%
   - CONCRETE IN EARTH 0.5%
   - TERRACE DRAINS 6.0%
   - INTERCEPTOR DRAINS 2.0%
4. OWNER RESPONSIBLE TO MAINTAIN DRAINAGE DEVICES AND KEEP FREE OF DEBRIS ANNUALLY. ANNUAL MAINTENANCE AT THE EXPENSE AND RESPONSIBILITY OF THE CURRENT PROPERTY OWNER.
5. ALL CONSTRUCTION WASTE AND DEBRIS MUST BE CONTAINERIZED AT ALL TIMES.
6. ALL CONTRACTORS, ARCHITECT'S, DESIGNERS & ENGINEERS SHALL MAINTAIN A CURRENT CITY BUSINESS LICENSE.
7. DUST CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT.
8. ALL SLOPES TO BE VEGETATED AT ALL TIMES.
9. SHORING, IF NECESSARY, PER SOILS ENGINEER RECOMMENDATIONS.
10. DURING CONSTRUCTION, AND BEFORE ANY ROUGH OR FINAL OBSERVATIONS, THE CONTRACTOR SHALL USE AT ALL TIMES A LASER LEVEL TO DETERMINE ACCURATE DESIGN ELEVATIONS AS SHOWN ON THE PERMITTED REMEDIAL SWALE REPAIR IMPROVEMENT PLANS.

    UPON VISUAL FIELD INSPECTION, THE ENGINEER OF RECORD (EOR) MAY DENY RELEASE OF ANY ROUGH OR FINAL OBSERVATION IF, AND AT THE DISCRETION OF THE EOR, THE CURRENT CONDITIONS DO NOT COMPLY WITH THE PERMITTED SET OF PLANS. THE EOR, DURING ANY FIELD OBSERVATION, MAY REQUEST RANDOM SPOT ELEVATIONS TO BE CHECKED FOR THE PURPOSE OF VERIFYING CONFORMANCE TO THE PERMITTED SET OF PLANS.

    SUBSEQUENT FIELD OBSERVATIONS MAY FOLLOW, AT THE EXPENSE OF THE CLIENT, UNTIL FIELD CONDITIONS MATCH THE INTENT OF THE PERMITTED SET OF PLANS.

LEGEND

EXISTING ELEVATION	—(100)—
EXISTING ELEVATION	—(100)—
EXISTING P/L	
4"DIA., SCH. 40, PVC PIPE	—4—
6"DIA., SCH. 40, PVC PIPE	—6—
PROPOSED CONCRETE	



CONSTRUCTION NOTES:

1. INSTALL 6"DIA. AREA DRAIN W/ HEEL TOP GRATE BY NDS PRO, PART NO. 50 OR APPROVED EQUAL
2. INSTALL CLEAN-OUT PER DETAIL 1, SHEET C-4
3. EXISTING CONCRETE V-GUTTER TO BE REMOVED
4. CONSTRUCT SEPTIC SYSTEM BY OTHERS
5. DOWNSPOUT LOCATION PER ARCHITECT'S PLANS AND TO BE CONNECTED TO DRAINAGE SYSTEM AS SHOWN HEREON. SEE DETAIL 2, SHEET C-4
6. CONSTRUCT 6'W X 100'L VEGETATED SWALE PER DETAIL 6, SHEET C-4
7. CONSTRUCT CONCRETE PADS PER LANDSCAPE ARCHITECT'S PLANS
8. CONSTRUCT WATER FEATURE PER LANDSCAPE ARCHITECT'S PLANS
9. CONSTRUCT FIRE PIT PER LANDSCAPE ARCHITECT'S PLANS
10. 1 FOOT WIDE SAWCUT AND JOIN LINE
11. CONSTRUCT 6" THICK P.C.C. CONCRETE W/ #4 REBAR @ 12" O.C. E.W. W/ EXPANSION JOINT SPACING 10 FEET SQUARE. FINISHED SURFACE PER LANDSCAPE ARCHITECT'S PLANS
12. CONSTRUCT GRAVEL PER LANDSCAPE ARCHITECT'S PLANS
13. INSTALL 6" DIA., SCH. 40, PVC PIPE (1% MIN SLOPE UNLESS OTHERWISE SHOWN)
14. CONSTRUCT RETAINING WALL PER SEPARATE PERMIT AND PLANS
15. CONSTRUCT HARDSCAPE PER LANDSCAPE ARCHITECT'S PLANS
16. CONSTRUCT GRADED SWALE TO DRAIN
17. CONSTRUCT 2'W X 6" THICK CONCRETE HEADWALL
18. INSTALL 4" DIA., SCH. 40, PVC PIPE (1% MIN SLOPE UNLESS OTHERWISE SHOWN)

ABBREVIATIONS

DOWN SPOUT	DS	CONRETE	CONC
DRIVEWAY	DRWY	TOP OF CURB	TC
EXISTING	EX	TOP OF GRATE	TG
FINISH SURFACE	FS	GARAGE FLOOR	GF
FLOW LINE	FL	SIDEWALK	SDWK
FINISH GRADE	FG	PERFORATED	PERF
FINISH FLOOR	FF	RIDGE	R
TOP OF BERM	TB	PROPERTY LINE	P/L
INVERT ELEVATION	INV	BOTTOM	BTM
RADIAL	(R)	MINIMUM	MIN
TYPICAL	TYP	ELEVATION	ELEV

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OCT 14 2021

PROJECT: GONZALEZ RESIDENCE
79 EASTFIELD DRIVE
ROLLING HILLS, CA 90274

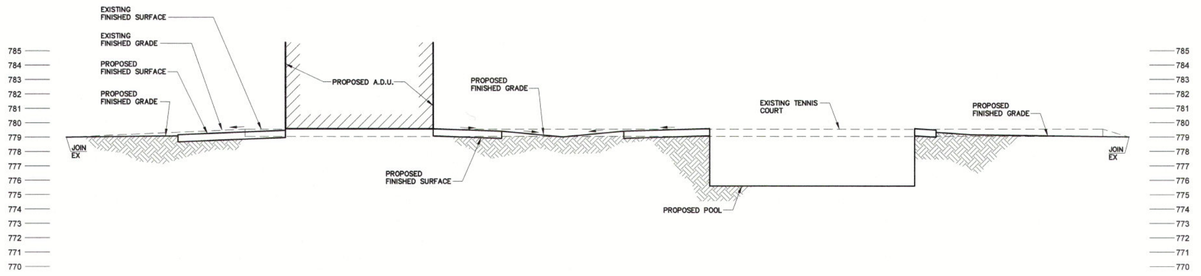
DRAWING: GRADING & DRAINAGE IMPROVEMENT PLAN

REVISIONS	BY

JOB#: 03-21-0116
ENGINEER: BB
DRAWN: HFL
CHECKED: BB
FILE: GRADING PLAN-C2
DATE: 10/11/2021
SCALE: SEE PLAN

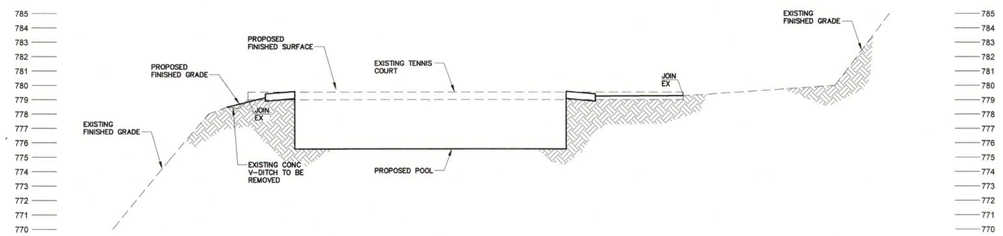
SHEET C-2
2 OF 6 SHEETS

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SCALE:
HORIZ.: 1"=10'
VERTICAL: 1"=5'

SECTION A-A NTS 1



SCALE:
HORIZ.: 1"=10'
VERTICAL: 1"=5'

SECTION B-B NTS 2

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DRAWING:
SECTIONS

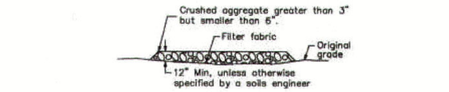
REVISIONS	BY
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JOB#: 03-21-0116
ENGINEER: BB
DRAWN: HFL
CHECKED: BB
FILE: GRADING PLAN-C3
DATE: 09/24/2021
SCALE: SEE PLAN

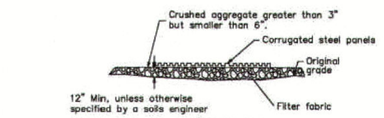
SHEET
C-3
3 OF 6 SHEETS

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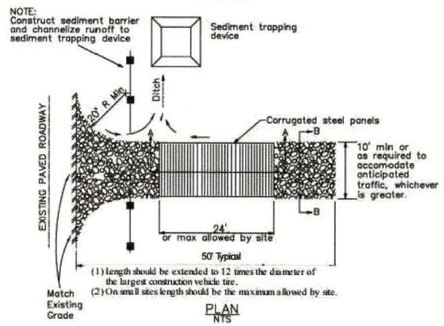
Stabilized Construction Entrance/Exit TC-1



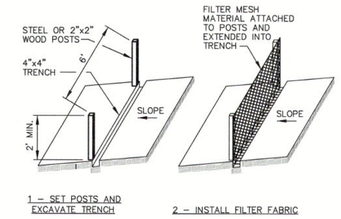
SECTION B–B
NTS



SECTION A–A
NOT TO SCALE

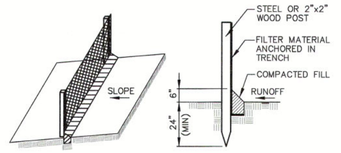


PLAN
NTS



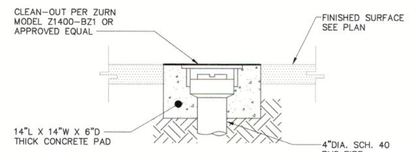
1 – SET POSTS AND EXCAVATE TRENCH

2 – INSTALL FILTER FABRIC

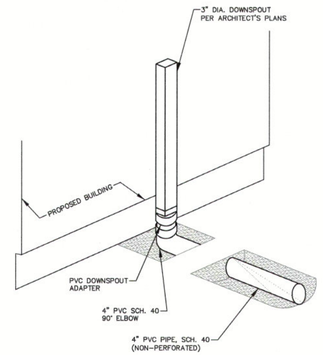


3 – BACKFILL TRENCH

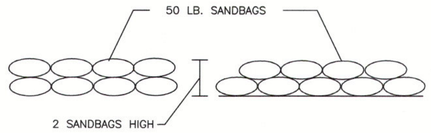
4 – CROSS SECTION OF INSTALLED FILTER FABRIC



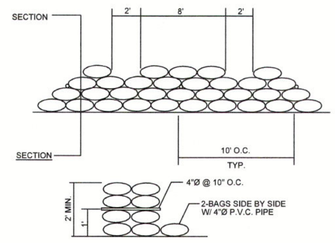
CLEAN-OUT DETAIL NTS | 1



DOWNSPOUT DETAIL NTS | 2



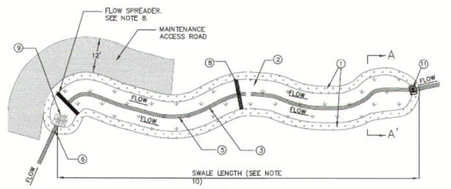
SAND BAG BARRIER DETAIL (SE-8) NTS | 3



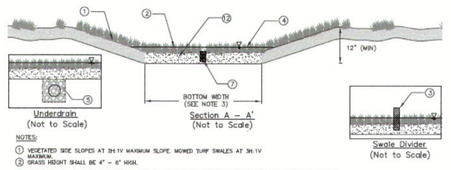
* HEIGHT OF DAM SHOULD NOT EXCEED 3 FEET.
** PROVIDE AN EXTRA ROW OF SANDBAGS FOR EVERY
*** ROW OF SANDBAGS 3 FEET HIGH.

INLET PROTECTION DETAIL (SE-10) NTS | 4

VEG-4: Vegetated Swales



Plan View
(Not to Scale)



Underdrain
(Not to Scale)

Section A – A'
(Not to Scale)

Swale Divider
(Not to Scale)

NOTES:

1. VEGETATED SIDE SLOPES AT 3H:1V MAXIMUM SLOPE. MOWED TURF SWALES AT 3H:1V MAXIMUM.
2. GRASS HEIGHT SHALL BE 4" – 8" HIGH.
3. SWALE DIVIDER REQUIRED FOR BOTTOM WIDTHS > 10'. MINIMUM REQUIRED BOTTOM WIDTH IS 2' EXCLUDING WIDTH OF LOW FLOW CHANNEL. MAXIMUM BOTTOM WIDTH WITH DIVIDER IS 16'.
4. DEPTH OF FLOW FOR WATER QUALITY TREATMENT MUST NOT EXCEED TWO–THIRDS OF THE GRASS HEIGHT AND NOT GREATER THAN 4" (NAPPED/ONLY MOWED OR 2" (FREQUENTLY MOWED).
5. 6" PERFORATED UNDERDRAIN IN 8" DEEP COARSE AGGREGATE BED CONNECTED TO STORM DRAIN. REQUIRED FOR SLOPES < 1.5% OR AS NEEDED.
6. INLET PIPE WITH INLET PROTECTION.
7. 8" NO UNDERDRAIN, LOW FLOW DRAIN SHALL EXTEND ENTIRE LENGTH OF SWALE AND SHALL HAVE A DEPTH OF 6" MINIMUM AND WIDTH NO MORE THAN 5X SWALE BOTTOM WIDTH. ANCHORED PLATE FLOW SPREADER IF USED, SHALL HAVE V–NOTCHES (MAX TOP WIDTH = 5X OF SWALE WIDTH) OR HOLES TO ALLOW PREFERENTIAL EXIT OF LOW FLOWS.
8. INSTALL CHECK DAMS OR GRADE CONTROL STRUCTURES FOR SLOPES > 6% AT 50' MAXIMUM SPACING TO ACHIEVE A MAXIMUM EFFECTIVE LONGITUDINAL SLOPE OF 6%. FLOW SPREADERS SHALL BE PROVIDED AT INLET AND AT THE BASE OF EACH CHECK DAM. SEE FIGURE 5–2.
9. INSTALL ENERGY DISSIPATOR AT THE INLET OF VEGETATED SWALE.
10. SWALE LENGTH SHALL BE 100' OR LENGTH REQUIRED TO PROVIDE 10 MINUTES RESIDENCE TIME, WHICH EVER IS GREATER.
11. INSTALL APPROPRIATE OUTLET STRUCTURE. ACCOMODATE LOW FLOW CHANNEL AND/OR UNDERDRAIN (IF PRESENT).
12. AMEND SOILS WITH 2" OF COMPOST TILLED INTO 6" OF NATIVE SOIL UNLESS NATIVE SOIL ORGANIC CONTENT > 10%

Figure E-11. Vegetated Swale Schematic

CURB DRAIN ADAPTOR DETAIL NTS | 6

SILT FENCE DETAIL (SE-1) NTS | 5

NOT USED NTS | 9

NOT USED NTS | 7

NOT USED NTS | 10

NOT USED NTS | 8

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DRAWING:
DETAILS

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SHEET
C-4
4 OF 6 SHEETS

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EROSION CONTROL
EC1 – SCHEDULING
EC2 – PRESERVATION OF EXISTING VEGETATION
EC3 – HYDRAULIC MULCH
EC4 – HYDROSEEDING
EC5 – SOIL BINDERS
EC6 – STRAW MULCH
EC7 – GEOTEXTILES & MATS
EC8 – WOOD MULCHING
EC9 – EARTH DIKES AND DRAINAGE SWALES
EC10 – VELOCITY DISSIPATION DEVICES
EC11 – SLOPE DRAINS
EC12 – STREAMBANK STABILIZATION
EC13 – RESERVED
EC14 – COMPOST BLANKETS
EC15 – SOIL PREPARATION/ROUGHENING
EC16 – NON-VEGETATED STABILIZATION

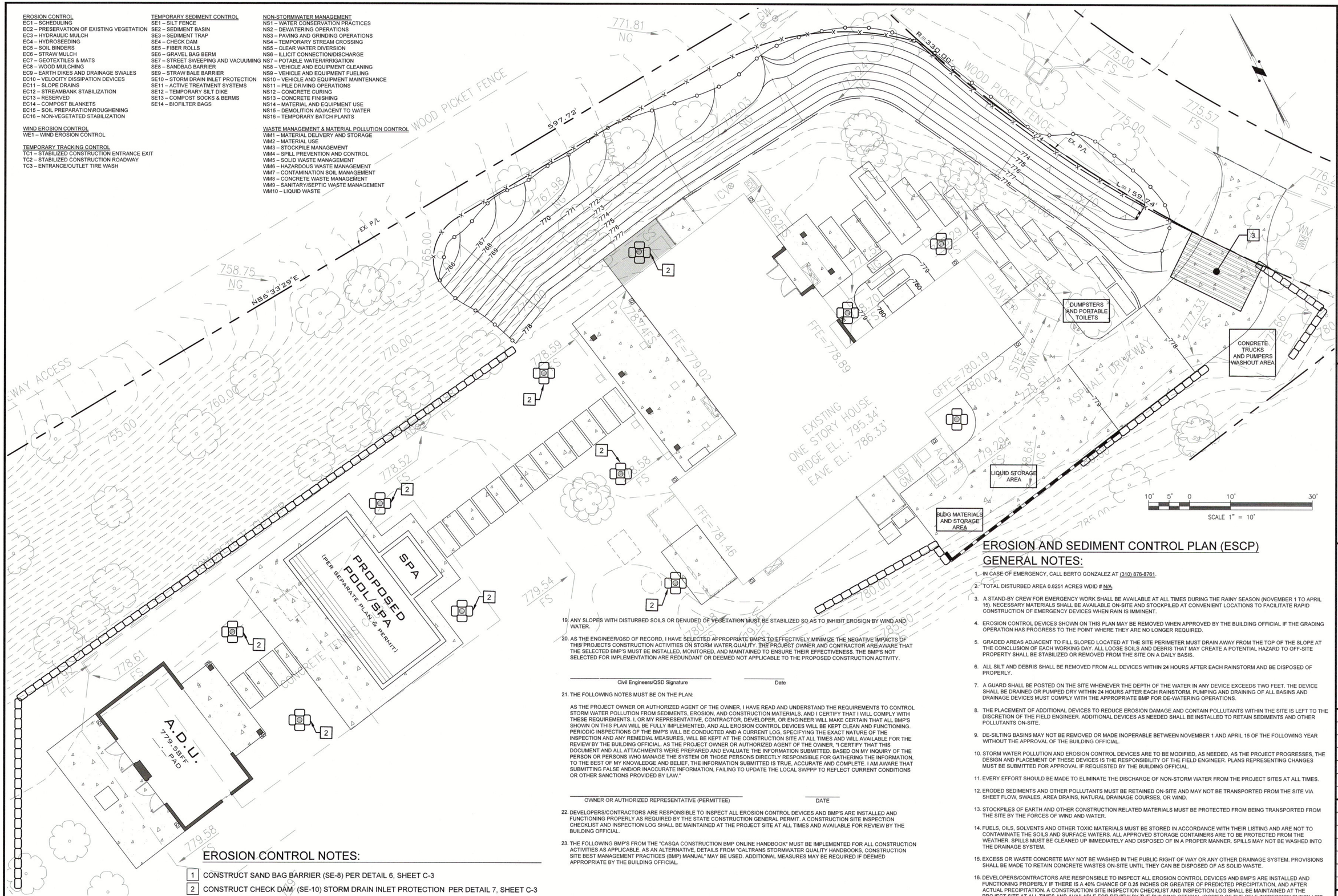
WIND EROSION CONTROL
WE1 – WIND EROSION CONTROL

TEMPORARY TRACKING CONTROL
TC1 – STABILIZED CONSTRUCTION ENTRANCE EXIT
TC2 – STABILIZED CONSTRUCTION ROADWAY
TC3 – ENTRANCE/OUTLET TIRE WASH

TEMPORARY SEDIMENT CONTROL
SE1 – SILT FENCE
SE2 – SEDIMENT BASIN
SE3 – SEDIMENT TRAP
SE4 – CHECK DAM
SE5 – FIBER ROLLS
SE6 – GRAVEL BAG BERM
SE7 – STREET SWEEPING AND VACUUMING
SE8 – SANDBAG BARRIER
SE9 – STRAW BALE BARRIER
SE10 – STORM DRAIN INLET PROTECTION
SE11 – ACTIVE TREATMENT SYSTEMS
SE12 – TEMPORARY SILT DIKE
SE13 – COMPOST SOCKS & BERMS
SE14 – BIOFILTER BAGS

NON-STORMWATER MANAGEMENT
NS1 – WATER CONSERVATION PRACTICES
NS2 – DEWATERING OPERATIONS
NS3 – PAVING AND GRINDING OPERATIONS
NS4 – TEMPORARY STREAM CROSSING
NS5 – CLEAR WATER DIVERSION
NS6 – ILLICIT CONNECTION/DISCHARGE
NS7 – POTABLE WATER/IRRIGATION
NS8 – VEHICLE AND EQUIPMENT CLEANING
NS9 – VEHICLE AND EQUIPMENT FUELING
NS10 – VEHICLE AND EQUIPMENT MAINTENANCE
NS11 – PILE DRIVING OPERATIONS
NS12 – CONCRETE CURING
NS13 – CONCRETE FINISHING
NS14 – MATERIAL AND EQUIPMENT USE
NS15 – DEMOLITION ADJACENT TO WATER
NS16 – TEMPORARY BATCH PLANTS

WASTE MANAGEMENT & MATERIAL POLLUTION CONTROL
WM1 – MATERIAL DELIVERY AND STORAGE
WM2 – MATERIAL USE
WM3 – STOCKPILE MANAGEMENT
WM4 – SPILL PREVENTION AND CONTROL
WM5 – SOLID WASTE MANAGEMENT
WM6 – HAZARDOUS WASTE MANAGEMENT
WM7 – CONTAMINATION SOIL MANAGEMENT
WM8 – CONCRETE WASTE MANAGEMENT
WM9 – SANITARY/SEPTIC WASTE MANAGEMENT
WM10 – LIQUID WASTE



EROSION CONTROL NOTES:

1. CONSTRUCT SAND BAG BARRIER (SE-8) PER DETAIL 6, SHEET C-3
2. CONSTRUCT CHECK DAM (SE-10) STORM DRAIN INLET PROTECTION PER DETAIL 7, SHEET C-3
3. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE (TC-1) PER DETAIL 5, SHEET C-3
4. CONSTRUCT SILT FENCE (SE-10) PER DETAIL 3, SHEET C-3

19. ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.

20. AS THE ENGINEER/QSD OF RECORD, I HAVE SELECTED APPROPRIATE BMP'S TO EFFECTIVELY MINIMIZE THE NEGATIVE IMPACTS OF THIS PROJECTS CONSTRUCTION ACTIVITIES ON STORM WATER QUALITY. THE PROJECT OWNER AND CONTRACTOR ARE AWARE THAT THE SELECTED BMP'S MUST BE INSTALLED, MONITORED, AND MAINTAINED TO ENSURE THEIR EFFECTIVENESS. THE BMP'S NOT SELECTED FOR IMPLEMENTATION ARE REDUNDANT OR DEEMED NOT APPLICABLE TO THE PROPOSED CONSTRUCTION ACTIVITY.

_____ Civil Engineers/QSD Signature _____ Date

21. THE FOLLOWING NOTES MUST BE ON THE PLAN:

AS THE PROJECT OWNER OR AUTHORIZED AGENT OF THE OWNER, I HAVE READ AND UNDERSTAND THE REQUIREMENTS TO CONTROL STORM WATER POLLUTION FROM SEDIMENTS, EROSION, AND CONSTRUCTION MATERIALS, AND I CERTIFY THAT I WILL COMPLY WITH THESE REQUIREMENTS. I, OR MY REPRESENTATIVE, CONTRACTOR, DEVELOPER, OR ENGINEER WILL MAKE CERTAIN THAT ALL BMP'S SHOWN ON THIS PLAN WILL BE FULLY IMPLEMENTED, AND ALL EROSION CONTROL DEVICES WILL BE KEPT CLEAN AND FUNCTIONING. PERIODIC INSPECTIONS OF THE BMP'S WILL BE CONDUCTED AND A CURRENT LOG, SPECIFYING THE EXACT NATURE OF THE INSPECTION AND ANY REMEDIAL MEASURES, WILL BE KEPT AT THE CONSTRUCTION SITE AT ALL TIMES AND WILL AVAILABLE FOR THE REVIEW BY THE BUILDING OFFICIAL. AS THE PROJECT OWNER OR AUTHORIZED AGENT OF THE OWNER, "I CERTIFY THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED AND EVALUATE THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE INFORMATION SUBMITTED IS TRUE, ACCURATE AND COMPLETE. I AM AWARE THAT SUBMITTING FALSE AND/OR INACCURATE INFORMATION, FAILING TO UPDATE THE LOCAL SWPPP TO REFLECT CURRENT CONDITIONS OR OTHER SANCTIONS PROVIDED BY LAW."

_____ OWNER OR AUTHORIZED REPRESENTATIVE (PERMITTEE) _____ DATE

22. DEVELOPERS/CONTRACTORS ARE RESPONSIBLE TO INSPECT ALL EROSION CONTROL DEVICES AND BMP'S ARE INSTALLED AND FUNCTIONING PROPERLY AS REQUIRED BY THE STATE CONSTRUCTION GENERAL PERMIT. A CONSTRUCTION SITE INSPECTION CHECKLIST AND INSPECTION LOG SHALL BE MAINTAINED AT THE PROJECT SITE AT ALL TIMES AND AVAILABLE FOR REVIEW BY THE BUILDING OFFICIAL.

23. THE FOLLOWING BMP'S FROM THE "CASQA CONSTRUCTION BMP ONLINE HANDBOOK" MUST BE IMPLEMENTED FOR ALL CONSTRUCTION ACTIVITIES AS APPLICABLE. AS AN ALTERNATIVE, DETAILS FROM "CALTRANS STORMWATER QUALITY HANDBOOKS, CONSTRUCTION SITE BEST MANAGEMENT PRACTICES (BMP) MANUAL" MAY BE USED. ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY THE BUILDING OFFICIAL.

EROSION AND SEDIMENT CONTROL PLAN (ESCP) GENERAL NOTES:

1. IN CASE OF EMERGENCY, CALL BERTO GONZALEZ AT (310) 876-8761.
2. TOTAL DISTURBED AREA 0.8251 ACRES WDID # N/A.
3. A STAND-BY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON (NOVEMBER 1 TO APRIL 15). NECESSARY MATERIALS SHALL BE AVAILABLE ON-SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF EMERGENCY DEVICES WHEN RAIN IS IMMINENT.
4. EROSION CONTROL DEVICES SHOWN ON THIS PLAN MAY BE REMOVED WHEN APPROVED BY THE BUILDING OFFICIAL IF THE GRADING OPERATION HAS PROGRESS TO THE POINT WHERE THEY ARE NO LONGER REQUIRED.
5. GRADED AREAS ADJACENT TO FILL SLOPED LOCATED AT THE SITE PERIMETER MUST DRAIN AWAY FROM THE TOP OF THE SLOPE AT THE CONCLUSION OF EACH WORKING DAY. ALL LOOSE SOILS AND DEBRIS THAT MAY CREATE A POTENTIAL HAZARD TO OFF-SITE PROPERTY SHALL BE STABILIZED OR REMOVED FROM THE SITE ON A DAILY BASIS.
6. ALL SILT AND DEBRIS SHALL BE REMOVED FROM ALL DEVICES WITHIN 24 HOURS AFTER EACH RAINSTORM AND BE DISPOSED OF PROPERLY.
7. A GUARD SHALL BE POSTED ON THE SITE WHENEVER THE DEPTH OF THE WATER IN ANY DEVICE EXCEEDS TWO FEET. THE DEVICE SHALL BE DRAINED OR PUMPED DRY WITHIN 24 HOURS AFTER EACH RAINSTORM. PUMPING AND DRAINING OF ALL BASINS AND DRAINAGE DEVICES MUST COMPLY WITH THE APPROPRIATE BMP FOR DE-WATERING OPERATIONS.
8. THE PLACEMENT OF ADDITIONAL DEVICES TO REDUCE EROSION DAMAGE AND CONTAIN POLLUTANTS WITHIN THE SITE IS LEFT TO THE DISCRETION OF THE FIELD ENGINEER. ADDITIONAL DEVICES AS NEEDED SHALL BE INSTALLED TO RETAIN SEDIMENTS AND OTHER POLLUTANTS ON-SITE.
9. DE-SILTING BASINS MAY NOT BE REMOVED OR MADE INOPERABLE BETWEEN NOVEMBER 1 AND APRIL 15 OF THE FOLLOWING YEAR WITHOUT THE APPROVAL OF THE BUILDING OFFICIAL.
10. STORM WATER POLLUTION AND EROSION CONTROL DEVICES ARE TO BE MODIFIED, AS NEEDED, AS THE PROJECT PROGRESSES, THE DESIGN AND PLACEMENT OF THESE DEVICES IS THE RESPONSIBILITY OF THE FIELD ENGINEER. PLANS REPRESENTING CHANGES MUST BE SUBMITTED FOR APPROVAL IF REQUESTED BY THE BUILDING OFFICIAL.
11. EVERY EFFORT SHOULD BE MADE TO ELIMINATE THE DISCHARGE OF NON-STORM WATER FROM THE PROJECT SITES AT ALL TIMES.
12. ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON-SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES, OR WIND.
13. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND AND WATER.
14. FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOILS AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
15. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED IN THE PUBLIC RIGHT OF WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON-SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
16. DEVELOPERS/CONTRACTORS ARE RESPONSIBLE TO INSPECT ALL EROSION CONTROL DEVICES AND BMP'S ARE INSTALLED AND FUNCTIONING PROPERLY IF THERE IS A 40% CHANCE OF 0.25 INCHES OR GREATER OF PREDICTED PRECIPITATION, AND AFTER ACTUAL PRECIPITATION. A CONSTRUCTION SITE INSPECTION CHECKLIST AND INSPECTION LOG SHALL BE MAINTAINED AT THE PROJECT SITE AT ALL TIMES AND AVAILABLE FOR REVIEW BY THE BUILDING OFFICIAL (COPIES OF THE SELF-INSPECTION CHECK LIST AND INSPECTION LOGS ARE AVAILABLE UPON REQUEST).
17. TRASH AND CONSTRUCTION-RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.

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OCT 14 2021

PROJECT:
GONZALEZ RESIDENCE
79 EASTFIELD DRIVE
ROLLING HILLS, CA 90274

DRAWING:
TEMPORARY EROSION CONTROL PLAN

REVISIONS	BY

JOB#: 03-21-0116
ENGINEER: BB
DRAWN: HFL
CHECKED: BB
FILE: EROSION PLAN-C5
DATE: 09/24/2021
SCALE: SEE PLAN

SHEET
C-5
5 OF 6 SHEETS

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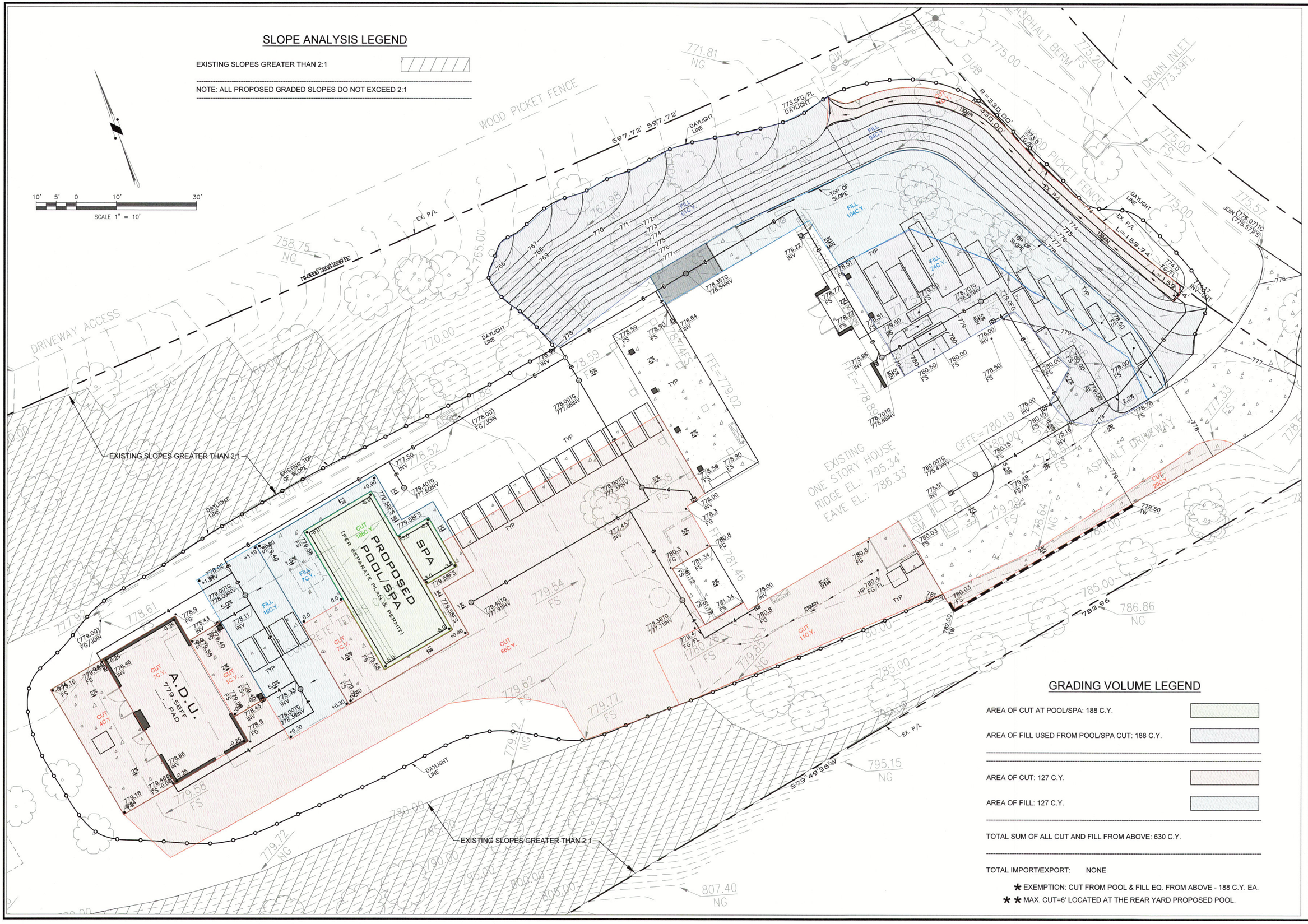
SLOPE ANALYSIS LEGEND

EXISTING SLOPES GREATER THAN 2:1

NOTE: ALL PROPOSED GRADED SLOPES DO NOT EXCEED 2:1

10' 5' 0 10' 30'

SCALE 1" = 10'



GRADING VOLUME LEGEND

AREA OF CUT AT POOL/SPA: 188 C.Y.

AREA OF FILL USED FROM POOL/SPA CUT: 188 C.Y.

AREA OF CUT: 127 C.Y.

AREA OF FILL: 127 C.Y.

TOTAL SUM OF ALL CUT AND FILL FROM ABOVE: 630 C.Y.

TOTAL IMPORT/EXPORT: NONE

* EXEMPTION: CUT FROM POOL & FILL EQ. FROM ABOVE - 188 C.Y. EA.

** MAX. CUT=6' LOCATED AT THE REAR YARD PROPOSED POOL.

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OCT 14 2021

PROJECT:
GONZALEZ RESIDENCE
79 EASTFIELD DRIVE
ROLLING HILLS, CA 90274

DRAWING:
GRADING QUANTITIES EXHIBIT

REVISIONS	BY

JOB#: 03-21-0116
ENGINEER: BB
DRAWN: HFL
CHECKED: BB
FILE: GRADING PLAN-C6
DATE: 10/11/2021
SCALE: SEE PLAN

SHEET
C-6
6 OF 6 SHEETS

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A **FICUS NITIDA**
'INDIAN LAUREL FIG'
(WUCOLS - MEDIUM)



B & D **OLEA EUROPAEA 'LITTLE OLLIE'**
'DWARF FRUITLESS OLIVE'
(WUCOLS - LOW)



B & G **WESTRINGIA FRUTICOSA**
'COAST ROSEMARY'
(WUCOLS - MEDIUM)



C **PITTOSPORUM CRASSIFOLIUM**
'COMMON KARO'
(WUCOLS - LOW)



E **JUNIPERUS HORIZONTALIS 'LIME GLOW'**
'CREEPING JUNIPER'
(WUCOLS - LOW)



F **FEIJOA SELLOWIANA**
'PINEAPPLE GUAVA'
(WUCOLS - LOW)



H **CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'**
'FEATHER REED GRASS'
(WUCOLS - MEDIUM)



J **STIPA TENUISSIMA**
'MEXICAN FEATHER GRASS'
(WUCOLS - LOW)



K **LAGURUS OVATUS**
'BUNNY TAILS'
(WUCOLS - MEDIUM)



L **PENNISETUM SPATHIOLATUM**
'SLENDER VELDT GRASS'
(WUCOLS - LOW)



M **SESLERIA AUTUMNALIS**
'AUTUMN MOOR GRASS'
(WUCOLS - MEDIUM)



N **CAREX TUMULICOLA**
'FOOTHILL SEDGE'
(WUCOLS - MEDIUM)



P **AGAVE ATTENUATA**
'FOX TAIL AGAVE'
(WUCOLS - LOW)



Q **ROSMARINUS OFFICINALIS 'PROSTRATUS'**
'CREEPING ROSEMARY'
(WUCOLS - LOW)



R **AEONIUM 'MINT SAUCER'**
'GREEN AEONIUM'
(WUCOLS - LOW)



S **SENECIO SERPENS**
'BLUE CHALKSTICKS'
(WUCOLS - LOW)



T **OLEA EUROPAEA 'SWAN HILL'**
'FRUITLESS OLIVE'
(WUCOLS - LOW)



U **ACHILLEA MILLEFOLIUM**
'COMMON YARROW'
(WUCOLS - LOW)



V **DYMONDIA MARGARETAE**
'SILVER CARPET'
(WUCOLS - LOW)



W **MEDALLION PLUS**
'TURF'
(WUCOLS - MEDIUM)



X **FESTUCA RUBRA**
'CREEPING RED FESCUE'
(WUCOLS - LOW)



Y **VITEX AGNUS-CASTUS**
'CHASTE TREE'
(WUCOLS - MEDIUM)



Z **HYDROSEED MIX**
'TBD'

CONCEPTUAL PLANT IMAGES

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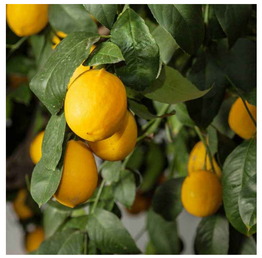
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CONCEPT IMAGES



a **MAYTENUS BOARIA**
'MAYTEN TREE'
(WUCOLS - MEDIUM)



b **CITRUS MEYER LEMON** - STANDARD
'LEMON'
(WUCOLS - MED)



b **MAYTENUS BOARIA** - STANDARD
'MAYTEN TREE'
(WUCOLS - MEDIUM)



c **OLEA EUROPAEA 'WILSONII'**
'FRUITLESS OLIVE'
(WUCOLS - LOW)



d **PLATANUS RACEMOSA**
'WESTERN SYCAMORE'
(WUCOLS - MEDIUM)



e **LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ'**
'CRAPE MYRTLE'
(WUCOLS - LOW)

CONCEPTUAL
PLANT IMAGES

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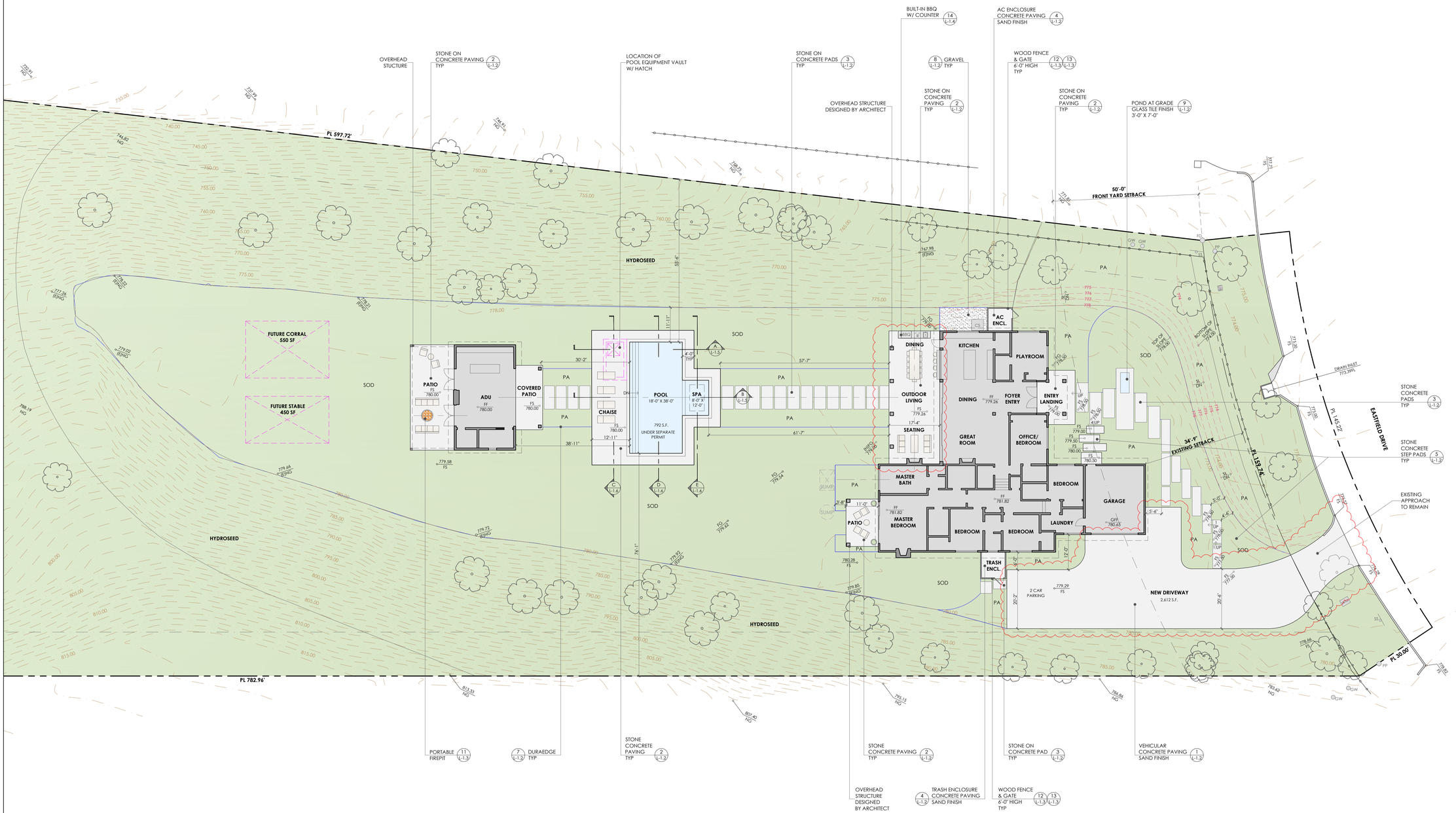
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CONCEPT IMAGES



POOL NOTES:

1. THE RESIDENCE SHALL BE EQUIPPED WITH EXIT ALARMS (BATTERY POWERED OR HARDWIRED) ON THOSE DOORS PROVIDING DIRECT ACCESS TO THE POOL
2. AUDIBLE ALARMS AT DOORS OPENING TO POOLS SHALL BE AT LEAST 85 DBA WHEN MEASURED 10 FEET AWAY FROM THE ALARM MECHANISM AND SHOULD SOUND FOR AT LEAST 30 SECONDS.
3. ALL DOORS PROVIDING DIRECT ACCESS FROM THE HOME TO THE SWIMMING POOL SHALL BE EQUIPPED WITH A SELF-CLOSING, SELF LATCHING DEVICE WITH A RELEASE MECHANISM PLACED NO LOWER THAN 54 INCHES ABOVE THE FLOOR.
4. ACCESS GATES SHALL BE SELF-CLOSING, SELF LATCHING WITH RELEASE DEVICE LOCATED 60 INCHES ABOVE GRADE AND SHALL OPEN OUTWARD AWAY FROM THE POOL/SPA.
5. NO ELECTRIC RESISTANCE HEATING; SOLAR COLLECTORS SHALL PROVIDE NOT LESS THAN 60% OF THE ENERGY FOR HEATING SWIMMING POOLS AND SPAS.

POOL SAEFTY:

SECTION 115925, WHEN A BUILDING PERMIT IS ISSUED FOR THE CONSTRUCTION OF A NEW SWIMMING POOL OR SPA OR THE REMODELING OF AN EXISTING SWIMMING POOL OR SPA AT A PRIVATE SINGLE-FAMILY HOME, THE RESPECTIVE SWIMMING POOL OR SPA SHALL BE EQUIPPED WITH AT LEAST TWO OF THE FOLLOWING SEVEN DROWNING PREVENTION SAFETY FEATURES:

~~(1) AN ENCLOSURE THAT MEETS THE REQUIREMENTS OF SECTION 115923 AND ISOLATES THE SWIMMING POOL OR SPA FROM THE PRIVATE SINGLE-FAMILY HOME.~~
~~(2) REMOVABLE MESH FENCING THAT MEETS AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM) SPECIFICATIONS F2286 STANDARDS IN CONJUNCTION WITH A GATE THAT IS SELF-CLOSING AND SELF-LATCHING AND CAN ACCOMMODATE A KEY LOCKABLE DEVICE.~~
~~(3) AN APPROVED SAFETY POOL COVER, AS DEFINED IN SUBDIVISION (D) OF SECTION 115921.~~
(4) EXIT ALARMS ON THE PRIVATE SINGLE-FAMILY HOME'S DOORS THAT PROVIDE DIRECT ACCESS TO THE SWIMMING POOL OR SPA. THE EXIT ALARM MAY CAUSE EITHER AN ALARM NOISE OR A VERBAL WARNING, SUCH AS A REPEATING NOTIFICATION THAT "THE DOOR TO THE POOL IS OPEN."
~~(5) A SELF-CLOSING, SELF-LATCHING DEVICE WITH A RELEASE MECHANISM PLACED NO LOWER THAN 54 INCHES ABOVE THE FLOOR ON THE PRIVATE SINGLE-FAMILY HOME'S DOORS PROVIDING DIRECT ACCESS TO THE SWIMMING POOL OR SPA.~~
(6) AN ALARM THAT, WHEN PLACED IN A SWIMMING POOL OR SPA, WILL SOUND UPON DETECTION OF ACCIDENTAL OR UNAUTHORIZED ENTRANCE INTO THE WATER. THE ALARM SHALL MEET AND BE INDEPENDENTLY CERTIFIED TO THE ASTM STANDARD F2208 "STANDARD SAFETY SPECIFICATION FOR RESIDENTIAL POOL ALARMS," WHICH INCLUDES SURFACE MOTION, PRESSURE, SONAR, LASER, AND INFRARED TYPE ALARMS. A SWIMMING PROTECTION ALARM FEATURE DESIGNED FOR INDIVIDUAL USE, INCLUDING AN ALARM ATTACHED TO A CHILD THAT SOUNDS WHEN THE CHILD EXCEEDS A CERTAIN DISTANCE OR BECOMES SUBMERGED IN WATER, IS NOT A QUALIFYING DROWNING PREVENTION SAFETY FEATURE.

HARDSCAPE PLAN

1/16" : 1'-0"

01' 10' 20' 40'

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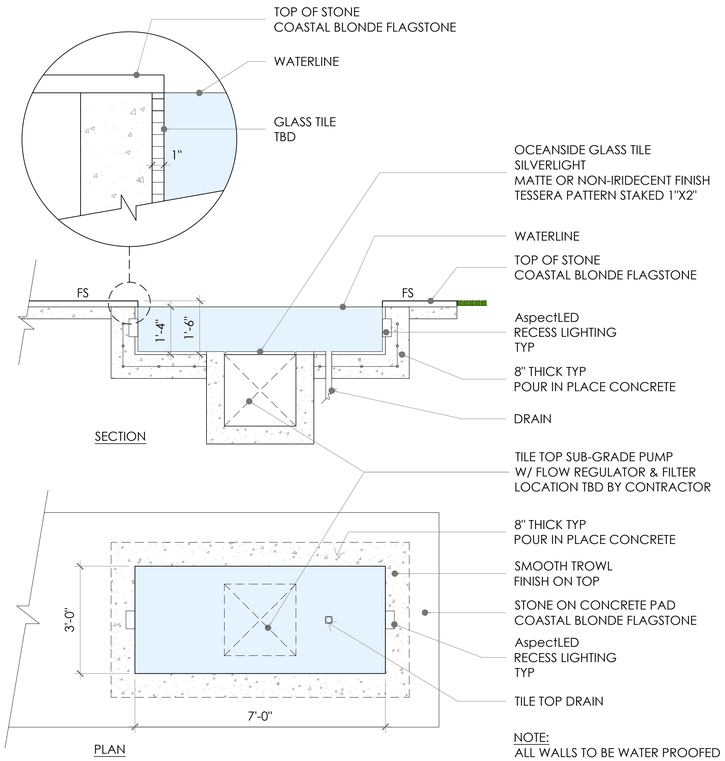
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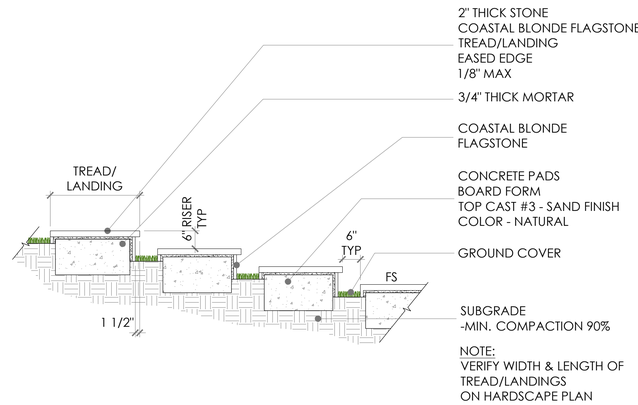
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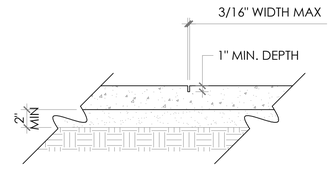
L-1
HARDSCAPE PLAN



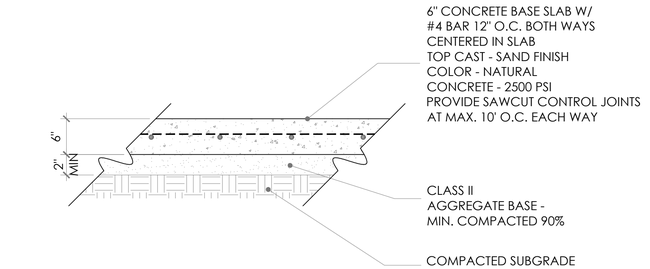
9 POND AT GRAD
1/2" : 1'-0"



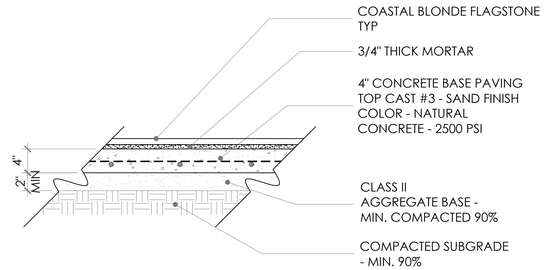
5 STONE ON CONCRETE STEP PADS
1/2" : 1'-0"



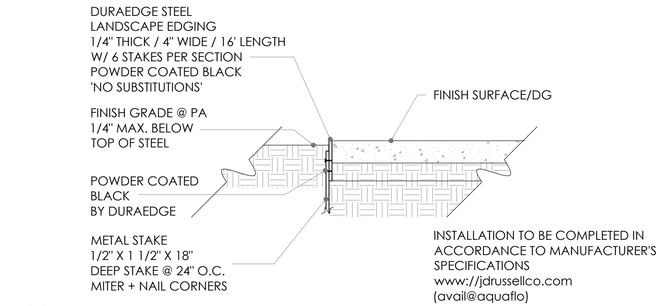
6 SAWCUT CONTROL JOINT
1" : 1'-0"



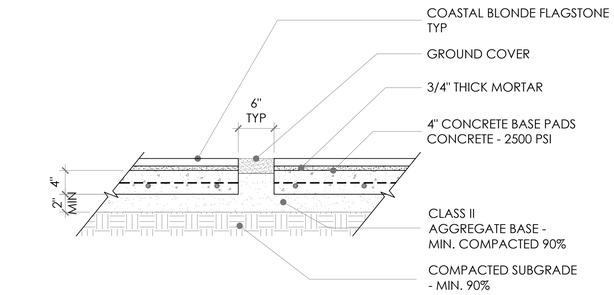
1 VEHICULAR PAVING
1" : 1'-0"



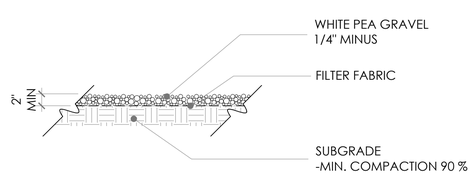
2 STONE ON CONCRETE
1" : 1'-0"



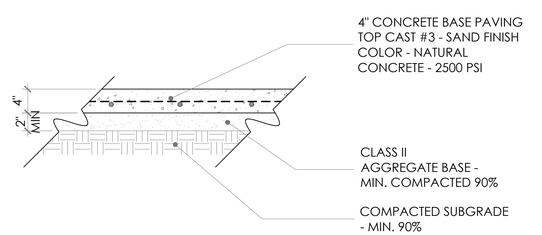
7 DURAEDGE HEADER
1" : 1'-0"



3 STONE ON CONCRETE PAD
1" : 1'-0"



8 GRAVEL
1" : 1'-0"



4 PEDESTRIAN CONCRETE
1" : 1'-0"

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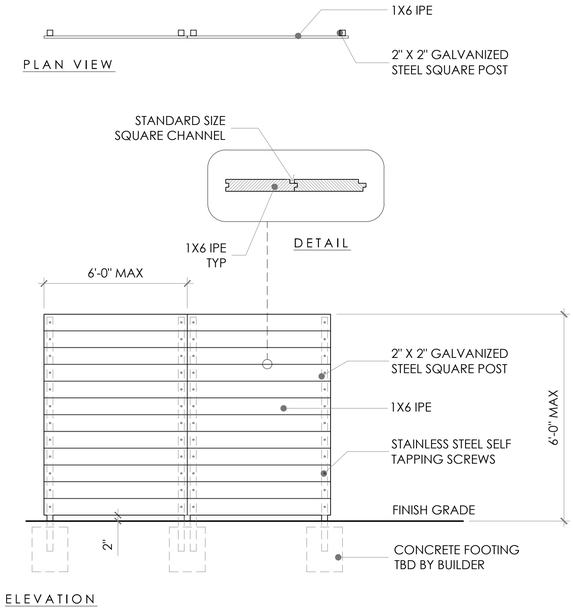
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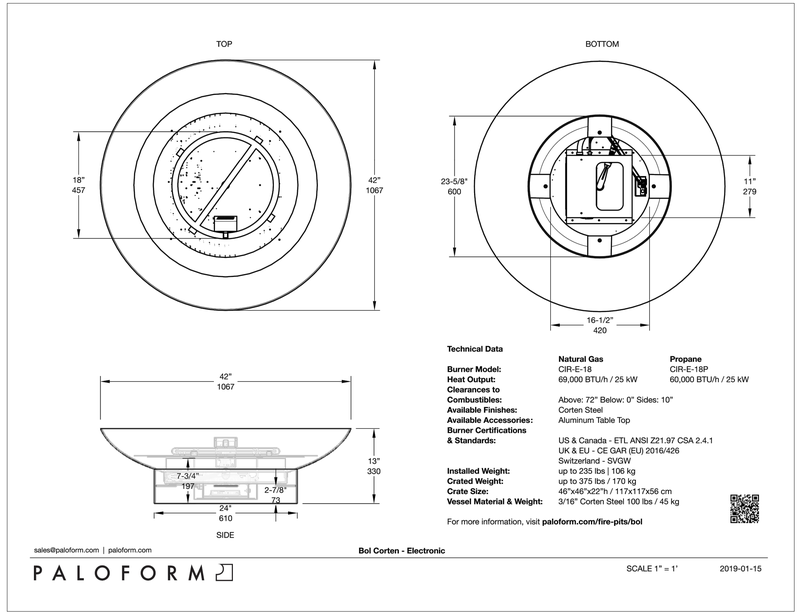
L-1.2

HARDSCAPE DETAILS



12 WOOD FENCE

1/2" : 1'-0"



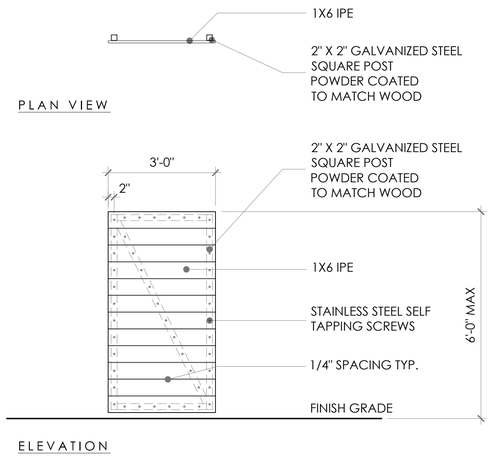


PREFAB FIREPIT OPTION

MANUFACTURER : PALOFORM
MODEL : BOL CORTEN FIREBOWL
SIZE : 42" ROUND, 9 1/4" HIGH

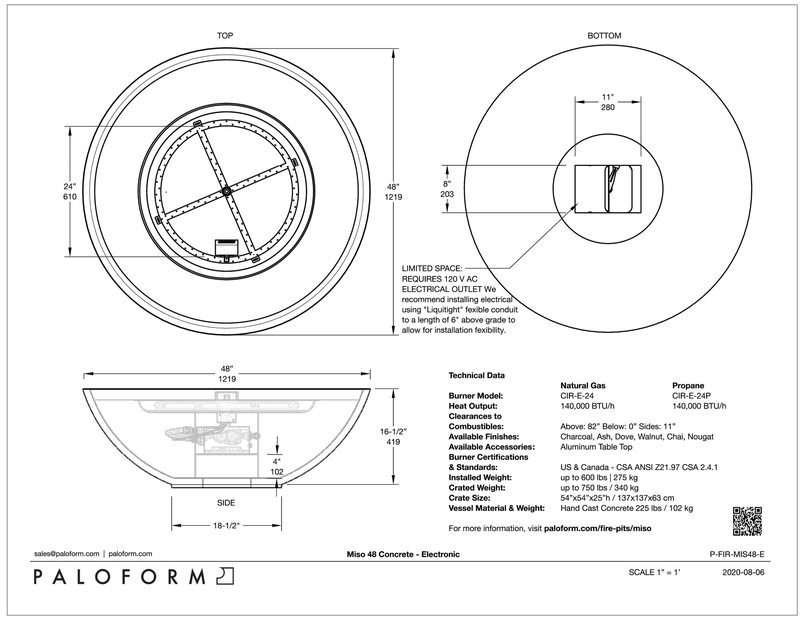
PALOFORM - OPTION1
BOL CORTEN FIREBOWL

1" : 1'-0"



13 WOOD GATE

1/2" : 1'-0"





PREFAB FIREPIT OPTION

MANUFACTURER : PALOFORM
MODEL : MISO CONCRETE FIREBOWL
SIZE : 48" ROUND, 16 1/2" HIGH

PALOFORM - OPTION2
MISO CONCRETE FIREBOWL

11 1" : 1'-0"

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L-1.3

HARDSCAPE DETAILS



LYNX PROFESSIONAL
42" BUILT IN GRILL WITH
1 TRIDENT INFRARED BURNER,
2 CERAMIC BURNERS AND ROTISSERIE
MODEL L42TR-NG



LYNX PROFESSIONAL
42" CARBON FBER VINYL COVER
BUILT IN
MODEL CC42



LYNX
42" VENTANA TRUE WIDTH ACCESS DOORS
MODEL LDR42T-4



LYNX PROFESSIONAL
24" OUTDOOR REFRIGERATOR
LEFT HINGE
MODEL LM24REFL



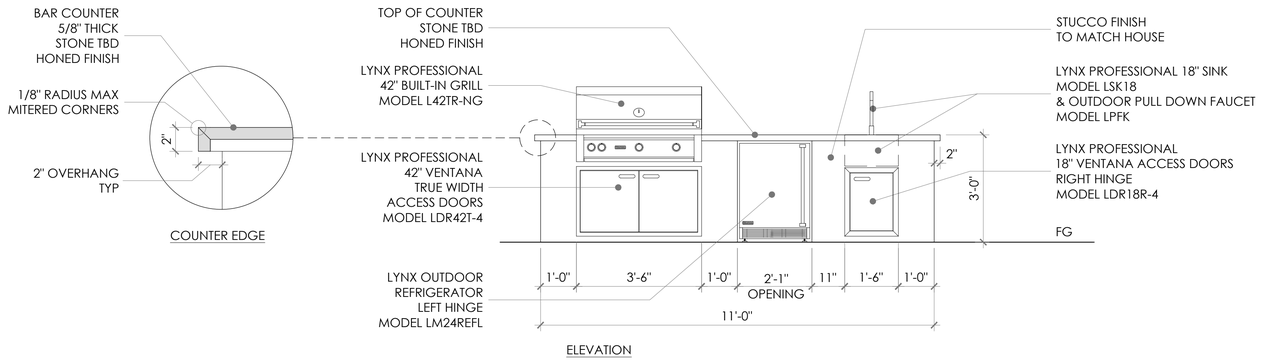
LYNX PROFESSIONAL
GOOSENECK PULL DOWN FAUCET
MODEL LPFK



LYNX PROFESSIONAL
18" SINK WITH DRAIN
MODEL LSK18



LYNX
18" VENTANA ACCESS DOOR
RIGHT HINGE
MODEL LDR18R-4



14 BBQ W/ COUNTER
1/2" : 1'-0"

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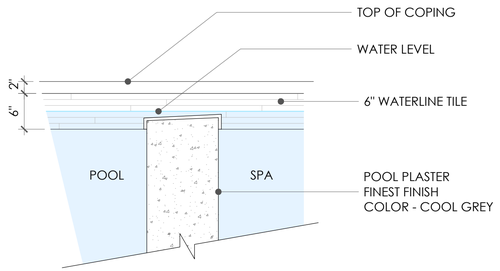
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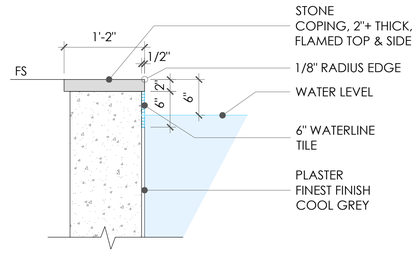
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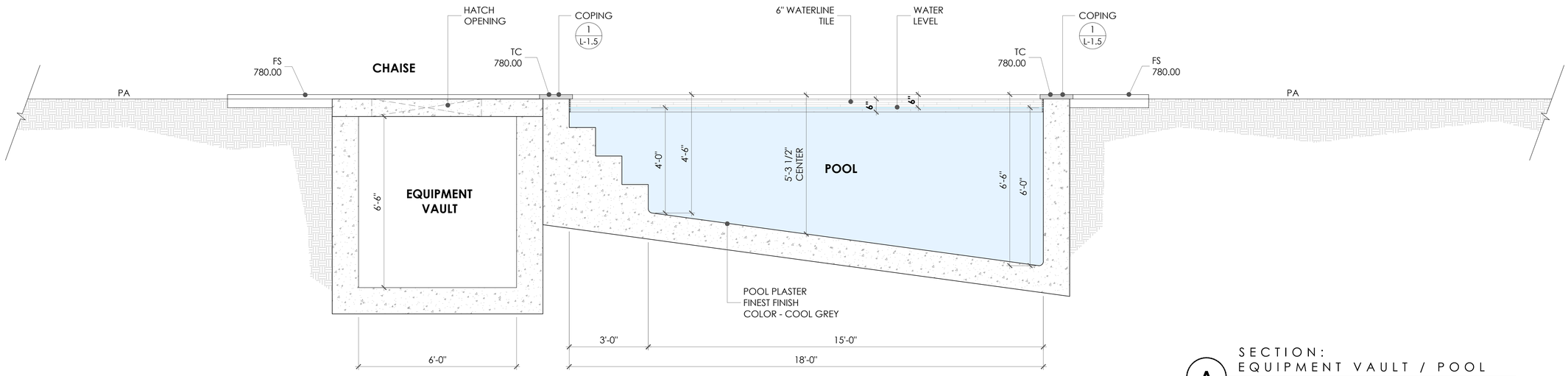
L-1.4
HARDSCAPE DETAILS



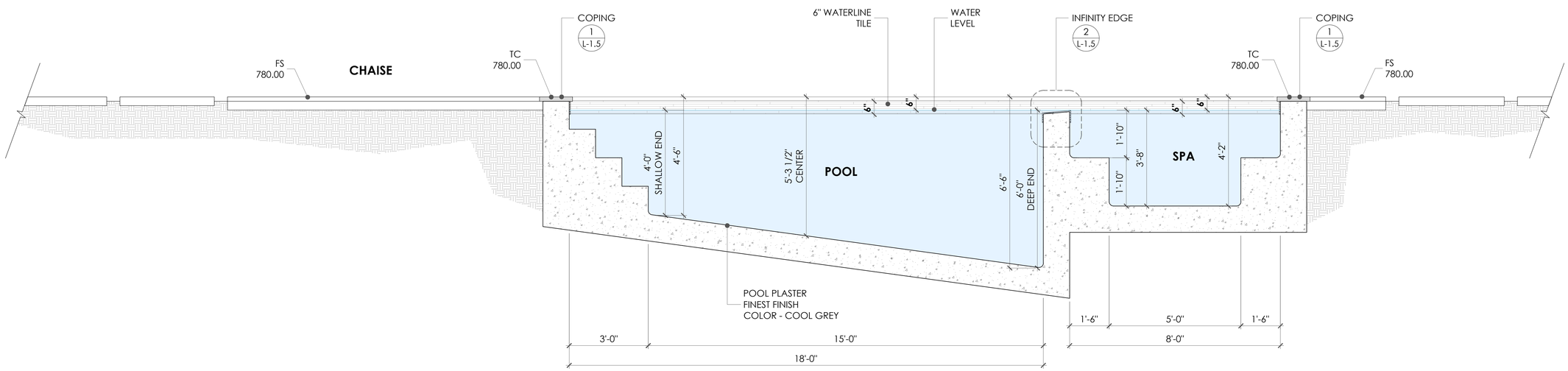
2 INFINITY EDGE
1" : 1'-0"



1 POOL COPING
1" : 1'-0"



A SECTION:
EQUIPMENT VAULT / POOL
1/2" : 1'-0"



B SECTION:
POOL / SPA
1/2" : 1'-0"

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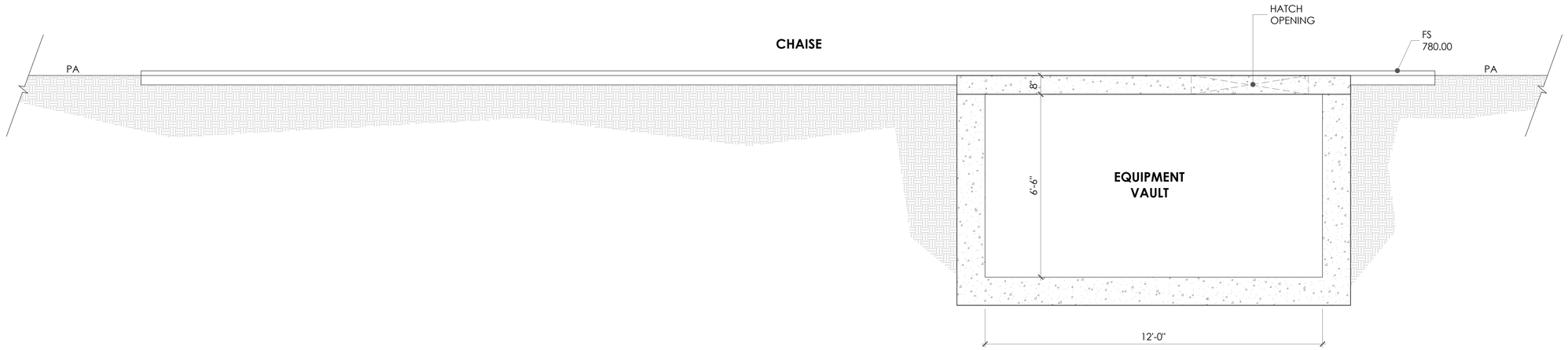
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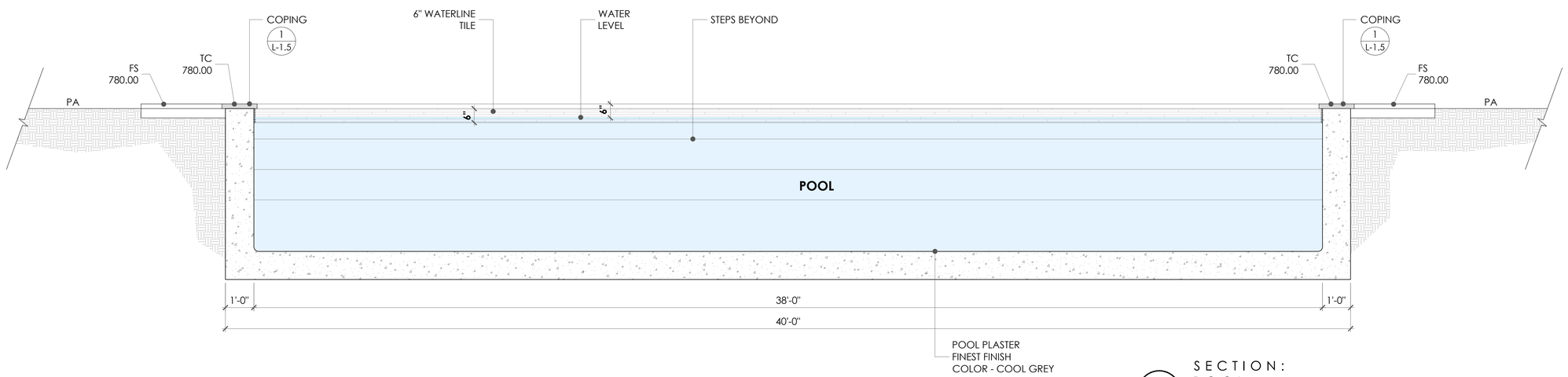
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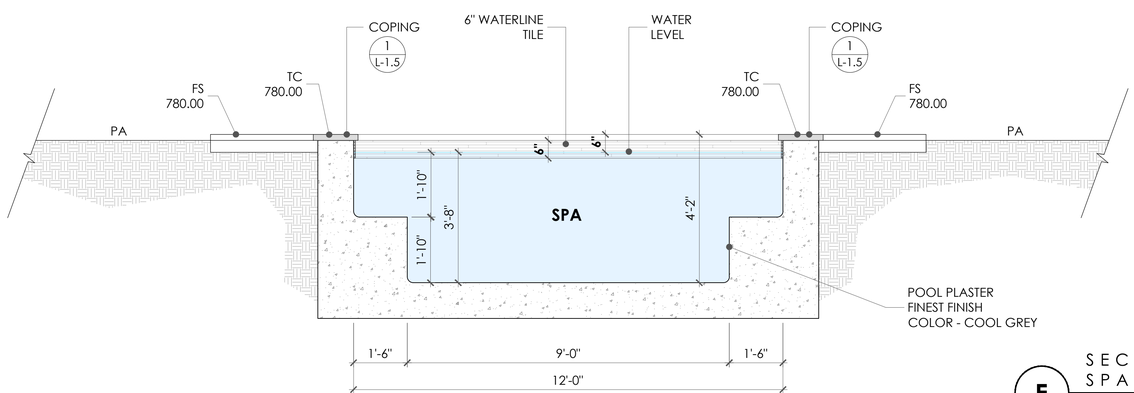
POOL SECTIONS



C SECTION: EQUIPMENT VAULT
1/2" : 1'-0"



D SECTION: POOL
1/2" : 1'-0"



E SECTION: SPA
1/2" : 1'-0"

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POOL SECTIONS



PLANT/TREE LEGEND

LEGEND	QTY	SIZE	ARRANGEMENT	BOTANICAL NAME	COMMON NAME	HEIGHT	WIDTH	WUCOLS IV	NOTES
A	54	15 GAL	PER PLAN	**FICUS NITIDA** - STAKED	INDIAN LAUREL FIG	6'-8"	3'-4"	MED	MAINTAIN AS HEDGE
B	6	15 GAL	PER PLAN	**OLEA EUROPAEA 'LITTLE OLLIE'** (OR)	DWARF FRUITLESS OLIVE	4'-5'	4'-5'	LOW	MAINTAIN TO 42" H MAX
		15 GAL		**WESTRINGIA FRUTICOSA**	COAST ROSEMARY	3'-4'	3'-4'	MED	
C	16	5 GAL	PER PLAN	**PITTOSPORUM CRASSIFOLIUM**	KARO	3'-4'	3'-4'	LOW	
D	9	5 GAL	PER PLAN	**OLEA EUROPAEA 'LITTLE OLLIE'**	DWARF FRUITLESS OLIVE	4'-5'	4'-5'	LOW	
E	7	5 GAL	PER PLAN	**JUNIPERUS HORIZONTALIS 'LIME GLOW'**	CREEPING JUNIPER	1'-2'	1'-3'	LOW	
F	5	5 GAL	PER PLAN	**FEIJOA SELLOWIANA**	PINEAPPLE GUAVA	5'-8'	5'-8'	LOW	
G	6	5 GAL	PER PLAN	**WESTRINGIA FRUTICOSA**	COAST ROSEMARY	3'-4'	3'-4'	MED	
H	69	5 GAL	PER PLAN	**CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'**	FEATHER REED GRASS	3'-5'	2'-3'	MED	
J	28	1 GAL	PER PLAN	**STIPA TENUISSIMA**	MEXICAN FEATHER GRASS	1'-2'	1'-2'	LOW	
K	112	1 GAL	PER PLAN	**LAGURUS OVATUS**	BUNNY TAILS	1'-2'	1'-2'	MED	
L	21	1 GAL	PER PLAN	**PENNISETUM SPATHIOLATUM**	SLENDER VELDT GRASS	1'-2'	1'-2'	LOW	
M	16	1 GAL	PER PLAN	**SESLERIA AUTUMNALIS**	AUTUMN MOOR GRASS	1'-2'	1'-2'	MED	
N	53	1 GAL	PER PLAN	**CAREX TUMULICOLA**	FOOTHILL SEDGE	1'-2'	2'-3'	MED	
P	11	15 GAL	PER PLAN	**AGAVE ATTENUATA**	FOX TAIL AGAVE	3'-4'	3'-4'	LOW	
Q	164	5 GAL	PER PLAN	**ROSMARINUS OFFICINALIS 'PROSTRATUS'**	CREEPING ROSEMARY	2'	3'-4'	LOW	
R	21	5 GAL	PER PLAN	**AEONIUM 'MINT SAUCER'**	GREEN AEONIUM	2'-3'	1'-2'	LOW	
S	12	1 GAL	PER PLAN	**SENECIO SERPENS**	BLUE CHALKSTICKS	6"	1'	LOW	
T	2	24" BOX	PER PLAN	**OLEA EUROPAEA 'SWAN HILL'**	FRUITLESS OLIVE	10'-15'	10'-15'	LOW	
U	12	1 GAL	PER PLAN	**ACHILLEA MILLEFOLIUM**	COMMON YARROW	1'-3'	1'-3'	LOW	
V	41	DIRT FLAT	PER PLAN	**DYMONDIA MARGARETAE**	SILVER CARPET	6"	GC	LOW	
W	17329SF	SOD	PER PLAN	**MEDALLION PLUS**	TURF	3"	SOD	MED	
X	2160 SF	SOD	PER PLAN	**FESTUCA RUBRA**	CREEPING RED FESCUE	1'-2'	GC	LOW	
Y	2	15 GAL	PER PLAN	**VITEX AGNUS-CASTUS**	CHASTE TREE	8'-10'	8'-10'	MED	MAINTAIN AS HEDGE
Z	30627 SF	SEED	PER PLAN	**HYDROSEED MIX TBD**	HYDROSEED	1'-2'	1'-2'	LOW	
a	1	36" BOX	PER PLAN	**MAYTENUS BOARIA**	MAYTEN TREE	20'-30'	15'-20'	MED	
b	8	36" BOX	PER PLAN	**CITRUS MEYER LEMON**	LEMON	10'-15'	10'-15'	MED	
				MAYTENUS BOARIA - STANDARD	MAYTEN TREE	10'-15'	10'-15'	MED	
c	8	36" BOX	PER PLAN	**OLEA EUROPAEA 'WILSONII'**	FRUITLESS OLIVE	20'-25'	20'-25'	LOW	
d	1	36" BOX	PER PLAN	**PLATANUS RACEMOSA**	WESTERN SYCAMORE	40'-100'	30'-50'	MED	
e	1	36" BOX	PER PLAN	**LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ'**	CRAPE MYRTLE	15'-20'	15'-20'	LOW	

TREE PLANTING AND CARE INSTRUCTIONS

1. DRAINAGE

PREPARE THE HOLE A COUPLE OF DAYS PRIOR TO PLANTING. FILL THE HOLE WITH 12" OF WATER. THE WATER SHALL DRAIN OVERNIGHT. IF IT DOESN'T, YOU HAVE A DRAINAGE PROBLEM WHICH NEED TO BE CORRECTED WITH A FRENCH DRAIN OR SOME OTHER METHOD THAT TAKES EXCESS WATER DOWN AND AWAY FROM THE BOTTOM OF THE ROOT BALL.

2. PLANTING

THE HOLE SHALL BE 2' WIDER THAN THE BOX SIZE AND THE SAME DEPTH AS THE ROOT BALL. LEAVE THE BOTTOM FOR 48" BOX SIZES AND LARGER FOR STABILITY AND SAFETY. VERIFY THE TOP OF THE ROOT BALL IS EVEN OR SLIGHTLY HIGHER THAN THE SURROUNDING SOIL.

3. SOIL PIPES

48" BOX AND LARGER TREES SHALL HAVE FOR 4" PERFORATED PVC PIPES INSTALLED ON ALL FOUR SIDES TO THE BOTTOM OF THE ROOT BALL. FILL 3 PIPES WITH GRAVEL FOR DEEP FEEDING AND WATERING. USE THE FOURTH PIPE FOR CHECKING THE CONDITION OF THE ROOT BALL (TOO MUCH WATER OR TOO DRY). CAP ALL PIPES APPROXIMATELY 4" ABOVE SOIL LEVEL.

4. WATERING BERM OR BASIN

USE LEFT OVER SOIL MIX TO BUILD A SEVERAL-INCH-HIGH CIRCULAR WATERING BERM AROUND THE ROOT BALL. MAKE SURE THE BERM OR BASIN IS NO LARGER THAN THE ROOT BALL, OTHERWISE WATERING MAY WET THE SOIL AROUND THE TREE, BUT NOT THE ROOTBALL.

5. WATERING

IT IS VERY IMPORTANT TO KEEP A NEWLY PLANTED TREE WATERED DURING THE FIRST 12 TO 18 MONTHS. WATER AS OFTEN AS NECESSARY TO KEEP THE ROOT BALL MOIST, BUT NOT SATURATED. THIS MAY MEAN WATERING EVERY 2 TO 3 DAYS AT FIRST, OR ONLY ONCE A WEEK. HOW YOU WATER WILL DEPEND ON THE WEATHER, HOW HOT OR DRY YOUR AREA IS AND YOUR SOIL TYPE. BE ESPECIALLY CAREFUL TO KEEP THE TREES WATERED DURING SANTA ANA WINDS.

6. FERTILIZING

THE TREE SHOULD BE FED IN MARCH, JUNE AND SEPTEMBER WITH A SLOW RELEASE 20-5-5 FERTILIZER MIXED HALF-AND-HALF WITH BLOODMEAL.

PLANTING NOTES:

- SOIL TO BE SAMPLED BY WALLACE LABS (310.615.0116)
- CONTRACTOR TO AMEND PER WALLACE LAB RECOMMENDATION - 2" MIN.
- LEAF POST MULCH ON SURFACE OF ALL P.A.
- DURA EDGE AT ALL P.A. EDGES WWW.JDRUSSELCO.COM (800.888.7425)
- WEATHER BASED AUTOMATED IRRIGATION SHALL BE PROVIDED FOR ALL THE LANDSCAPED AREAS

- A MINIMUM 3-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE IS CONTRAINDICATED.

- COMPOST AT A RATE OF AT LEAST FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL. SOILS WITH GREATER THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL ARE EXEMPT FROM ADDING COMPOST AND TILLING.

- THE OWNER SHALL PROVIDE FOR THE PLANTING OF TREES IN THE PARKWAY ADJACENT TO THE SITE OF THE BUILDING IN ACCORDANCE WITH THE RECOMMENDATION OF THE PUBLIC WORKS DIRECTOR OR AUTHORIZED DESIGNEE.

WUCOLS IV NOTE:

WATER REQUIREMENTS FOR ALL PLANTS LISTED HAVE BEEN CONFIRMED BY WUCOLS IV PLANT DATABASE PROVIDED BY THE CALIFORNIA DEPARTMENT OF WATER RESOURCES (DWR) WATER USE EFFICIENCY PROGRAM.

NORTH

PLANTING PLAN

1/16" : 1'-0"

01' 10' 20' 40'

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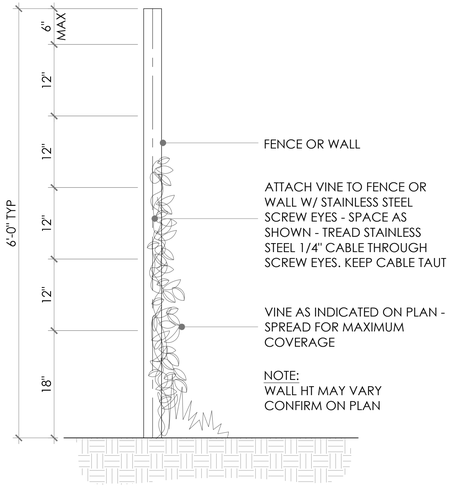
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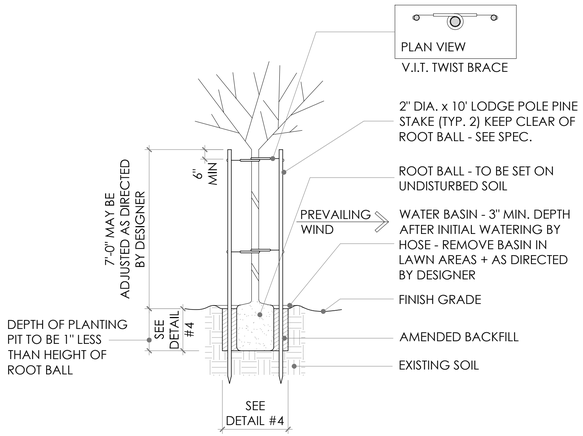
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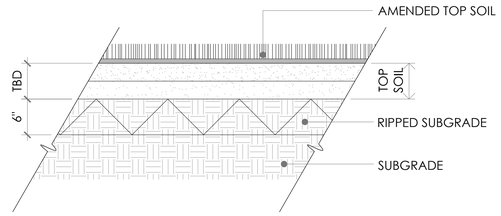
PLANTING PLAN



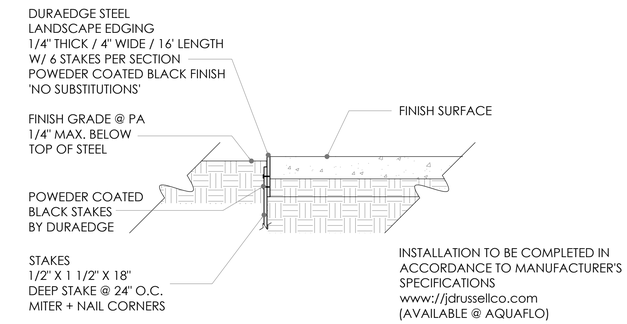
8 VINE PLANTING
1" : 1'-0"



5 PLANTING & TREE STAKING
1/4" : 1'-0"



1 AMENDED TOP SOIL @ TURF
1" : 1'-0"



2 DURAEDGE HEADER
1" : 1'-0"

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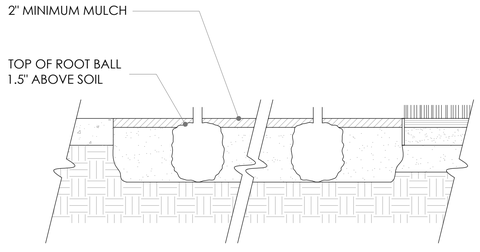
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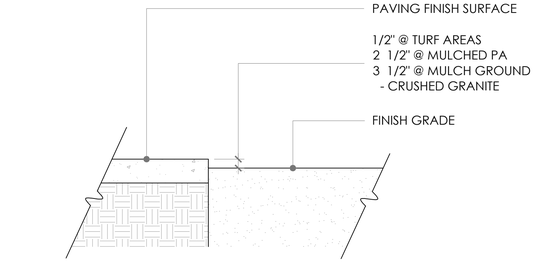
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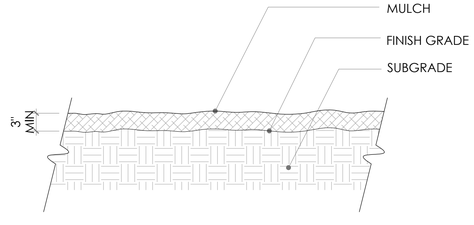
IMPORTANT TREE PLANTING & CARE INSTRUCTIONS



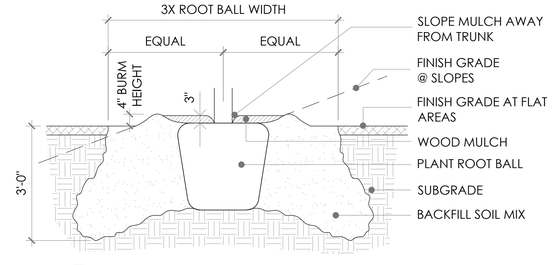
6 SHRUB/VINE PLANTING
3/4" : 1'-0"



3 SOLID FINISH @ PAVING EDGE
1/2" : 1'-0"



7 MULCH BLEND
1 1/2" : 1'-0"



4 TREE PLANTING
1/2" : 1'-0"

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PLANTING DETAILS

POINT OF CONNECTION NOTE

POINT OF CONNECTION TO THE EXISTING DOMESTIC WATER METER. THE CONTRACTOR SHALL RUN A 2" PVC MAIN LINE PIPE FROM THE DOMESTIC HOUSE LINE TO THE BACKFLOW PREVENTER AND SUB-METER THEN TO THE IRRIGATION REMOTE CONTROL VALVE MANIFOLD. FINAL LOCATION OF THE MANIFOLDS SHALL BE APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE and SHALL BE LOCATED IN AN ADJACENT PLANTING AREA INSIDE THAT LOT'S PROPERTY. THE CONTRACTOR SHALL VERIFY THE STATIC PRESSURE IN THE FIELD BEFORE COMMENCEMENT OF THE PROJECT. IF THE PRESSURE VARIES 20% FROM THE STATED OPERATING PRESSURE, IMMEDIATELY CONTACT THE LANDSCAPE ARCHITECT FOR ADDITIONAL DIRECTIVE. SEE SHEET L3.1 for STATIC PRESSURE and PRESSURE LOSS CALCULATIONS.

INSTALL IRRIGATION EQUIPMENT, SUPPLY LATERALS AND MAINLINE INSIDE PROPERTY IN ADJACENT PLANTING AREAS. SHOWN IN HARDSCAPE, DRIVEWAY AND STEPS FOR DIAGRAMMATIC PURPOSES ONLY. (TYP.)

PL 597.72'

PL 782.96'

EASTFIELD DRIVE

PL 145.22'

PL 150.16'

PL 30.00'

ADU

POOL

SPA

KITCHEN

PLAYROOM

DINING

FOYER ENTRY

ENTRY LANDING

GREAT ROOM

OFFICE/ BEDROOM

MASTER BATH

MASTER BEDROOM

BEDROOM

BEDROOM

LAUNDRY

GARAGE

A/C ENCL.

SH E CL

A1 9.8 1" DRIP 982

A2 10.2 1" DRIP 1,024

A3 8.8 1" DRIP 881

A4 9.2 1" DRIP 923

A5 3.7 1" DRIP 368

A6 15.0 1" DRIP 1,497

A7 4.5 1" DRIP 454

A8 0.3 1" TREE 20±

A9 4.1 1" ROTARY TOP 1,264

A10 4.1 1" ROTARY TOP 1,264

A11 1.8 1" ROTARY 1,275

A12 1.7 1" ROTARY TURF 834

A13 6.4 1" DRIP 637

A14 2.8 1" DRIP 278

A15 17.3 1" ROTARY TURF 4,892

A16 21.8 1" ROTARY TOE 5,450

A17 1.7 1" ROTARY TURF 1,034

A18 21.8 1" ROTARY TOP 5,450

A19 18.2 1" ROTARY TURF 3,074

A20 7.3 1" ROTARY 360° 3,074

A21 20.0 1" ROTARY MID. 4,481

A22 20.0 1" ROTARY TOE 4,481

A23 16.4 1" ROTARY TOE 4,481

A24 10.4 1" ROTARY TURF 8,874

A25 2.7 1" DRIP 272

A26 3.9 1" ROTARY TOP 1,392

A27 5.6 1" ROTARY TOE 1,392

EXISTING DOMESTIC WATER METER

EXISTING DOMESTIC HOUSE LINE.

120 VOLT POWER REQUIRED FOR IRRIGATION CONTROLLER. FINAL LOCATION(s) TO BE DETERMINED

REMOTE CONTROL VALVES SHOWN ON MAINLINE FOR DIAGRAMMATIC PURPOSES. COORDINATE FINAL LOCATION OF IRRIGATION R.C.V. MANIFOLD WITH HOMEOWNER PRIOR TO INSTALLATION/TRENCHING.

VALVE KEY

VAL.# / SIZE — GPM / TYPE / Sq. Ft. /Hydrozone

DRIPPERLINE SUPPLY/EXHAUST PIPE:

ZONE FLOW	PIPE SIZE
0 - 5 GPM	BLANK TUBING or 1/2" PVC
5 - 8 GPM	3/4" PVC
8.1 - 13 GPM	1" PVC
13.1 - 22 GPM	1 1/4" PVC
22.1 - 30 GPM	1 1/2" PVC

REFERENCE NOTES

FOR PRESSURE LOSS AND MAWA/ETWU CALCULATIONS SHEET SHEET 3.1
FOR IRRIGATION GENERAL NOTES SEE SHEET 3.1
FOR IRRIGATION DETAILS SEE SHEETS 3.2 and 3.3
FOR WATER AUDIT AND MAINTENANCE TASK NOTES SEE SHEET 3.3
FOR IRRIGATION SPECIFICATIONS SEE SHEET 3.4

DESIGN CONFIRMATION NOTE:

I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plans".

BENJAMIN MONTRELLA RLA #5819 — DATE: September 2, 2021

IRRIGATION CONTROLLERS

A	HUNTER	PRO-C and HC-075 FLOW METER WI-FI WEATHER-BASED SMART CONTROLLER WITH FLOW METER. INSTALL WITH (2) ADDITIONAL STATIONS MINIMUM INCLUDING FLOW METER AND MASTER VALVE. INSTALL LOCKING PLASTIC CABINET. INSTALL WITH CONNECTION TO SOIL-CLIK MOISTURE SENSOR AND RAIN-CLIK. FINAL LOCATIONS OF CONTROLLERS TO BE DETERMINED BY OWNER'S AUTHORIZED REPRESENTATIVE.
RAIN SENSOR	HUNTER	INSTALL SOIL-CLIK MOISTURE SENSORS and CONNECT to CONTROLLER. INSTALL per MANUFACTURER'S SPECIFICATIONS.
MOISTURE SENSOR	HUNTER	INSTALL WIRELESS RAIN-CLIK and CONNECT to CONTROLLER. INSTALL per MANUFACTURER'S SPECIFICATIONS.
E	*AS APPROVED*	120 VOLT ELECTRICAL POWER for CONTROLLER, PROVIDED BY ELECTRICIAN, SEE ARCHITECTURAL PLANS FOR LOCATION.

IRRIGATION PIPING

———	*AS APPROVED*	NON-PRESSURE LATERAL SCH 40 PVC with SCHEDULE 40 FITTINGS UP TO 1 ½" - BURY MIN. 12" BELOW GRADE (SIZE AS NOTED ON PLAN).
- - -	*AS APPROVED*	2" IRRIGATION PRESSURE MAINLINE CLASS 315 - BURY MIN. 18" BELOW GRADE. with SCHEDULE 80 FITTINGS
	AS APPROVED	PVC PIPE SCH. 40 SLEEVING, TWICE THE DIAMETER OF PIPE OR WIRE BUNDLE CARRIED - EXTEND 12" BEYOND EDGE OF PAVING & PLACE BELOW ALL PAVING, HARDSCAPE, ETC..
———	*AS APPROVED*	NON-PRESSURE LATERAL SCH 40 U.V.R. BROWNLINE with SCHEDULE 40 FITTINGS UP TO 1 ½" - BURY MIN. 12" BELOW GRADE (SIZE AS NOTED ON PLAN). AT MIDDLE AND TOP OF SLOPE ONLY.

IRRIGATION MISCELLANEOUS EQUIPMENT

NO SYMBOL	*AS APPROVED*	IRRIGATION CONTROL WIRE #14UF AWG DIRECT BURIAL (U.L. APPROVED)
NO SYMBOL	*SPEARS*	DS-400 PRE-FILLED WIRE CONNECTORS FOR USE ON ALL WIRE CONNECTIONS
NO SYMBOL	*3M*	DBY DIRECT BURIAL WATER-PROOF WIRE CONNECTORS FOR USE ON ALL WIRE CONNECTIONS

SUB-SURFACE DRIP IRRIGATION

⊕	*HUNTER*	ICZ-101 AND PCZ-101 SERIES, 1" REMOTE CONTROL DRIP SYSTEM VALVES with FILTER SYSTEM. FINAL LOCATION OF IRRIGATION R.C.V. MANIFOLDS TO BE DETERMINED BY OWNER'S AUTHORIZED REPRESENTATIVE.
	RAINBIRD	XFCV Dripline with Heavy Duty Check Valve. SUB-SURFACE DRIPLINE TUBING 0.6 GPH EMITTERS at 12" ON CENTER SPACING- ALL TUBING SHALL BE INSTALLED 4" MINIMUM BELOW FINISHED SOIL GRADE W/ 9" WIRE STAKES FIVE (4) FEET ON CENTER; VERIFY THE LAYOUT AND 14" MAX. ON CENTER SPACING IN THE FIELD PRIOR TO STARTING WORK. INSTALL SUB-SURFACE DRIP IRRIGATION SYSTEM per MANUFACTURER'S SPECIFICATIONS.
		USE RAINBIRD FITTINGS FOR CONNECTION BETWEEN PVC LATERAL LINES AND DRIPPERLINE TUBING.
	AS APPROVED	NON-PRESSURE LATERAL SCH. 40 SUPPLY LATERAL. **NOTE:** EXHAUST LATERALS NOT SHOWN FOR GRAPHIC CLARITY.
F	*RAINBIRD*	DRIPLINE AUTOMATIC LINE FLUSH VALVE. - PROVIDE SCH 40 SOLVENT- WELD BALL VALVE FOR FLUSH OFF OF PCV EXHAUST MANIFOLD PIPE, INSTALL FLUSH VALVE INSIDE 6" ROUND VALVE BOX, ONE AT THE END OF ANY DRIPLINE LATERAL or PVC EXHAUST HEADER. MULTIPLE FLUSH VALVES MAY BE REQUIRED WITHIN DRIPLINE LAYOUT. ALWAYS INSTALL VALVES IN OPPOSITE DIRECTIONS OF THE PVC/DRIP CONNECTION MANIFOLD.
A	*RAINBIRD*	PLD-ARV-075 AIR/VACUUM RELIEF VALVE INSTALLED with COMBINATION TEE AND A 3/4" x 1/2" REDUCER BUSHING, INSTALL AIR RELIEF ASSEMBLY INSIDE A 6" ROUND VALVE BOX AT THE HIGH POINT OF EACH PLANTER, MIN. 1 ARV PER 500' OF DISTRIBUTION TUBING. USING AIR RELIEF LATERAL. CONNECT AIR RELIEF VALVE TO ALL DRIPPERLINE LATERALS WITHIN THE ELEVATED AREA.
		MULTIPLE ARV'S SHALL BE REQUIRED PER RCV WITHIN UNDULATING AREAS, VERIFY QUANTITY PRIOR TO STARTING WORK. FLUSH VALVES and AIR RELIEF VALVES SHOWN DIAGRAMMATICALLY, INSTALL EMITTER BOX: RAINBIRD-SEB-7XB 18" MIN. FROM PAVING/WALLS AND AT HIGH POINTS OF PLANTER AREA.
	HUNTER	**TREE DRIPPER RING:** XFCV Dripline with Heavy Duty Check Valve. SUB-SURFACE DRIPLINE TUBING 0.6 GPH EMITTERS at 12"ON CENTER. 8" SPACING OF CONCENTRIC RING SPACING AROUND BASE OF TREE - ALL TUBING SHALL BE INSTALLED 4" MINIMUM BELOW FINISHED SOIL GRADE W/ 9" WIRE STAKES FIVE (4) FEET ON CENTER.

IRRIGATION LEGEND

IRRIGATION UTILITIES & VALVES

W	WATER METER	1" EXISTING DOMESTIC WATER METER. PROTECT IN PLACE.
BF	*FEBCO*	FEBCO-765 1" P.V.B. BACKFLOW PREVENTER. INSTALL A MINIMUM OF 12" ABOVE HIGHEST IRRIGATION HEAD/EMITTER.
FM	*HUNTER*	HC-075 ¾" SUB-METER / FLOW METER. WITH WI-FI CONNECTION TO IRRIGATION CONTROLLER INSTALL IN VALVE BOX
	HUNTER	HQ33-LRC ¾" QUICK COUPLER VALVE with LOCKING RUBBER CAP. LOCATIONS ARE APPROXIMATE. FINAL LOCATIONS TO BE DETERMINED BY OWNER'S AUTHORIZED REPRESENTATIVE.
	LASCO	SLO-CLOSE SERIES BALL VALVE. SIZE per LINE
	HUNTER	PRO-ASV 1" REMOTE CONTROL VALVE with FLOW CONTROL

IRRIGATION ROTARY NOZZLES (Slopes only / Turf only)

Q	H	F	MANUF.	MODEL NO. / DESCRIPTION	PSI	G.P.M. Q	G.P.M. H	G.P.M. F	PRECIP. RATE	RAD.
1S	2S	3S	HUNTER	PROS-00-PRS-40-CV-MP 800 SR(SHORT RAD)	40	.16	.32	.56	.81	8'
1	2	3	HUNTER	PROS-00-PRS-40-CV W/ MP ROTATOR 1000	40	.19	.37	.75	.45	14'
4	5	6	HUNTER	PROS-00-PRS-40-CV W/ MP ROTATOR 2000	40	.40	.74	1.47	.45	20'
7	8	9	HUNTER	PROS-00-PRS-40-CV W/ MP ROTATOR 3000	40	.86	1.82	3.64	.45	30'
V			HUNTER	ADJUST / INSTALL VARIABLE ARC NOZZLES TO AVOID OVERPSRAY						

NOTE:
INSTALL 6" POP-UP SPRAY AT TURF AREAS ONLY.
INSTALL ON RISERS at SLOPE SHRUB PLANTING AREAS.

NORTH

IRRIGATION PLAN

1/16" : 1'-0"

01' 10' 20' 40'

LICENSED LANDSCAPE ARCHITECT — BENJAMIN MONTRELLA — 5819 — 5.31.22 Renewal Date — July 21, 2021 Date — STATE OF CALIFORNIA

NOTE:
ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS REPRESENTED BY THIS DRAWING ARE THE PROPERTY OF RAINVILLE DESIGN AND ARE NOT TO BE REPRODUCED, CHANGED, COPIED OR ASSIGNED TO ANY THIRD PARTY WHATSOEVER WITHOUT FIRST OBTAINING PERMISSION AND CONSENT IN WRITING FROM MIRIAM RAINVILLE

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REVISION	
06.23.2021	
07.08.2021	
08.11.2021	
08.17.2021	
09.02.2021	
09.21.2021	

DATE : 09.02.2021
SCALE : AS SHOWN
DRAWN BY : B_MO

L-3.0

IRRIGATION PLAN

IRRIGATION CONTROLLER SCHEDULE

	JAN	FEB.	MAR.	APR.	MAY	JUN.	JUL.	AUG.	SEP.	OCT.	NOV.	DEC.	
ROLLING HILLS C.I.M.I.S. ET_o DATA MONTHLY	1.8	2.1	3.3	3.9	4.5	4.3	5.3	4.7	3.7	2.8	1.8	1.5	= 39.7

WATERING SCHEDULE NOTES:

- THIS SCHEDULE IS INTENDED AS A STARTING POINT ONLY.
- THE IRRIGATION CONTRACTOR SHALL ADJUST RUN TIMES FOR ACTUAL SITE CONDITIONS and MICRO-CLIMATES.
- SPLIT RUN TIMES MAY BE REQUIRED for SLOPE CONDITIONS and VARYING SOIL INFILTRATION RATES.
- APPLICATION RATE SHALL NOT EXCEED THE INFILTRATION RATE of THE SOIL.
- IRRIGATION RUN-TIMES SHALL be BETWEEN THE HOURS of 10:00 P.M. AND 5:00 A.M.

THESE IRRIGATION SCHEDULES ARE FOR TWICE WEEKLY IRRIGATION PER CITY REQUIREMENTS. THE UPPER BOUNDARY IRRIGATION RUN TIME HAS BEEN SELECTED FOR THE INITIAL PLANT ESTABLISHMENT PERIOD (MINIMUM ONE YEAR). ONCE PLANTS ARE ESTABLISHED THE RUN TIMES MAY BE SHORTENED TO THE LOWER BOUNDARY. ROUTINE PLANT OBSERVATION AND MAINTENANCE ARE REQUIRED FOR OPTIMAL PLANT HEALTH.

* THIS IRRIGATION SYSTEM HAS BEEN DESIGN FOR A PRESSURE OF 85 PSI. IF THE WATER PRESSURE VARIES BY MORE THAN 20% THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT ON HOW TO PROCEED. FAILURE TO DO SO WILL ALL REPAIRS/ REPLACEMENTS ON THE RESPONSIBILITY OF THE CONTRACTOR. *

DRIPPERLINE PRECIP. RATE of 0.6"/hr.

		PRECIP. RATE	SCHEDULING DATA
JAN	28 min.	.60" / hr.	TWICE WEEKLY MAXIMUM
FEB	35 min.	"	TWICE WEEKLY MAXIMUM
MAR	41 min.	"	TWICE WEEKLY MAXIMUM
APR	49 min.	"	TWICE WEEKLY MAXIMUM
MAY	56 min.	"	TWICE WEEKLY MAXIMUM
JUN	60 min.	"	TWICE WEEKLY MAXIMUM
JUL	62 min.	"	TWICE WEEKLY MAXIMUM
AUG	61 min.	"	TWICE WEEKLY MAXIMUM
SEP	23 min.	"	TWICE WEEKLY MAXIMUM
OCT	42 min.	"	TWICE WEEKLY MAXIMUM
NOV	32 min.	"	TWICE WEEKLY MAXIMUM
DEC	25 min.	"	TWICE WEEKLY MAXIMUM

ROTARY SPRAY PRECIP. RATE of 0.45"/hr.

		PRECIP. RATE	SCHEDULING DATA
JAN	20 min.	.45" / hr.	TWICE WEEKLY MAXIMUM
FEB	18 min.	"	TWICE WEEKLY MAXIMUM
MAR	17 min.	"	TWICE WEEKLY MAXIMUM
APR	20 min.	"	TWICE WEEKLY MAXIMUM
MAY	21 min.	"	TWICE WEEKLY MAXIMUM
JUN	25 min.	"	TWICE WEEKLY MAXIMUM
JUL	14 min.	"	TWICE WEEKLY MAXIMUM
AUG	14 min.	"	TWICE WEEKLY MAXIMUM
SEP	21 min.	"	TWICE WEEKLY MAXIMUM
OCT	17 min.	"	TWICE WEEKLY MAXIMUM
NOV	23 min.	"	TWICE WEEKLY MAXIMUM
DEC	23 min.	"	TWICE WEEKLY MAXIMUM

PRESSURE LOSS CALCULATIONS

MAXIMUM DEMAND

FRICTION LOSS CALCULATIONS

WATER METER NO. EXISTING SIZE 1"
ELEVATION N/A
STATIC PRESS. HIGH ± LOW ±
INFO. SOURCE: -
PHONE: -
DATE OF INFO. -
H.G.L. N/A
METER ELEV. - X .433 = -
REMOTE CONTROL VALVE No. A1B SIZE 1 1/2"
MAX. DEMAND 21.8 GPM
ELEV. OF HIGHEST HEAD -
PRESS. AT RCV - PSI

QTY.	SIZE			
1	1"	WATER METER	3.8	PSI
-	-	PRESS. REGULATOR (FALL OFF)	-	PSI
1	1"	BACKFLOW PREVENTER	12	PSI
-	-	FLOW METER	-	PSI
-	-	MASTER VALVE	-	PSI
1	LINE	GATE VALVE	-	PSI
325'	2"	MAINLINE	2.2	PSI
-	-	MAINLINE	-	PSI
-	-	MAINLINE	-	PSI
-	-	MAINLINE	-	PSI
1	1 1/2"	CONTROL VALVE	1.2	PSI
±	1 1/2"	LATERAL LINE	0.5	PSI
±	1 1/4"	LATERAL LINE	0.4	PSI
±	1"	LATERAL LINE	1.4	PSI
±	3/4"	LATERAL LINE	1.6	PSI
		FITTING LOSS (10%)	2.6	PSI
		ELEVATION CHANGE (+/-)	+14	PSI
TOTAL SYSTEM LOSS:			40	PSI
PRESSURE TO OPERATE HEAD			40	PSI
TOTAL PRESSURE REQUIRED:			85	PSI
LOWEST STATIC PRESSURE AVAILABLE			-	PSI
PRE-SET REGULATED PRESSURE (IF REQ'D)			85	PSI
RESIDUAL WATER PRESSURE			10-20	PSI

HIGHEST HEAD

FRICTION LOSS CALCULATIONS

WATER METER NO. EXISTING SIZE 1"
ELEVATION N/A
STATIC PRESS. HIGH ± LOW ±
INFO. SOURCE: -
PHONE: -
DATE OF INFO. -
H.G.L. N/A
METER ELEV. - X .433 = -
REMOTE CONTROL VALVE No. A1B SIZE 1 1/2"
MAX. DEMAND 21.8 GPM
ELEV. OF HIGHEST HEAD -
PRESS. AT RCV - PSI

QTY.	SIZE			
1	1"	WATER METER	3.8	PSI
-	-	PRESS. REGULATOR (FALL OFF)	-	PSI
1	1"	BACKFLOW PREVENTER	12	PSI
-	-	FLOW METER	-	PSI
-	-	MASTER VALVE	-	PSI
1	LINE	GATE VALVE	-	PSI
325'	2"	MAINLINE	2.2	PSI
-	-	MAINLINE	-	PSI
-	-	MAINLINE	-	PSI
-	-	MAINLINE	-	PSI
1	1 1/2"	CONTROL VALVE	1.2	PSI
±	1 1/2"	LATERAL LINE	0.5	PSI
±	1 1/4"	LATERAL LINE	0.4	PSI
±	1"	LATERAL LINE	1.4	PSI
±	3/4"	LATERAL LINE	1.6	PSI
		FITTING LOSS (10%)	2.6	PSI
		ELEVATION CHANGE (+/-)	+14	PSI
TOTAL SYSTEM LOSS:			40	PSI
PRESSURE TO OPERATE HEAD			40	PSI
TOTAL PRESSURE REQUIRED:			85	PSI
LOWEST STATIC PRESSURE AVAILABLE			-	PSI
PRE-SET REGULATED PRESSURE (IF REQ'D)			85	PSI
RESIDUAL WATER PRESSURE			10-20	PSI

SCHEDULE SAMPLE: JULY 5.3 ETo for DRIP

PLANT WATER REQ.		VALUE TREE / SHRUB / GROUNDCOVER	UNITS
A	HYDROZONE		
B	REFERENCE PERIOD	31	DAYS
C	REFERENCE Eto	5.3	INCHES
D	LANDSCAPE CO: K	0.55	
1	PLANT FACTOR: K	0.55	
2	VEGE. DENSITY	1.00	
3	MICROCLIMATE	1.00	
E	LANDSCAPE ET	2.92	INCHES
F	AVERAGE DAILY ET	0.094	INCHES
IRRI PERFORMANCE		**VALUE**	**UNITS**
G	PRECIP RATE	0.600	IN./HR.
H	DISTRIB. UNIFORMITY	0.65	DECIMAL
I	SCHEDULE MULTIPLIER	1.60	
SCHEDULING PARAMETERS		**VALUE**	**UNITS**
J	IRRIGATION INTERVAL	3.5	DAYS
K	WATER TO APPLY	0.33	INCHES
L	LOWER BOUNDARY	**33**	MINUTES
M	UPPER BOUNDARY	**53**	MINUTES
N	**SELECTED RUN TIME**	53	MINUTES
O	**CYCLE STARTS:**		
a	TIME TO RUNOFF		N/A
OR b	SITE CONDITION	2	CYCLES
1	SOIL CATEGORY	2	-
2	SLOPE	0	-
3	COMPACTION	0	-
4	SPRINKLER TYPE	0	-
SUMMARY		**VALUE**	**UNITS**
	WATER APPLIED	0.33	INCHES
	INTERVAL	3.5	DAYS
	CYCLES PER DAY	2	
	MINUTES PER CYCLE	**26**	**MINUTES**

GENERAL IRRIGATION NOTES

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROCURE AN ORIGINAL SET OF THESE PRINTED IRRIGATION PLANS FOR BIDDING AND CONSTRUCTION. COPIES OF THESE PLANS ARE NOT ALLOWED FOR BIDDING AND CONSTRUCTION AS THEY MAY NOT SHOW IRRIGATION SYMBOLS, LINE WEIGHTS, OR LINE TYPES CLEARLY.

ALL LOCAL MUNICIPAL AND STATE LAWS, RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR.

THE CONTRACTOR SHALL VERIFY SITE CONDITIONS, PROPERTY LINES, DIMENSIONS AND THE LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES AND SERVICES BEFORE COMMENCING WORK. THE LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN IN THESE PLANS ARE APPROXIMATE ONLY. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL THOROUGHLY FAMILIARIZE HIMSELF WITH ALL SITE CONDITIONS PRIOR TO BIDDING AND COMMENCING WORK.

THE CONTRACTOR SHALL OBTAIN THE PERTINENT ENGINEERING OR ARCHITECTURAL PLANS BEFORE BEGINNING WORK.

THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK INDICATED HEREIN BEFORE BEGINNING WORK.

THIS DESIGN IS DIAGRAMMATIC. ALL EQUIPMENT SHOWN IN PAVED AREAS IS FOR DESIGN CLARITY ONLY AND IS TO BE INSTALLED WITHIN PLANTING AREAS.

THE CONTRACTOR SHALL NOT WILLFULLY INSTALL ANY EQUIPMENT AS SHOWN ON THE PLANS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN CONDITIONS EXIST THAT WERE NOT EVIDENT AT THE TIME THESE PLANS WERE PREPARED. ANY SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO ANY WORK OR THE IRRIGATION CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY FIELD CHANGES DEEMED NECESSARY BY THE OWNER.

INSTALL ALL EQUIPMENT AS SHOWN IN THE DETAILS AND SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH LOCAL CITY, COUNTY AND STATE REQUIREMENTS FOR BOTH EQUIPMENT AND INSTALLATION.

ACTUAL LOCATION FOR THE INSTALLATION OF THE BACKFLOW PREVENTION DEVICE AND THE AUTOMATIC CONTROLLER IS TO BE DETERMINED IN THE FIELD BY THE OWNER'S AUTHORIZED REPRESENTATIVE. CONTRACTOR SHALL CONTACT REPRESENTATIVE BEFORE COMMENCING WORK.

CONTRACTOR IS TO PROVIDE TWO ADDITIONAL 'CONTROL WIRES' AND ONE ADDITIONAL 'COMMON' WIRE FROM CONTROLLER ALONG ENTIRETY OF MAIN LINE TO THE LAST RCV ON EACH AND EVERY LEG OF MAIN LINE. LABEL SPARE WIRES AT BOTH ENDS.

ALL PIPE UNDER PAVED AREAS TO BE INSTALLED IN SLEEVING TWICE THE DIAMETER OF THE PIPE CARRIED. SEE LEGEND FOR TYPE. ALL WIRE UNDER PAVED AREAS TO BE INSTALLED IN A SCH. 40 SLEEVE THE SIZE REQUIRED TO EASILY PULL WIRE THROUGH. ALL SLEEVES TO BE INSTALLED WITH A MINIMUM DEPTH AS SHOWN ON THE SLEEVING DETAILS. SLEEVES TO EXTEND AT LEAST 12" PAST THE EDGE OF THE PAVING.

ALL QUICK COUPLERS TO BE INSTALLED IN SHRUB OR GROUND COVER AREAS WHERE POSSIBLE. ALL QUICK COUPLERS TO BE INSTALLED AS SHOWN ON THE INSTALLATION DETAILS. INSTALL ALL QUICK COUPLERS WITHIN 18" OF HARDSCAPE.

ALL HEADS ARE TO BE INSTALLED WITH THE NOZZLE, SCREEN AND ARCS SHOWN ON THE PLANS. ALL HEADS ARE TO BE ADJUSTED TO PREVENT OVERSPRAY ONTO BUILDINGS, WALLS, FENCES AND HARDSCAPE. THIS INCLUDES, BUT NOT LIMITED TO, ADJUSTMENT OF DIFFUSER PIN OR ADJUSTMENT SCREW, REPLACEMENT OF PRESSURE COMPENSATING SCREENS, REPLACEMENT OF NOZZLES WITH MORE APPROPRIATE RADIUS UNITS AND THE REPLACEMENT OF NOZZLES WITH ADJUSTABLE ARC UNITS.

THE CONTRACTOR SHALL USE U.L. APPROVED GROUND ROD(S) AND/OR GROUND PLATE(S) WITH CADWELD ONE-SHOT CONNECTION PROCESS FOR CONNECTING THE CONDUCTOR WIRE TO THE ROD(S) AND/OR PLATE(S). THE NUMBER OF RODS OR PLATES SHALL DEPEND ON THE CONDUCTIVITY OF THE IMMEDIATE SOIL SURROUNDING THE ROD(S) AND/OR PLATE(S). MAXIMUM GROUND RESISTANCE SHALL BE PER CONTROLLER MANUFACTURERS SPECIFICATIONS.

CONTRACTOR SHALL REFER TO IRRIGATION LEGEND FOR CONTROLLER TYPE. FINAL LOCATION OF CONTROLLER AND ELECTRICAL POC SHALL BE CONFIRMED WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCING WORK.

MAINLINE SHOWN WITHIN PAVING FOR CLARITY ONLY, ACTUAL MAINLINE LOCATION TO BE WITHIN PLANTER, A MINIMUM OF 18" OFF ADJACENT HARDSCAPE AND OTHER OBSTACLES TYP.

CONTRACTOR SHALL PAINT ALL EXPOSED PVC PIPE WHICH IS ON-GRADE TO REDUCE VISIBILITY TO THE PUBLIC EYE AND IMPROVE THE AESTHETICS OF THE NATURAL ENVIRONMENT. PAINT SHALL BE AN OUTDOOR PAINT RESISTANT TO SUN EXPOSURE. CONTRACTOR SHALL CONFIRM PAINT COLOR AND TYPE WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCING WORK.

CONTRACTOR SHALL ADJUST ALL HEADS AS REQUIRED TO ACCOMMODATE ANY VERTICAL OBSTRUCTIONS THAT MAY OCCUR, INCLUDING BUT NOT LIMITED TO LIGHT POLES, FIRE HYDRANTS, ETC. CONTRACTOR SHALL ADD SPRINKLER HEADS AS REQUIRED TO ACHIEVE 100% COVERAGE IN ALL AREAS THAT REQUIRE ADJUSTING.ADTIONAL HEADS SHALL BE INSTALLED AT NO ADDITIONAL COSTS TO THE CONTRACT. VERIFY ALL HEAD LAYOUT WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCING WORK.

LATERAL LINES MAY BE SHOWN WITHIN PAVING FOR CLARITY ONLY, ACTUAL LOCATION TO BE WITHIN PLANTER. CONFIRM ALL LAYOUT IN FIELD WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCING WORK.

REMOTE CONTROL VALVES AND ISOLATION VALVE LOCATIONS ON THIS DRAWING ARE APPROXIMATE. THE LANDSCAPE CONTRACTOR SHALL STAKE OUT EACH ELECTRICAL CONTROL VALVE AND ISOLATION VALVE LOCATION FOR REVIEW AND APPROVAL BY OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION OF ALL VALVES. FINAL LOCATION AND EXACT POSITIONING FOR ELECTRIC CONTROL VALVES AND ISOLATION VALVES SHALL BE DETERMINED BY THE OWNER'S AUTHORIZED REPRESENTATIVE. MINOR MODIFICATIONS OF REMOTE CONTROL VALVES AND ISOLATION VALVE LOCATIONS AS REQUESTED BY THE OWNER'S AUTHORIZED REPRESENTATIVE SHALL BE PROVIDED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE PROJECT. FAILURE TO OBTAIN OWNER'S APPROVAL PRIOR TO THE INSTALLATION SHALL CAUSE THE CONTRACTOR TO MAKE PROJECT DIRECTED REVISIONS AT NO ADDITIONAL COST TO THE OWNER. IN GENERAL, UNLESS OTHERWISE DIRECTED BY OWNER, ALL VALVES SHALL BE INSTALLED WITHIN THREE FEET FROM EDGE OF HARDSCAPE, WALK OR CURB IN SHRUB PLANTING AREAS.

THE CONTRACTOR SHALL USE PROPER GROUNDING TECHNIQUES FOR GROUNDING THE CONTROLLER AND RELATED EQUIPMENT PER MANUFACTURERS SPECIFICATIONS. MEASURING FOR PROPER GROUND AT LEAST ONCE ANNUALLY, AND NECESSARY ADJUSTMENTS MADE TO COMPLY WITH MANUFACTURER SPECIFICATIONS IS RECOMMEND.

WATER EFFICIENT LANDSCAPE WORKSHEETS & CALCULATIONS

Part 2.2 – Estimated Total Water Use (ETWU)

The project's Estimated Total Water Use is calculated using the following formula:

$$ETWU = (ETo)(0.62)\left(\frac{PF \times HA}{IE} + SLA\right)$$

where:

ETWU = Estimated total water use per year (gallons per year)
ETo = Reference Evapotranspiration (inches per year)
PF = Plant Factor from WUCOLS (see Definitions)
HA = Hydrozone Area [high, medium, and low water use areas] (square feet)
SLA = Special Landscape Area (square feet)
0.62 = Conversion Factor (to gallons per square foot)
IE = Irrigation Efficiency (minimum 0.71)

Hydrozone Table for Calculating ETWU

Please complete the hydrozone table(s). Use as many tables as necessary.

HYDROZONE	PLANT FACTOR	IRRIGATION METHOD	IRRIGATION EFFICIENCY	ETAF (PF / IE)	AREA (HA) SQ.FT.	ETAF x AREA	ESTIMATED TOTAL WATER USE
A1	0.3	DRIP	0.81	0.37	982	363.70	8,952
A2	0.3	DRIP	0.81	0.37	1,024	379.26	9,335
A3	0.3	DRIP	0.81	0.37	881	326.30	8,031
A4	0.3	DRIP	0.81	0.37	923	341.85	8,414
A5	0.3	DRIP	0.81	0.37	368	136.30	3,355
A6	0.3	DRIP	0.81	0.37	1,497	554.44	13,647
A7	0.3	DRIP	0.81	0.37	454	168.15	4,139
A8	0.3	DRIP	0.81	0.37	20	7.41	182
A9	0.4	ROTARY	0.75	0.53	1,264	674.13	16,593
A10	0.4	ROTARY	0.75	0.53	1,264	674.13	16,593
A11	0.7	ROTARY	0.75	0.93	1,275	1190.05	29,291
A12	0.7	ROTARY	0.75	0.93	834	778.40	19,160
A13	0.3	DRIP	0.81	0.37	637	235.93	5,807
A14	0.3	DRIP	0.81	0.37	275	102.96	2,534
A15	0.7	ROTARY	0.75	0.93	4,892	4565.87	112,384
A16	0.4	ROTARY	0.75	0.53	5,540	2954.67	72,726
A17	0.4	ROTARY	0.75	0.53	1,034	551.47	13,574
A18	0.4	ROTARY	0.75	0.53	5,450	2906.67	71,545
A19	0.4	ROTARY	0.75	0.53	3,074	1639.47	40,354
A20	0.4	ROTARY	0.75	0.53	3,074	1639.47	40,354
A21	0.4	ROTARY	0.75	0.53	4,481	2389.87	58,824
A22	0.4	ROTARY	0.75	0.53	4,481	2389.87	58,824
A23	0.4	ROTARY	0.75	0.53	4,481	2389.87	58,824
A24	0.4	ROTARY	0.75	0.53	8,874	4732.80	116,469
A25	0.3	DRIP	0.81	0.37	272	100.74	101
A26	0.4	ROTARY	0.75	0.53	1,392	742.40	742
A27	0.4	ROTARY	0.75	0.53	1,392	742.40	742
POOL / SPA	1	POOL	0.75	1.33	752	1056.05	25,992
Special Landscape Areas			TOTAL:		60,930	34,734.5	
				Totals	(C)	(D)	
						ETWU Total	817,514
						Maximum Allowed Water Allowance (MAWA)e	830,700

[a] *Hydrozone#/PlantingDescription*
E.g
1) front lawn
2) low water use plantings
3) medium water use planting

[b] *Irrigation Method*
overhead spray
or drip

[c] *Irrigation Efficiency*
0.75 for spray head
0.81 for drip

[d] *ETWU(Annual Gallons Required)=*
Eto x 0.62xETAFx Area
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

[e] *MAWA(Annual Gallons Allowed) = (Eto) (0.62) [(ETAFx LA) + ((1-ETAF)x SLA)]*
where 0.62 is conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residentialareas.

ETAF Calculations

Regular Landscape Area

Total ETAFx Area	(B)
Total Area	(A)
Average ETAF	**B ÷ A**

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

Regular Landscape Area

Total ETAFx Area	(B+D)
Total Area	(A+C)
Sitewide ETAF	**(B+D) ÷ (A+C)**

A copy of this form may be obtained from Department of Water Resources website: https://water.ca.gov/Programs/Water-Use-And-Efficiency/Urban-Water-Use-Efficiency/Model-Water-Efficient-Landscape-Ordinance

PRESSURE REGULATOR NOTE

Pressure regulating devices are required if water pressure is below or exceeds the recommended pressure of the specified irrigation devices.

CHECK-VALVE NOTE

Check valves or anti-drain valves are required on all sprinkler heads where low point drainage could occur.

HYDROZONE MAP NOTE

A diagram of the irrigation plan showing hydrozones shall be kept with the irrigation controller for subsequent management purposes.

City of Rolling Hills

LANDSCAPE WATER BUDGET CALCULATION WORKSHEET

(To be submitted with Landscape Plan per RHMC 13.18)

This form is to be used to calculate a project's Maximum Annual Applied Water Allowance (MAWA) for all landscaping subject to Ordinance 316, Water Efficient Landscape.

Equation: MAWA = (ETo) (0.62) [ETAF x LA + 0.3 x SLA]

Where:

MAWA	= Maximum Applied Water Allowance (maximum gallons per year available for the project).
Eto	= Reference Evapotranspiration (39.7 inches per year for the City of Rolling Hills).
ETAF	= ET Adjustment Factor0.55 for new landscaping.
LA	= Landscape Area (square feet, including SLA)
0.62	= Conversion Factor (inches to gallons
SLA	= Special Landscape Area (square feet)
0.3	= The additional ET Adjustment Factor for the Special Landscape Area (total factor of 1.0).

Maximum Applied Water Allowance = 830,700 **gallons per year.**

Show calculations:

MAWA= (39.7)(0.62) [(0.55 x60,930 + .3 x 792)]

830,700 GALLONS PER YEAR

PUBLIC\LANDSCAPING ORDINANCE REQUIREMENT AND FORMS\Ord. 316 Forms\Ord 316 Water Calc.doc

City of Rolling Hills

LANDSCAPE PLAN STATEMENT OF COMPLIANCE

(To be submitted with Landscape Plan per RHMC 13.18)

I hereby certify that:

(1) I am: (check one):

☒ A landscape architect or other landscape professional (Lic. Number if applicable: R.L.A. #5819).

☐ The property owner of the subject landscaped site.

(2) The landscape design and water use calculations for the property located at (provide street address or parcel number(s): 79 Eastside Dr. , Rolling Hills ,CA 90274 were prepared by me or under my supervision.

(3) The landscape design and water use calculations for the identified property comply with The City of Rolling Hills Water Efficient Landscape Ordinance No. 316 (Municipal Code Chapter 13.18).

(4) The information I have provided in this Certificate of Landscape Design is true and correct and is hereby submitted in compliance with the City of Rolling Hills Water Efficient Landscape Ordinance.

Benjamin Montrella — Print Name
September 30, 2021 — Date
Signature
R.L.A. #5819 — License Number
1632 AVIATION BLVD., REDONDO BEACH 90278 — Address
714.917.7990 — Telephone
benjaminmontrella@hotmail.com — E-mail Address

CERTIFICATE OF COMPLETION NOTE

A Certificate of Completion shall be filled out and certified by either the designer of the landscape plans, irrigation plans, or the licensed landscape contractor for the project.

IRRIGATION AUDIT NOTE

An irrigation audit report shall be completed at the time of final inspection.

LICENSED LANDSCAPE ARCHITECT — BENJAMIN MONTRELLA #5819 — Signature 5.31.22 — Renewal Date July 21, 2021 — Date — STATE OF CALIFORNIA

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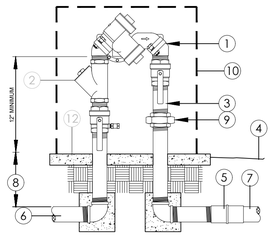
REVISION	
06.23.2021	
07.08.2021	
08.11.2021	
08.17.2021	
09.02.2021	
09.21.2021	

DATE : 09.02.2021
SCALE : AS SHOWN
DRAWN BY : B_MO

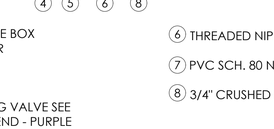
L-3.1

IRRIGATION NOTES & CALCULATIONS

1. REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER
2. WYE STRAINE
3. BRASS RISER
4. FINISH GRADE
5. THREADED BY SLIP COUPLING
6. FROM WATER SOURCE
7. PVC PRESSURE SUPPLY LINE, SEE SPECIFICATIONS
8. TRENCH DEPTH, REFER TO SPECIFICATIONS
9. BRASS UNION
10. ONE CUBIC FOOT CONCRETE STABILIZER
11. BACKFLOW ENCLOSURE PER IRRIGATION LEGEND. INSTALL per MANUFACTURER'S SPECIFICATIONS.
12. CONCRETE FOOTING



J BACKFLOW PREVENTER Scale: N.T.S.



1. 10" ROUND VALVE BOX GREEN IN COLOR
2. FINISH GRADE
3. QUICK COUPLING VALVE SEE IRRIGATION LEGEND - PURPLE CAP
4. PRESSURE SUPPLY LINE
5. PVC SREET ELL (2 REQUIRED)
6. THREADED NIPPLE
7. PVC SCH. 80 NIPPLE
8. 3/4" CRUSHED ROCK SUMP

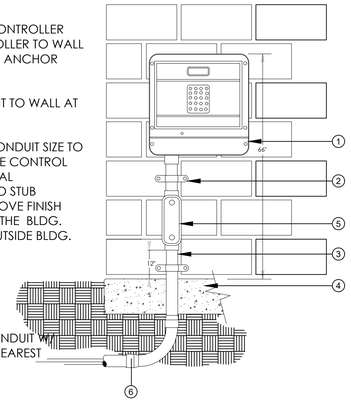
Scale: N.T.S.

K QUICK COUPLING VALVE

PIP-INS

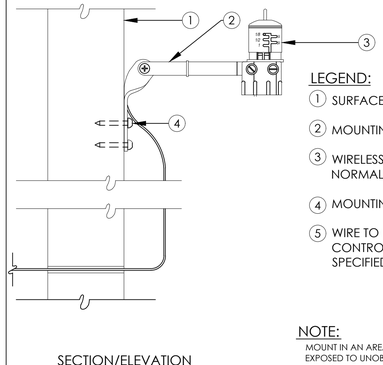
GROUND CONTROLLER PER MFG'S RECOMMENDATIONS.
ELECTRICAL WORK TO CONFORM TO LOCAL CODES.

1. WALL MOUNT CONTROLLER SECURE CONTROLLER TO WALL WITH APPROVED ANCHOR BOLTS.
2. SECURE CONDUIT TO WALL AT 12" O.C.
3. SCH. 40 STEEL CONDUIT SIZE TO ACCOMMODATE CONTROL WIRES. ELECTRICAL CONTRACTOR TO STUB CONDUIT 12" ABOVE FINISH SURFACE INSIDE THE BLDG, AND STUB 24" OUTSIDE BLDG. WALL.
4. FINISH SURFACE
5. JUNCTION BOX
6. PVC SCH. 80 CONDUIT W/ SWEEP ELLS TO NEAREST PLANTING AREA.



Scale: N.T.S.

G CONTROLLER



SECTION/ELEVATION

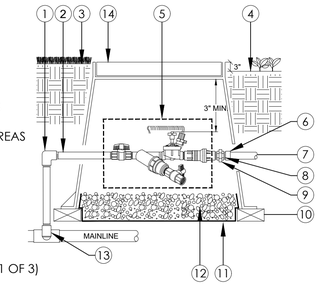
LEGEND:
1. SURFACE
2. MOUNTING BRACKET
3. WIRELESS RAIN SENSOR WIRED NORMALLY CLOSED
4. MOUNTING SCREW (1 OF 2)
5. WIRE TO IRRIGATION CONTROLLER - UNLESS WIRELESS SPECIFIED.

NOTE:
MOUNT IN AN AREA THAT WILL BE EXPOSED TO UNOBSTRUCTED RAINFALL, BUT NOT IN THE PATH OF SPRINKLER SPRAY.

D RAIN SENSOR Scale: N.T.S.

RWI-SNR

1. PVC SCH 40 ELL
2. PVC SCH 80 NIPPLE.
3. FINISH GRADE IN TURF AREAS
4. FINISHED GRADE IN SHRUB AREAS
5. CONTROL ZONE KIT: SEE IRRIGATION LEGEND
6. PVC SCH 40 MALE ADAPTER
7. PVC SUPPLY LATERAL
8. PVC SCH 80 NIPPLE, CLOSE (1 OF 3)
9. PVC SCH 80 UNION FOR SERVICING ASSEMBLY
10. BRICK SUPPORTS (1 OF 4)
11. LANDSCAPE FABRIC
12. 3/4" ROCK, 2 CUBIC FT. 3" MINIMUM DEPTH
13. PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL
14. PLASTIC RECTANGULAR VALVE BOX WITH BOLT DOWN COVER, USE STAINLESS BOLT, NUT, AND WASHER. BOX TO BE PLACED AT RIGHT ANGLE TO HARDSCAPE EDGE. HEAT BRAND "RCV" AND CONTROL STATION # ONTO LID.



Scale: N.T.S.

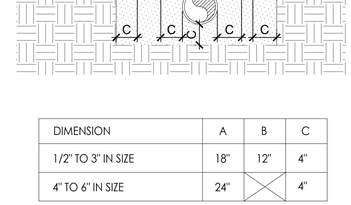
A LOW-FLOW REMOTE CONTROL VALVE

1. 10" ROUND VALVE BOX GREEN IN COLOR
2. FINISH GRADE
3. QUICK COUPLING VALVE SEE IRRIGATION LEGEND - PURPLE CAP
4. PRESSURE SUPPLY LINE
5. PVC SREET ELL (2 REQUIRED)
6. THREADED NIPPLE
7. PVC SCH. 80 NIPPLE
8. 3/4" CRUSHED ROCK SUMP

Scale: N.T.S.

K QUICK COUPLING VALVE

PIP-INS



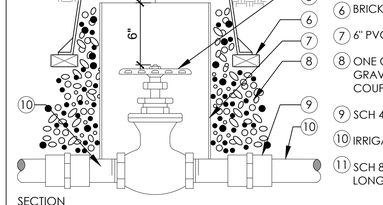
DIMENSION	A	B	C
1/2" TO 3" IN SIZE	18"	12"	4"
4" TO 6" IN SIZE	24"		4"

LEGEND:
1. FINISH GRADE
2. CLEAN COMPACTED BACKFILL
3. NON-PRESSURE LATERAL LINES, SEE SPECIFICATIONS
4. CONTROL WIRES, SEE SPECIFICATIONS
5. UNDISTURBED SOIL
6. PRESSURE MAINLINE, SEE SPECIFICATIONS

NOTE:
1. LATERAL LINES SHALL BE INSTALLED PITCHED AT 1% SLOPE TO DRAIN TO LOW POINT FOR WINTERIZATION

H PIPE INSTALLATION Scale: N.T.S.

PIP-INS



SECTION

LEGEND:
1. VALVE BOX IDENTIFICATION (SEE DETAIL THIS SHEET)
2. FINISHED GRADE DO NOT INSTALL IN TURF AREA.
3. PLASTIC ROUND VALVE BOX WITH BOLT DOWN COVER, USE STAINLESS BOLT NUT AND WASHER. HEAT BRAND "GV" ONTO LID.
4. FINISHED GRADE IN TURF AREA
5. GATE VALVE
6. BRICK SUPPORTS
7. 6" PVC CL. 160 PIPE
8. ONE CUBIC FOOT 3/4" CRUSHED GRAVEL SCH 40 PVC COUPLING
9. SCH 40 COUPLING
10. IRRIGATION MAINLINE
11. SCH 80 PVC T.O.E. NIPPLE, 6" LONG

E BALL VALVE Scale: N.T.S.

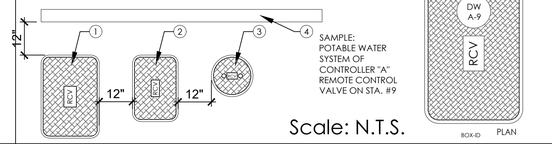
VAL-BAL

DOMESTIC WATER	RECLAIMED WATER	CONTROLLER LEGEND	EQUIPMENT DESIGNATION	IDENTIFICATION GUIDE
DW	RW	A	ARV	AIR RELIEF VALVE
DW	RW	A	BS	BASKET STRAINERS
DW	RW	A	COMM	COMMUNICATION SPLICES
DW	RW	A	FI	FERTILIZER INJECTORS
DW	RW	A	FS	FLOW SENSORS
DW	RW	A	FVA	FLUSH VALVE ASSEMBLY
DW	RW	A	GR	GROUNDING RODS
DW	RW	A	GV	GATE VALVES
DW	RW	A	MS	MOISTURE SENSORS
DW	RW	A	MV	MASTER VALVE
DW	RW	A	SB	SPLICE BOX
DW	RW	A	(STA #)	REMOTE CONTROL VALVES
DW	RW	A	QC	QUICK COUPLERS

CONTACT LANDSCAPE ARCHITECT FOR INFO ON ANY DEVICE IN A BOX NOT LISTED.

NOTES:
1. VALVE BOXES SHALL BE LABELED BY HOT IRON BRANDING OR ALUMINUM ASPHALTIC BASE WATERPROOF PAINT.
2. CONTROL VALVES SHALL BE INSTALLED TO ALLOW ORDERLY ARRANGEMENT OF VALVE BOXES.
3. LOCATE VALVE ASSEMBLIES IN SHRUB OR GROUNDCOVER AREAS ONLY.
4. LOCATION OF VALVE ASSEMBLIES SHALL BE STAKED FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
5. CENTER VALVE BOXES OVER VALVE ASSEMBLE TO FACILITATE ACCESS AND MAINTENANCE.
6. SET VALVE BOXES AT EQUAL ELEVATIONS W/ TOPS AT 2" ABOVE FINISH GRADE IN SHRUB/ GROUNDCOVER AREAS.
7. VALVE BOXES SHALL BE SET PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE OF AREA.
8. DO NOT DEFORM OR COLLAPSE VALVE BOX BY EXCESSIVE SOIL COMPACTION AROUND BOX.
9. SEE ALSO INDIVIDUAL VALVE INSTALLATION DETAILS.

LEGEND:
1. 20"x14" JUMBO RECTANGULAR VALVE BOX
2. 16"x11" STANDARD RECTANGULAR VALVE BOX
3. 10" DIA. ROUND VALVE BOX
4. EDGE OF AREA, CURB, WALK OR WALL

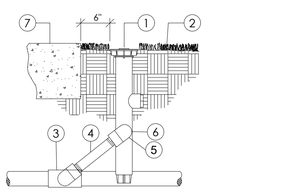


SAMPLE: POTABLE WATER SYSTEM OF CONTROLLER "A" REMOTE CONTROL VALVE ON STA. #9

PLAN

Scale: N.T.S.

B VALVE BOX IDENTIFICATION



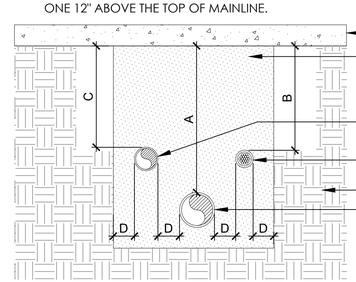
1. POP-UP SPRAY HEAD- SEE IRRIGATION LEGEND
2. FINISH GRADE
3. TEE IN LATERAL LINE PIPE
4. 1/2" X 6" SCH. 80 PVC NIPPLE
5. 1/2" X 2" SCH. 80 PVC NIPPLE
6. 1/2" MIP X FIP 90 ELL (2 REQUIRED)
7. HARDSCAPE

NOTE: TEFLON TAPE ALL THREADS

L POP-UP SPRAY HEAD Scale: N.T.S.

CON-KIT

PROVIDE TWO LAYERS of WARNING TAPE RUNNING CONTINUOUS ALONG ROUTE OF THE MAINLINE. ONE SHALL BE LOCATED IMMEDIATELY ON TOP OF THE MAINLINE PIPE AND ONE 12" ABOVE THE TOP OF MAINLINE.



- PAVING
- SAND Backfill COMPACTED TO THE DENSITY OF EXISTING SOIL
- LATERAL LINES IN SCH 40 SLEEVE
- CONTROL WIRES IN SCH 40 SLEEVE
- UNDISTURBED SOIL
- PRESSURE MAINLINE IN SCH 40 SLEEVE

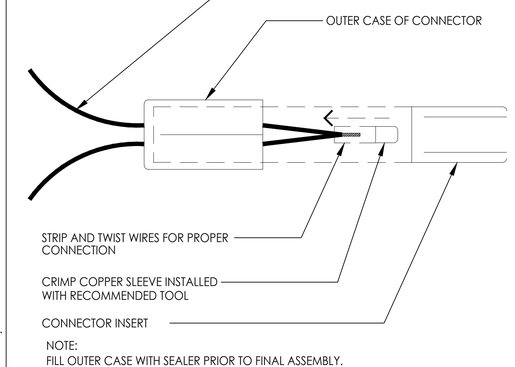
PVC SLEEVES TO BE TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE CARRIED.

DETAIL ALSO FOR PIPE INSTALLED IN ROCK SOIL.

DIMENSION	A	B	C	D
1/2" TO 4" IN SIZE	36"	24"	24"	4"

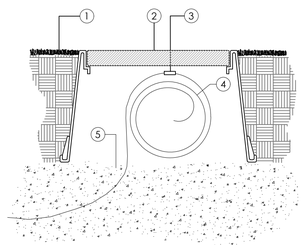
I SLEEVE INSTALLATION Scale: N.T.S.

PIP-SLE



NOTE:
FILL OUTER CASE WITH SEALER PRIOR TO FINAL ASSEMBLY.

F WIRE CONNECTION Scale: N.T.S.



1. FINISH GRADE
2. RECTANGULAR VALVE BOX REFER TO SPECIFICATIONS
3. SPARE WIRE LABEL
4. CONTROL AND/OR COMMON WIRE, REFER TO SPECIFICATIONS
5. PEA GRAVEL BACKFILL (ONE CUBIC FOOT MINIMUM)

NOTE:
FOR IRRIG. CONTROL & COMMON WIRE (ONE SHOWN)

C SPARE WIRE BOX Scale: N.T.S.

LICENSED LANDSCAPE ARCHITECT
BENJAMIN MONTRELLA 5819
5.31.22
Renewal Date
July 21, 2021
Date
STATE OF CALIFORNIA

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ph 310.378.2650
info@rainvilledesign.com

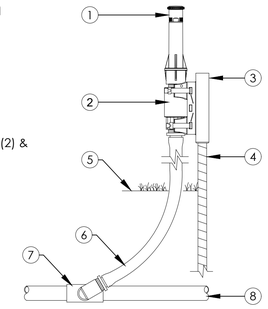
REVISION	
06.23.2021	
07.08.2021	
08.11.2021	
08.17.2021	
09.02.2021	
09.21.2021	

DATE : 09.02.2021
SCALE : AS SHOWN
DRAWN BY : B_MO

L-3.2

IRRIGATION DETAILS

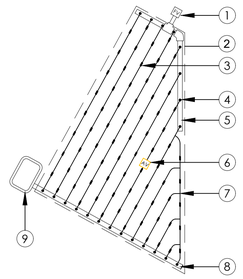
1. MP ROTATOR - MODEL MPR40-00
2. MODEL HC-50F-50M CHECK VALVE
3. ROTOR STAKING KIT PN 463551
4. #4 REBAR
5. FINISH GRADE
6. SWING JOINT:
   HUNTER 'PLD-BLANK 17mm' TUBING
   1/2" x 17mm BARB ADAPTER (2) &
   MARLEX STREET ELBOW (1)
7. LATERAL TEE or ELL
8. LATERAL PIPE



NOTE:
SPRAY HEADS AT TOP AND BOTTOM of SLOPE SHALL BE INSTALLED WITH POP-UP
INSTALL ON RISER MIDDLE OF SLOPE ONLY

G ROTARY NOZZLE

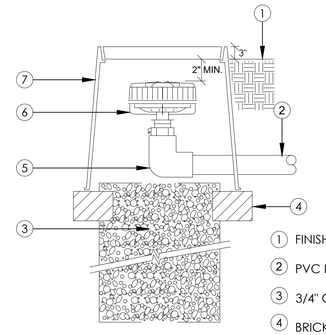
Scale: N.T.S.



1. ZONE FLUSH VALVE PLUMBED TO PVC
2. AREA PERIMETER
3. SUBSURFACE IRRIGATION TUBING PER IRRIGATION LEGEND
4. MANIFOLD CONNECTION (PVC TO ELBOW)
5. SCH. 40 PVC FLUSH MANIFOLD
6. AIR/VACUUM RELIEF VALVE (PLUMED TO GEOFLOW TUBING AT EACH HIGH POINT)
7. COMPRESSION TEE
8. PVC SUPPLY MANIFOLD
9. REMOTE CONTROL VALVE PER IRRIGATION LEGEND

Scale: N.T.S.

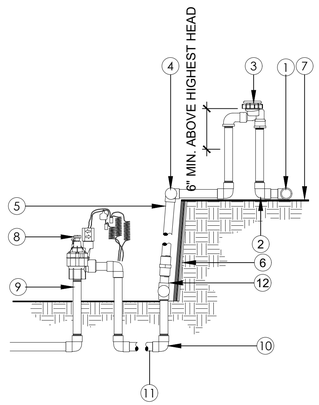
D DRIPPERLINE LAYOUT



1. FINISHED GRADE IN SHRUB AREAS
2. PVC LATERAL (OR EXHAUST HEADER)
3. 3/4" GRAVEL SUMP (1 CUBIC FOOT)
4. BRICK SUPPORTS - THREE
5. S x 1/2" PVC 90 ELL (SIZE AS REQ'D)
6. LINE FLUSHING VALVE per IRRIGATION LEGEND
7. VALVE BOX SEE SPECS.

A FLUSH VALVE

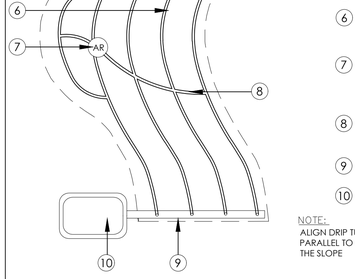
Scale: N.T.S.



1. PVC LATERAL LINE to SPRINKLER HEADS
2. U.V.R. PVC THREADED 90
3. ATMOSPHERIC VACUUM BREAKER-PER LEGEND.
4. TWO U.V.R. PVC ELLS as REQUIRED - TYP.
5. PVC LATERAL LINE to AVB (BURIED or ON GRADE)
6. WALL/SLOPE
7. FINISH GRADE
8. REMOTE CONTROL VALVE - PER IRRIGATION LEGEND
9. PVC SCH.80 NIPPLE. TYP.
10. PVC SCH 40 FITTINGS. TYP.
11. PVC LATERAL LINE PIPING TO A.V.B.
12. SWING CHECK VALVE.

I ATMOSPHERIC VACUUM BREAKER

Install as necessary to avoid low head drainage

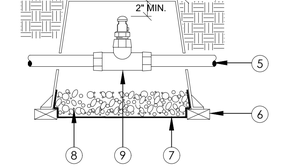


1. LINE FLUSHING VALVE PLUMBED TO PVC
2. AREA PERIMETER
3. START CONNECTION
4. EXHAUST HEADER
5. COMPRESSION TEE
6. SUBSURFACE DRIP TUBING per IRRIGATION LEGEND
7. AIR/VACUUM RELIEF VALVE (PLUMBED to DRIP LINE ONE AT EACH HIGH POINT)
8. BLANK TUBING CENTERED ON MOUND OR BERM
9. SUPPLY HEADER
10. REMOTE CONTROL VALVE

NOTE:
ALIGN DRIP TUBING LATERALS
PARALLEL TO THE CONTOURS OF
THE SLOPE

Scale: N.T.S.

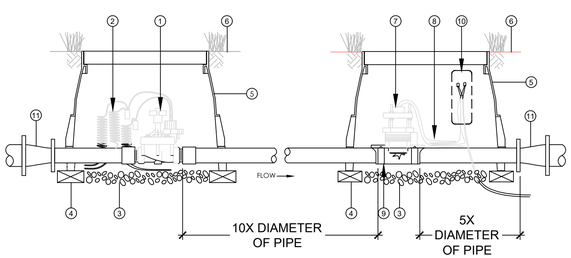
E DRIPPERLINE: IRREGULAR AREAS



1. FINISHED GRADE IN TURF AREAS
2. FINISHED GRADE IN SHRUB AREAS
3. VALVE KIT, AIR / VACUUM RELIEF VALVE - PER LEGEND
4. PLASTIC ROUND VALVE BOX PER IRRIGATION LEGEND,
5. SUBSURFACE DRIP TUBING
6. BRICK SUPPORTS
7. LANDSCAPE FABRIC
8. 3/4" ROCK, 1 CUBIC FT.
9. RAINBIRD EASY FIT TEE, MDCFTEE AND FPT ADAPTER-MDCF75FPT

Scale: N.T.S.

B DRIP AIR RELIEF VALVE

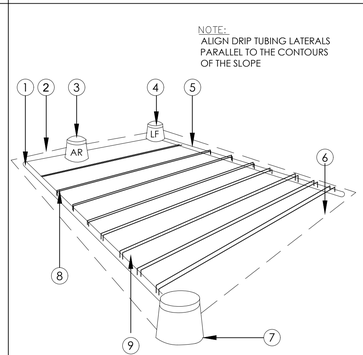


1. NORMALLY OPEN MASTER VALVE
2. WIRE TO SATELLITE CONTROLLER MASTER VALVE CIRCUIT (36-INCH EXPANSION COIL, EACH WIRE)
3. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
4. BRICK (1 OF 4)
5. RECTANGULAR VALVE BOX WITH COVER: RAIN BIRD VB-STD
6. FINISH GRADE
7. FLOW SENSOR: RAIN BIRD FS SERIES
8. PE-CABLE TO FLOW SENSING EQUIPMENT AT SATELLITE CONTROLLER ASSEMBLY (36-INCH EXPANSION COIL)
9. DOUBLE-STRAP SADDLE
10. WIRE SPLICE:
    SEE RAIN BIRD DETAIL PE-SPLICE-TW FOR SPLICE.
    SEE FLOW SENSOR WIRING DETAIL FOR WIRING DIAGRAM
11. CONCENTRIC REDUCER

NOTE:
1. REFER TO MANUFACTURER'S TECHNICAL DATA FOR FLOW SENSOR INSTALLATION BASED ON PIPE SIZING PARAMETERS.

I MASTER VALVE and FLOW SENSOR

Install as necessary to avoid low head drainage

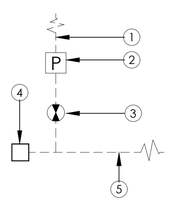


NOTE:
ALIGN DRIP TUBING LATERALS
PARALLEL TO THE CONTOURS
OF THE SLOPE

1. PVC SUPPLY HEADER
2. TOP OF SLOPE
3. AIR/VACUUM RELIEF ASSEMBLY
4. LINE FLUSHING VALVE ASSEMBLY
5. PVC EXHAUST HEADER
6. TOE OF SLOPE
7. REMOTE CONTROL VALVE
8. CONVENTIONAL SPACING ON TOP 2/3 OF SLOPE
9. CONVENTIONAL SPACING PLUS 25% ON BOTTOM 1/3 OF SLOPE

Scale: N.T.S.

F DRIPPERLINE LAYOUT



1. MAINLINE TO REMOTE CONTROL VALVES
2. PRESSURE REGULATOR, REQUIRED FOR STATIC WATER PRESSURE OVER 80 PSI. CONTRACTOR TO VERIFY WATER PRESSURE PRIOR TO STARTING WORK.
3. BALL VALVE
4. DEDICATED LANDSCAPE WATER METER
5. SERVICE LINE TO HOUSE

SYMBOL ON PLANS REPRESENTS THE INSTALLATION OF ALL OF THE EQUIPMENT SHOWN ON THE DETAIL ABOVE

IRRIGATION POINT OF CONNECTION SHALL BE MADE FROM THE SERVICE LINE TO THE HOUSE ISOLATION VALVE SHALL BE INSTALLED ON THE IRRIGATION P.O.C.. IF REQUIRED PRESSURE REGULATOR SHALL BE INSTALLED DOWNSTREAM OF BALL VALVE, IF REQUIRED IRRIGATION MAINLINE SHALL BE ROUTED TO REMOTE CONTROL VALVES.

Scale: N.T.S.

C RESIDENTIAL CONNECTION

LICENSED LANDSCAPE ARCHITECT
BENJAMIN MONTRELLA 6187
5.31.22
Renewal Date
July 21, 2021
Date
STATE OF CALIFORNIA

NOTE:
ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS REPRESENTED BY THIS DRAWING ARE THE PROPERTY OF RAINVILLE DESIGN STUDIO AND ARE NOT TO BE REPRODUCED, CHANGED, COPIED OR ASSIGNED TO ANY THIRD PARTY WHATSOEVER WITHOUT FIRST OBTAINING PERMISSION AND CONSENT IN WRITING FROM MIRIAM RAINVILLE

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REVISION	
06.23.2021	
07.08.2021	
08.11.2021	
08.17.2021	
09.02.2021	
09.21.2021	

DATE : 09.02.2021
SCALE : AS SHOWN
DRAWN BY : B_MO

L-3.3

IRRIGATION DETAILS

A. GENERAL NOTES

1. BIDDING: IT SHALL BE THE OWNER'S RESPONSIBILITY IN INVITING AND OBTAINING BIDS, SETTING ITS PROVISIONS AND INSTRUCTIONS TO BIDDERS, SECURING THEIR BONDS AND WORKERS COMPENSATION INSURANCE CERTIFICATES, ETC. TO FULLY ENSURE THE QUALITY AND TIMELY COMPLETION OF THE PROJECT.

2. SCOPE OF WORK : CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES NECESSARY TO FURNISH AND INSTALL A COMPLETE IRRIGATION SYSTEM AS PER THE DRAWINGS AND SPECIFIED HEREIN.

3. PLAN VERIFICATION: THESE DOCUMENTS MAY CONTAIN ERRORS, OMISSIONS, CONTRADICTIONS, ETC. THE CONTRACTOR SHALL REVIEW ALL DOCUMENTS THOROUGHLY AND SHALL NOTIFY THE LANDSCAPE ARCHITECT AND OWNER IMMEDIATELY UPON ANY SUCH DISCOVERY OF DISCREPANCY. GOVERNING CODES SHALL THEN APPLY.

4. LICENSE: THE CONTRACTOR SHALL BE A C-27 CALIFORNIA STATE LICENSED IRRIGATION CONTRACTOR.

5. ORDINANCES AND REGULATIONS : ALL IRRIGATION WORK WITHIN THESE DRAWINGS AND SPECIFICATIONS SHALL CONFORM TO ALL APPLICABLE GOVERNING CODES AND ORDINANCES (LOCAL, COUNTY & STATE).

6. PERMITS AND INSPECTIONS : THE CONTRACTOR SHALL OBTAIN, COORDINATE AND PAY FOR ALL PERMITS, FEES AND AGENCY INSPECTIONS AS REQUIRED.

7. FIELD VERIFICATION : CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK. THE CONTRACTOR SHALL NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES OR DISCREPANCIES IN AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN IRRIGATION DESIGN. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE NOTIFIED IMMEDIATELY UPON ANY DISCOVERY OF DISCREPANCIES. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.

8. LIABLE FOR ENCROACHMENT : THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ENCROACHMENT ONTO ADJACENT PROPERTY, RIGHT-OF-WAYS, EASEMENTS, SET-BACKS OR ANY OTHER LEGAL PROPERTY RESTRICTIONS EITHER MARKED OR UNMARKED.

9. METHODS OF CONSTRUCTION : THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL CONSTRUCTION METHODS, MEANS, SEQUENCES, PROCEDURES AND TECHNIQUES. THE LANDSCAPE ARCHITECTURAL FIRM IS NOT LIABLE FOR CONSTRUCTION METHODS.

10. SAFETY: THE CONTRACTOR IS SOLELY RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS DURING CONSTRUCTION.

11. UTILITIES: THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND UTILITIES, ELECTRICAL CABLES, CONDUITS, AND EXISTING IRRIGATION LINES PRIOR TO ANY CONSTRUCTION, SO THAT PROPER PRECAUTIONS MAY BE TAKEN NOT TO DAMAGE SUCH IMPROVEMENTS.

12. LIABLE FOR DAMAGE : THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED BY ITS OPERATIONS TO UTILITIES, PLANTING, CONSTRUCTION, PERSONS, PROPERTY, ETC. AND SHALL PROVIDE PROTECTIVE MEANS TO GUARD AGAINST DAMAGE.

13. COORDINATION CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH APPROPRIATE TRADES THROUGH THE OWNER BEFORE STARTING WORK.

14. IRRIGATION PLANS : THE IRRIGATION PLANS ARE GENERALLY DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. THE CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS DURING INSTALLATION TO AVOID CONFLICTS BETWEEN, PLANTING, ARCHITECTURAL FEATURES AND EXISTING UTILITIES. INTENT OF IRRIGATION DESIGN IS FULL COVERAGE, BALANCED SYSTEM.

15. DIMENSION: ALL SCALE DIMENSIONS ARE APPROXIMATE. WRITTEN DIMENSIONS ON DETAILS AND PLANS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

16. IRRIGATION NOTES : SEE GENERAL NOTES ON THE DRAWINGS FOR ADDITIONAL WORK REQUIRED, BUT NOT SPECIFICALLY MENTIONED IN THESE SPECIFICATIONS. ALL WORK CALLED FOR ON THE DRAWINGS BY NOTES SHALL BE FURNISHED AND INSTALLED WHETHER OR NOT SPECIFICALLY MENTIONED IN THE SPECIFICATIONS AND/OR DETAILS.

17. POINT OF CONNECTION (P.O.C.) VERIFICATION : LOCATION OF THE POINT OF CONNECTION SHOWN ON THE DRAWINGS MAYBE APPROXIMATE ONLY. THE CONTRACTOR SHALL APPROVE FINAL (P.O.C.) LOCATION WITH THE OWNER (JOB SUPERINTENDENT) THE CONTRACTOR SHALL VERIFY THE STATIC PRESSURE, METER SIZE AND SIZE OF SERVICE TO THE METER (P.O.C.) AT EACH POINT OF CONNECTION.

18. MATERIALS ALL MATERIALS AND EQUIPMENT SPECIFIED IN THESE DRAWINGS SHALL BE NEW AND IN PERFECT CONDITION WHERE INSTALLED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.

19. SUBSTITUTIONS: DESIGN, MATERIAL, EQUIPMENT AND PRODUCTS OTHER THAN THOSE DESCRIBED OR INDICATED ON DRAWINGS MAY BE CONSIDERED FOR USE. WRITTEN APPROVAL FOR SUBSTITUTIONS SHALL BE OBTAINED FROM THE OWNER AND LANDSCAPE ARCHITECT. ALL SUBSTITUTIONS SHALL CONFORM TO LOCAL CODES AND ORDINANCES. ANY EQUIPMENT OR MATERIALS INSTALLED WITHOUT APPROVAL BY THE OWNER OR LANDSCAPE ARCHITECT MAY BE REJECTED AND REMOVED AT CONTRACTOR'S EXPENSE.

20. FITTINGS DUE TO THE SCALE OF DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, ETC., WHICH MAYBE REQUIRED. THE CONTRACTOR SHALL CAREFULLY INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING ALL OF THE WORK AND PLAN THE WORK ACCORDINGLY, FURNISHING SUCH FITTINGS, ETC., AS MAY BE REQUIRED TO MEET SUCH CONDITIONS.

21. NOTICE OF COMPLETION : THE COMPLETION OF THE CONTRACT SHALL BE ACCEPTED, AND NOTICE OF COMPLETION RECORDED ONLY WHEN THE ENTIRE CONTRACT IS COMPLETED TO THE SATISFACTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE.

22. OPERATING INSTRUCTIONS : AFTER THE SYSTEM HAS BEEN COMPLETED, THE CONTRACTOR SHALL INSTRUCT THE OWNER'S AUTHORIZED REPRESENTATIVE IN THE OPERATION AND MAINTENANCE OF THE SYSTEM AND SHALL FURNISH A COMPLETE SET OF OPERATING INSTRUCTIONS.

23. SITE MAINTENANCE : CONTRACTOR SHALL KEEP THE PROJECT SITE CLEAN AND FREE FROM RUBBISH AND DEBRIS. ALL DEBRIS SHALL BE REMOVED FROM SITE PER LOCAL CODE AND ORDINANCES.

24. GUARANTEE THE ENTIRE IRRIGATION SYSTEM INCLUDING ALL WORK DONE UNDER THIS CONTRACT, SHALL BE GUARANTEED AGAINST ALL DEFECTS AND FAULT OF MATERIAL AND WORKMANSHIP, AND SHALL BE MAINTAINED IN PREFECT WORKING ORDER FOR ONE (1) YEAR FROM DATE OF COMPLETION BY THE CONTRACTOR WITHOUT EXPENSE TO THE OWNER ALL MATERIALS USED SHALL CARRY A MANUFACTURER'S GUARANTEE OF MINIMUM ONE (1) YEAR. ANY SETTLING OF BACKFILLED TRENCHES WHICH MAY OCCUR DURING THE ONE YEAR PERIOD FINAL ACCEPTANCE SHALL BE REPAIRED TO THE OWNER'S SATISFACTION BY THE CONTRACTOR WITHOUT EXPENSE TO THE OWNER - INCLUDING THE COMPLETE RESTORATION OF ALL DAMAGED PLANTING, PAVING OR OTHER IMPROVEMENTS OF ANY KIND.

B. FIELD OBSERVATIONS

1. REQUIRED FIELD OBSERVATION WORK : THESE PLANS WERE PREPARED WITH THE UNDERSTANDING THAT THE OWNER OF SAID PLANS WILL USE PROFESSIONAL DESIGN ASSOCIATES TO PROVIDE "FULL" CONTRACT SERVICES INCLUDING FIELD OBSERVATION SERVICES DURING CONSTRUCTION. FAILURE TO USE PROFESSIONAL DESIGN ASSOCIATES TO PROVIDE AND COMPLETE THE FIELD OBSERVATION SERVICES SET FORTH HEREIN WILL SIGNIFICANTLY INCREASE THE MISINTERPRETATION OF THE INTENT OF THE DESIGN. ANY UNAUTHORIZED MODIFICATIONS THERETO, AND FAILURE TO DETECT ERRORS AND OMISSIONS IN THE PLANS AND SPECIFICATIONS CAN BECOME COSTLY MISTAKES BUILT INTO THE PROJECT. THEREFORE, IN THE EVENT THAT PROFESSIONAL DESIGN ASSOCIATES IS OTHERWISE PRECLUDED FROM COMPLETING THE FIELD OBSERVATION SERVICES SET FORTH HEREIN, THE OWNER, OR SUBSEQUENT OWNER (INDIVIDUALS OR CORPORATIONS WHO HAVE PURCHASED THESE PLANS WITH THE PROJECT), AGREES TO HOLD HARMLESS, INDEMNIFY, AND DEFEND PROFESSIONAL DESIGN ASSOCIATES AND THEIR CONSULTANTS FROM AND AGAINST ANY AND ALL CLAIMS.

2. FIELD OBSERVATION COORDINATION : THE FOLLOWING OBSERVATIONS SHALL BE INITIATED BY THE CONTRACTOR AND COORDINATED THROUGH THE OWNER (JOB SUPERINTENDENT). THE CONTRACTOR SHALL NOTIFY THE OWNER (JOB SUPERINTENDENT) AND LANDSCAPE ARCHITECT NOT LESS THAN FORTY-EIGHT (48) HOURS IN ADVANCE OF ANY OBSERVATION. CONTINUED WORK WITHOUT OBSERVATION OF THESE PHASES OF WORK IS AT THE CONTRACTOR'S RISK, WITH ANY REQUIRED CHANGES OR MODIFICATIONS TO BE AT THE CONTRACTOR'S EXPENSE. THE OWNER (JOB SUPERINTENDENT) SHALL INFORM THE LANDSCAPE ARCHITECT AS TO THE PURPOSE AND TIME OF THE OBSERVATION FORTY-EIGHT (48) HOURS IN ADVANCE.

3. CLOSING OF NON INSPECTED WORK: THE CONTRACTOR SHALL NOT ALLOW NOR CAUSE ANY OF THE WORK TO BE COVERED OR ENCLOSED UNTIL IT HAS BEEN INSPECTED, TESTED AND APPROVED BY THE CONSULTING ENGINEER OR AUTHORIZED REPRESENTATIVE AND/OR GOVERNMENTAL AUTHORITY HAVING JURISDICTION OVER THE WORK. SHOULD ANY OF THE WORK BE ENCLOSED OR COVERED BEFORE SUCH INSPECTION AND TEST, HE SHALL UNCOVER HIS WORK AT HIS OWN EXPENSE. AFTER IT HAS BEEN INSPECTED, TESTED AND APPROVED, THE CONTRACTOR SHALL MAKE ALL REPAIRS NECESSARY TO THE OWNER'S SATISFACTION.

4. JOB SITE MEETINGS AND REQUIRED INSPECTIONS :

   A. PRE-JOB MEETING ON SITE - PRIOR TO COMMENCEMENT OF WORK

   B. IRRIGATION MAINLINE AND EQUIPMENT LAYOUT.

   C. PRESSURE TEST IRRIGATION, MAINS AND LATERALS .

   D. IRRIGATION COMPLETION / COVERAGE TEST UPON COMPLETION OF THE IRRIGATION SYSTEM INSTALLATION AND PRIOR TO ANY PLANTING, THE CONTRACTOR SHALL ADJUST SPRINKLER HEADS TO EVENLY AND PROPERLY DISTRIBUTE THE RATE OF PRECIPITATION OF THE WATER AND SHALL DETERMINE IF THE COVERAGE OF THE PLANTING AREAS IS COMPLETE AND ADEQUATE. CONTRACTOR SHALL MAKE ADJUSTMENTS TO PROVIDE OPTIMUM PERFORMANCE AND PREVENT UNNECESSARY OVER SPRAY ON ALL WALKS, ROADWAYS AND BUILDINGS. THE CONTRACTOR SHALL FURNISH ALL MATERIALS AND PERFORM ALL WORK REQUIRED TO CORRECT ANY INADEQUACIES OF COVERAGE DISCLOSED BY THE COVERAGE TEST.

C. MATERIALS NOTES

1. GENERAL: THE FOLLOWING LIST COMPRISES THE PRINCIPLE MATERIALS BUT DOES NOT SET THE LIMITATION FOR MATERIALS REQUIRED. IT SHALL BE UP TO THE CONTRACTOR TO KNOW THAT AMPLE QUANTITIES OF THE REQUIRED MATERIALS WERE USED AND INSTALLED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS.

2. PRESSURED MAINLINE : PIPE FROM SOURCE OF SUPPLY TO CONTROL VALVES AND HOSE BIBS 2" OR LARGER SHALL BE CLASS 315 SDR 13.5 TYPE 1220 P.V.C. CONFORMING TO ASTM D2241, ASTM D1784 EXTRUDED FROM VIRGIN MATERIALS. ALL PIPE LESS THAN 2" SHALL BE SCHEDULE 40 TYPE 1220 P.V.C. CONFORMING TO ASTM D1785, ASTM D1784 ALL PLASTIC PIPE SHALL BE MARKED SHALL BE EXTRUDED FROM VIRGIN MATERIALS WITH THE MANUFACTURER'S NAME TYPE AND CLASS OF PIPE, SIZE AND NSF APPROVAL.

3. LATERAL LINE BELOW GRADE : NON-PRESSURIZED LATERAL LINE PIPE SHALL BE CLASS 200 SDR 21 TYPE 1220 P.V.C. CONFORMING TO ASTM D2241, D1784. P.V.C. PIPING SHALL BE EXTRUDED FROM VIRGIN MATERIALS. ALL PLASTIC PIPE SHALL BE MARKED WITH THE MANUFACTURER'S NAME TYPE AND CLASS OF PIPE, SIZE AND NSF APPROVAL.

4. LATERAL LINE ON GRADE : NON-PRESSURED LATERAL LINE PIPE ON GRADE SHALL BE SCHEDULE 40 U.V.R. CONFORMING TO ASTM D1785, ASTM D1784 AND ASTM G-53. MANUFACTURED BY BROWNLINE PIPE COMPANY OR AS INDICATED ON LEGEND. P.V.C. PIPING SHALL BE EXTRUDED FROM VIRGIN MATERIALS. ALL PLASTIC PIPE SHALL BE MARKED WITH THE MANUFACTURER'S NAME TYPE AND CLASS OF PIPE, SIZE AND NSF APPROVAL.

5. PLASTIC PIPE FITTINGS : SHALL BE SCHEDULE 40 P.V.C. (CONFORMING TO ASTM D1785, D2466) TAPERED SOCKET TYPE, SUITABLE FOR EITHER SOLVENT WELD OR SCREWED CONNECTIONS, FLANGE AND SADDLE TEES WILL NOT BE ALLOWED. SOLVENT SHALL BE AS RECOMMENDED BY THE PIPE AND FITTING MANUFACTURER.

6. BRASS PIPE AND FITTINGS : BRASS PIPE SHALL BE RED BRASS, SCHEDULE 40 SCREWED PIPE CONFORMING TO FEDERAL SPECIFICATIONS NO. WW - P-351. FITTINGS SHALL BE RED BRASS CONFORMING TO FEDERAL SPECIFICATION NO. WW-P-460.

7. COPPER PIPE AND FITTINGS : COPPER PIPE SHALL BE TYPE K (HARD-DRAWN) CONFORMING TO ASTM B88. FITTING SHALL BE WROUGHT SOLDER JOINT TYPE IN ACCORDANCE WITH ANSI B 16.22 JOINTS SHALL BE SOLDERED IN ACCORDANCE TO ASTM B-206 AND FEDERAL SPECIFICATIONS QQB 00655.

8. STEEL PIPE : GALVANIZED STEEL PIPE SHALL BE ASA SCHEDULE 40 MILLED STEEL SCREWED PIPE WITH MEDIUM GALVANIZED SCREWED BEADED MALLEABLE IRON FITTINGS. STEEL PIPE SHALL BE INSTALLED ON GRADE SECURED TO SURFACE PER DETAIL.

9. BALL VALVES : SHALL BE BRONZE OR PLASTIC BODY AS INDICATED ON DRAWINGS. 125 P.S.I. MINIMUM, HEAVY DUTY, FEDERAL SPECIFIED, CROSS HANDLE. INSTALL WITH N.D.S. TYPE PLASTIC OR EQUAL ACCESS BOX AND LID.

10. CONTROL VALVES : SHALL BE AS INDICATED ON THE DRAWINGS WITH FLOW ADJUSTMENT AND MANUAL BLEED DEVICE, INSTALLED, UNLESS OTHERWISE INDICATED, IN ONE OF THE FOLLOWING TYPE BOXES AS INDICATED ON THE DRAWINGS. CONNECT TO CONTROLLERS IN THE OPERATING SEQUENCE INDICATED ON THE DRAWINGS.

11. CONTROL WIRE : CONNECTIONS BETWEEN THE AUTOMATIC CONTROLLERS AND THE ELECTRONIC CONTROL VALVES SHALL BE UF, SOLID COPPER WIRE, VINYL INSULATED 600 V. RATING, FOR DIRECT BURIAL INSTALLATIONS. CODING SHALL BE COLOR WIRE FOR PILOT WIRE. WHITE FOR COMMON GROUND WIRE. MINIMUM WIRE SIZES SHALL BE 14 GAUGE BURIED 18" BELOW GRADE. USE APPROVED WATER PROOF WIRE CONNECTORS AND SEALER ON ALL SPLICES. A 24" EXPANSION PIG TAIL COIL SHALL BE PROVIDED AT EACH CONTROL VALVE AND AT EACH CHANGE IN DIRECTION OF THE WIRE RUN. WIRING SHALL OCCUPY THE SAME TRENCH AND SHALL BE INSTALLED ALONG THE SAME ROUTE AS PRESSURE SUPPLY OR LATERAL LINES WHEREVER POSSIBLE.

C. MATERIALS NOTES (CONTINUED)

12. AUTOMATIC CONTROLLER: SHALL BE AS INDICATED ON THE DRAWINGS. COMPLETE WITH ELECTRICAL HOOKUP AND PROPER MOUNTING. ANY CONTROL WIRE EXPOSED AT THE CONTROLLER SHALL BE ENCASED IN ELECTRICAL CONDUIT OF THE SIZE REQUIRED. OUTDOOR CONTROLLERS SHALL BE WITHIN A VANDAL RESISTANT ENCLOSURE AND EQUIPPED WITH AN ON/OFF SWITCH FOR 110 VOLT POWER SUPPLY TO CONTROLLER.

13. IRRIGATION HEADS : SHALL BE OF THE TYPES AND SIZES INDICATED ON THE DRAWINGS. ALL HEADS SHALL BE ADJUSTABLE, RISER NIPPLES SHALL BE THE SAME SIZE AS THE RISER OPENING IN THE BODY.

14. BACKFLOW DEVICES : BACKFLOW PREVENTORS AND/OR VACUUM BREAKERS SHALL BE AS INDICATED ON THE DRAWINGS AND AS APPROVED BY AUTHORITIES HAVING JURISDICTION. INSTALLED TO MEET LOCAL CODES. ALL IRRIGATION SYSTEMS USING POTABLE WATER SOURCE REQUIRE BACKFLOW PREVENTION.

15. CHECK VALVES : CONTRACTOR SHALL INSTALL ANTI-DRAIN VALVES AS REQUIRED TO PREVENT LOW HEAD DRAINAGE. ANY HEAD THAT DRAINS FOR MORE THAN ONE MINUTE REQUIRES AN ANTI-DRAIN VALVE.

16. ATMOSPHERIC VACUUM BREAKERS : SHALL BE HEAVY DUTY BRASS AND FEDERAL SPECIFIED, INSTALL ON NON-CONSTANT PRESSURE LINES (DOMESTIC LINE) PER MANUFACTURE'S SPECIFICATIONS. LOCATION PER DRAWINGS.

17. PRESSURE REGULATORS : SHALL BE BRONZE OR PLASTIC BODY AS INDICATED ON DRAWINGS. FACTORY SET P.S.I. AS SPECIFIED PER DRAWINGS.

18. QUICK COUPLERS : SHALL BE HEAVY DUTY BRASS WITH COLORIZED RUBBER COVER AND TWO (2) PIECE BODY DESIGN. LOCATION PER DRAWINGS.

19. RISERS: ALL RISERS TO QUICK COUPLERS AND BACK FLOW DEVICES SHALL BE SCHEDULE 40 BRASS OF THE REQUIRED SIZES, RISERS TO IRRIGATION HEADS SHALL BE SCHEDULE 80 TYPE 1220 P.V.C. CONFORMING TO ASTM 2464.

20. VALVE BOXES : INSTALL ALL VALVES, EXCEPT ANTI-SIPHON VALVES, IN PREMOLDED HIGH IMPACT PLASTIC VALVE BOX. USE ROUND BOX FOR QUIPLERS AND OCTANGULAR BOX FOR ALL OTHER VALVES. N.D.S (OR APPROVED EQUAL) WITH GREEN LID. LOCATE IN SHRUB PLANTING AREAS WHENEVER POSSIBLE.

D. PLASTIC PIPE NOTES

1. HANDLING: THE CONTRACTOR SHALL EXERCISE CARE IN HANDLING, LOADING AND STORING P.V.C. PIPE AND FITTINGS. ALL P.V.C. PIPE SHALL LIE FLAT SO NOT TO SUBJECT IT TO NDUE BENDING OF CONCENTRATED EXTERNAL LOAD AT ANY POINT. P.V.C. PIPE AND FITTINGS SHALL NOT BE STORED IN DIRECT SUNLIGHT. ANY SECTION OF PIPE THAT HAS BEEN DENTED OR DAMAGED WILL BE DISCARDED.

2. LOCATIONS: PIPE LINES SHALL BE INSTALLED IN THE LOCATIONS AND OF THE SIZES SHOWN ON THE DRAWINGS OR HEREIN SPECIFIED. WHERE PIPING ON THE DRAWINGS IS SHOWN UNDER PAVED AREAS BUT RUNNING PARALLEL AND ADJACENT TO PLANTING AREAS, THE INTENT OF THE DRAWINGS IS TO INSTALL THE PIPING IN THE PLANTING AREA.

3. PIPE CLEARANCE : UNDERGROUND LINES UP TO 2" INCLUSIVE SHALL HAVE A MINIMUM HORIZONTAL CLEARANCE OF 12" FROM LINES OF OTHER TRADES. THIS REQUIREMENT DOES NOT APPLY TO ANY LINES CROSSING AT ANGLES FROM 45° WITH EACH OTHER. A MINIMUM 2" VERTICAL CLEARANCE SHALL BE MAINTAINED BETWEEN LINES WHICH CROSS BETWEEN THESE ANGLES. NO LINE SHALL BE INSTALLED PARALLEL TO AND DIRECTLY OVER ANOTHER LINE.

4. ASSEMBLY: ALL PIPE SHALL BE ASSEMBLED FREE FROM DIRT. THE MAIN LINE SUPPLY SHALL BE FLUSHED OUT AND TESTED FOR LEAKS BEFORE BACK FILLING AND WITH CONTROL VALVES IN PLACE AND BEFORE LATERAL PIPES ARE CONNECTED TO VALVES. EACH SECTION OF LATERAL PIPE SHALL BE FLUSHED OUT BEFORE SPRINKLER HEADS ARE ATTACHED.

5. UNDER CONCRETE : GENERALLY, PIPING UNDER CONCRETE SHALL BE DONE BY JACKING, BORING OR HYDRAULIC DRIVING. WRITTEN PERMISSION TO CUT OR BREAK SIDEWALKS AND/OR CONCRETE MUST BE OBTAINED FROM THE OWNER'S AUTHORIZED REPRESENTATIVE. NO HYDRAULIC RIVING WILL BE PERMITTED UNDER ASPHALTIC CONCRETE PAVING.

6. INSTALLATION PROCEDURES : EXCEPT AS NOTED IN OTHER PARTS OF THIS SPECIFICATION OR IN THE DRAWINGS, INSTALLATION OF PIPE AND FITTINGS SHALL BE AS OUTLINE IN MANUALS AS FURNISHED BY PIPE MANUFACTURER WHICH SHALL BE DEEMED AND CONSTRUED AS PART OF THIS SPECIFICATION. PLASTIC PIPE SHALL NOT BE LAID WHEN THERE IS WATER IN TRENCH.

7. PIPE DEPTH : PROVIDE A MINIMUM 24" OF EARTH COVERAGE FOR ALL PRESSURE MAINLINE PIPE 3" AND LARGER. PROVIDE A MINIMUM 18" OF EARTH COVERAGE FOR ALL PRESSURE MAINLINE PIPE UP TO AND INCLUDING 2 1/2". PROVIDE A MINIMUM OF 12" OF EARTH COVERAGE FOR ALL NON PRESSURE LATERAL LINES.

8. SITE MAINTENANCE : ALL LUMBER, RUBBISH AND LARGE ROCKS SHALL BE REMOVED FROM THE TRENCHES. PIPE SHALL HAVE A FIRM, UNIFORM BEARING FOR THE ENTIRE LENGTH OF EACH PIPE LINE TO PREVENT UNEVEN SETTLEMENT. PAD THE TRENCHES WITH DIRT OR SAND IF THE SOIL IS EXTREMELY ROCKY.

9. TREE LOCATIONS : TREE LOCATIONS TAKE PRIORITY OVER IRRIGATION PIPING. STAKE TREE LOCATIONS PRIOR TO TRENCHING PIPE.

10. EXPANSION: PLASTIC PIPE WILL EXPAND APPROXIMATELY SIX IN. (6") PER THOUSAND FT. (1000') BETWEEN DAY AND NIGHT TEMPERATURES IN HOT CLIMATE. THEREFORE, PIPE SHALL BE SNAKED FROM SIDE TO SIDE OF TRENCH BOTTOM TO ALLOW FOR EXPANSION AND CONTRACTION.

11. PIPE MAINTENANCE : ALL FOREIGN MATTER OR DIRT SHALL BE REMOVED FROM THE INSIDE OF THE PIPE BEFORE IT IS LOWERED INTO POSITION IN THE TRENCH AND IT SHALL BE KEPT CLEAN BY APPROVED MEANS DURING AND AFTER LAYING OF THE PIPE.

12. SLEEVING: IRRIGATION LINES THAT ARE UNDER STREETS AND PAVING OVER SEVEN (7) FEET WIDE SHALL BE INSTALLED BY THE OWNER. SLEEVES UNDER PAVING AND STREETS SHALL BE SCHEDULE 40 AND TWO TIMES THE DIAMETER OF THE PIPE AND/ OR ADEQUATE FOR INSTALLATION OF WIRE. SLEEVING SHALL BE COORDINATED WITH IRRIGATION CONTRACTOR PRIOR TO BEGINNING OF WORK.

13. JOINTS: JOINTS ON RISERS SHALL BE AS SHOWN ON DETAILS.

14. THREADED CONNECTIONS : ON PLASTIC TO STEEL CONNECTIONS, THE CONTRACTOR SHALL WORK THE STEEL CONNECTIONS FIRST. NON-HARDENING PIPE COMPOUND #2 TEFLON TAPE SHALL BE USED ON ALL THREADED PLASTIC TO STEEL JOINTS, AND LIGHT WRENCH PRESSURE IS ALL THAT SHALL BE USED.

15. SOLVENT CONNECTIONS : FOR P.V.C. PIPE CONTRACTOR SHALL USE SOLVENT PRIMER AND SOLVENT CEMENT RECOMMENDED BY THE MANUFACTURER AND CONFORMING TO ASTM D-2564. FOR UVR-P V.C. SOLVENT CEMENT SHALL BE BROWNLINE BOND-TITE CEMENT (CONFORMING TO THE REQUIREMENTS OF ASTM D-2564) APPLY WITH AN APPROVED PRIMER PRIOR TO APPLICATION OF CEMENT. ALL PIPE AND FITTINGS SHALL BE THOROUGHLY CLEANED OF DIRT, DUST AND MOISTURE BEFORE APPLYING SOLVENT. THE CONTRACTOR WILL MAKE SOLVENT WELD JOINTS WITH NON-SYNTHETIC BRISTLE BRUSH IN THE FOLLOWING SEQUENCE:

D. PLASTIC PIPE NOTES (CONTINUED)

   A. APPLY A LIBERAL, EVEN COAT OF SOLVENT TO THE INSIDE OF THE FITTING.

   B. THEN APPLY A LIBERAL, EVEN COAT OF SOLVENT TO THE OUTSIDE OF THE PIPE, MAKING SURE THAT THE COATED AREA IS EQUAL TO THE DEPTH OF THE FITTING SOCKET.

   C. INSERT THE PIPE QUICKLY INTO THE FITTING AND TURN THE PIPE APPROXIMATELY 1/4 TURN TO DISTRIBUTE THE SOLVENT AND REMOVE AIR BUBBLES. HOLD THE JOINT FOR APPROXIMATELY 15 SECONDS SO THE FITTING DOES NOT PUSH OFF THE PIPE.

   D. USE A CLEAN RAG AND WIPE OFF ALL EXCESS SOLVENT TO PREVENT WEAKENING THE JOINT.

   E. BE SURE THAT IN GOING TO THE NEXT JOINT THAT THE PIPE IS NOT TWISTED, DISTURBING THE LAST COMPLETED JOINT.

   F. ALLOW AT LEAST 15 MINUTES SET UP TIME FOR EACH.

16. PRESSURE LINE TESTING : ALL TESTS ON PRESSURE LINES SHALL BE COMPLETE PRIOR TO BACKFILLING; HOWEVER, SUFFICIENT BACKFILL MATERIAL MAY BE PLACED IN TRENCHES BETWEEN FITTINGS TO ENSURE THE STABILITY OF THE LINE PRESSURE. IN ALL CASES, FITTINGS AND COUPLINGS MUST BE OPEN TO VISUAL INSPECTION FOR THE FULL PERIOD OF THE TEST. NO TESTING SHALL BE DONE UNTIL THE LAST SOLVENT WELDED JOINT HAS HAD TWELVE (12) HOURS TO SET AND CURE. PRESSURE LINES SHALL BE TESTED UNDER 150 P.S.I. WORKING PRESSURE FOR A PERIOD OF FOUR (4) HOURS AND PROVEN TIGHT. IF LEAKS OCCUR, THE JOINT OR JOINTS SHALL BE REPLACED AND THE TESTS REPEATED.

17. BACKFILLING OF TRENCHES : BECAUSE OF THE EXPANSION AND CONTRACTION OF PLASTIC PIPE, BACKFILLING SHALL BE DONE IN THE COOL PART OF THE DAY, ESPECIALLY IN HOT CLIMATES. TRENCHES SHALL BE BACKFILLED WITH THE EXCAVATED MATERIALS APPROVED FOR BACKFILLING, FREE FROM LARGE CLODS OF EARTH OR STONES. BACKFILL SHALL BE MECHANICALLY COMPACTED IN THE LANDSCAPED AREAS TO A DRY DENSITY EQUAL TO ADJACENT UNDISTURBED SOIL IN PLANTING AREAS. BACKFILL WILL CONFORM TO ADJACENT GRADES WITHOUT DIPS, SUNKEN AREAS, HUMPS OR OTHER SURFACE IRREGULARITIES.

18. TRENCHING AND BACKFILLING UNDER PAVING : TRENCHES LOCATED UNDER WHERE PAVING, CONCRETE OR ASPHALT WILL BE INSTALLED SHALL BE BACKFILLED IN ACCORDANCE WITH RECOMMENDATION OF STRUCTURAL SOILS REPORT.

19. PLASTIC PIPE GUARANTEE : SPECIFICATIONS AND LITERATURE SHALL BE SUBMITTED FOR APPROVAL PRIOR TO SUBMISSION OF BID. SUBMISSION OF SAMPLES MAY ALSO BE REQUIRED. PLASTIC PIPE MANUFACTURER'S GUARANTEE SHALL COVER WORKMANSHIP OF MATERIALS FOR ALL PLASTIC PIPE FITTINGS.

20. DEFECTS: ALL DEFECTS IN INSTALLATION OF PLASTIC PIPE SHALL BE CORRECTED THROUGH THE GUARANTEE PERIOD SPECIFIED HEREIN AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER.

E. IRRIGATION EQUIPMENT NOTES

1. IRRIGATION EQUIPMENT : ALL IRRIGATION EQUIPMENT SHALL BE INSTALLED PER THE SPECIFICATION AND RECOMMENDED INSTALLATION PROCEDURES OF THE MANUFACTURER AND CONFORM TO ALL APPLICABLE GOVERNING CODES AND ORDINANCES (LOCAL, COUNTY & STATE).

2. TURF IRRIGATION HEADS : TURF IRRIGATION HEADS IN OPEN AREAS SHALL BE INSTALLED AT LEAST 2" ABOVE FINISHED GRADE AT THE TIME OF INSTALLATION. WITHIN FIVE DAYS OF NOTIFICATION BY THE OWNER'S REPRESENTATIVE, CONTRACTOR SHALL MAKE WHATEVER ADJUSTMENTS OF PIPE, FITTINGS, VALVES OR SPRINKLER HEADS NECESSARY TO BRING THE SYSTEM TO THE PROPER LEVEL OF THE PERMANENT GRADE. TURF IRRIGATION HEADS ALONG WALKS AND DRIVEWAYS, WHERE THE FINISHED GRADE LEVEL IS ESTABLISHED, SHALL BE SET FLUSH AT THE TIME OF INSTALLATION. IN NO CASE SHALL THE SPACING OF HEADS EXCEED THE MAXIMUM RECOMMENDED BY THE MANUFACTURER.

3. SHRUB IRRIGATION HEADS : HEADS IN GROUND COVER AND PLANTING AREAS SHALL BE INSTALLED ON NIPPLES HIGH ENOUGH TO BE ABOVE THE SURROUNDING PLANTING AS DIRECTED, OR AS INDICATED ON THE PLANS. WHERE HIGH SHRUBS ARE PLANTED, LONGER RISERS SHALL BE INSTALLED AS DIRECTED BY THE LANDSCAPE ARCHITECT. SHRUB HEADS ADJACENT TO WALKWAYS OR PARKING SHALL BE INSTALLED ON AN APPROVED HI-POP HEAD PER PLAN. RISERS SHALL BE LOCATED AS SPECIFIED PER PLANS ADJACENT TO WALLS AND BUILDINGS ONLY. IN NO CASE SHALL THE SPACING OF HEADS EXCEED THE MAXIMUM RECOMMENDED BY THE MANUFACTURER.

4. PRESSURE COMPENSATING SCREENS : CONTRACTOR SHALL INSTALL PRESSURE COMPENSATING SCREENS IN IRRIGATION HEADS AS NECESSARY TO ENSURE UNIFORM COVERAGE AND MINIMUM OVERTHROW OF AREA.

5. CONTROL VALVES : ALL CONTROL VALVES ON LINE SHALL BE INSTALLED AS INDICATED ON DETAILS AND BE THE TYPE SPECIFIED IN THE LEGEND. LOCATE CONTROL VALVES IN SHRUB PLANTING AREAS WHEREVER POSSIBLE.

6. BACKFLOW DEVICES : LOCATE BACKFLOW DEVICES, ATMOSPHERIC VACUUM BREAKERS AND ANTI-SIPHON VALVES IN SHRUB AREAS ONLY UNLESS OTHERWISE APPROVED BY OWNER.

7. DEFECTS: ALL DEFECTS IN INSTALLATION OF IRRIGATION EQUIPMENT SHALL BE CORRECTED THROUGH THE GUARANTEE PERIO

79 Eastfield Photos of proposed grading



The front yard fill area



Front yard fill area

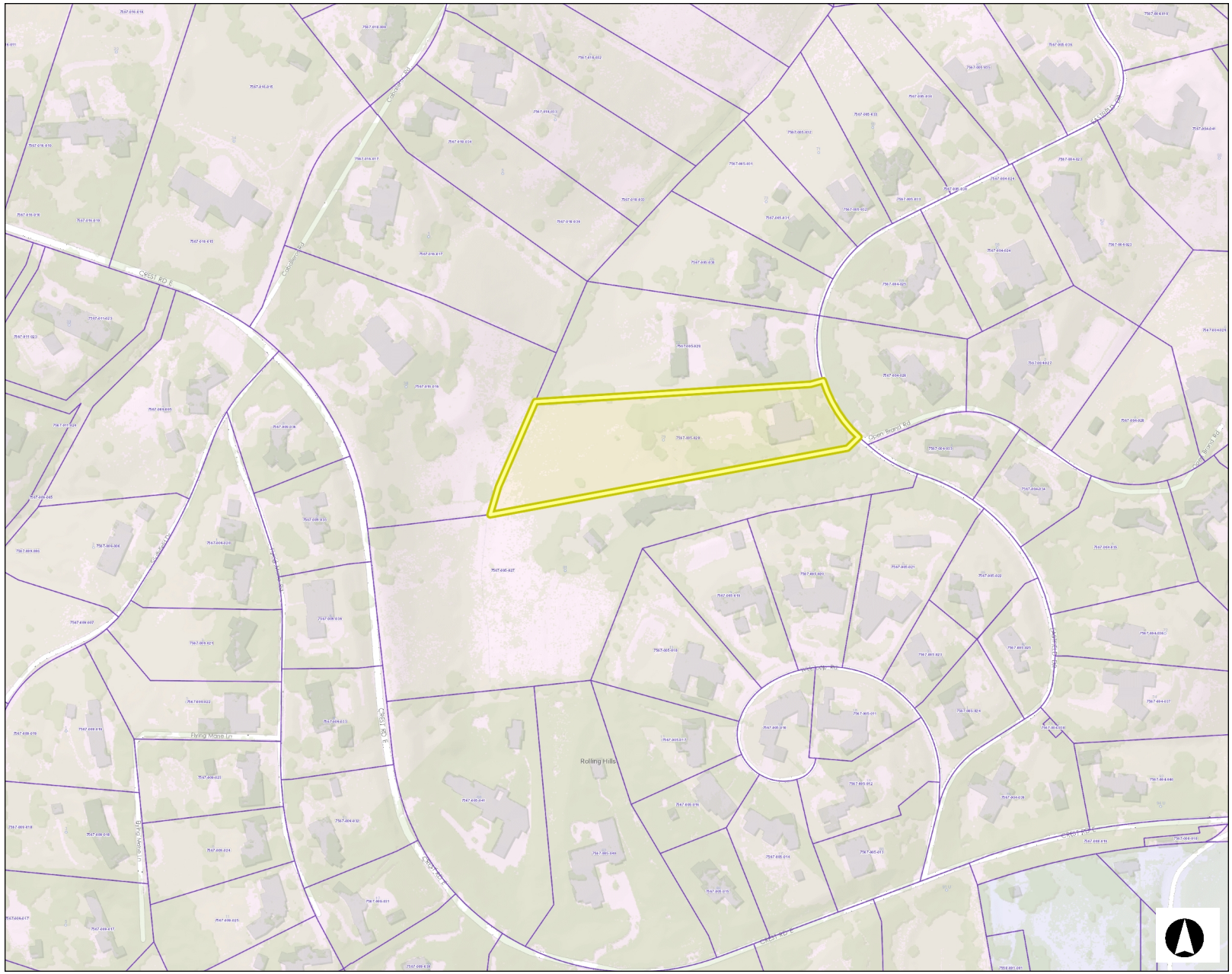


Front yard fill area



The tennis court will be removed and the area will be cut and balanced. The proposed site will be replaced with new pool/spa, deck, ADU, and landscaping.

Los Angeles County GIS Viewer





Legend

- Parcels
- Cities and Communities

Notes

0.1 0 0.07 0.1 Miles

County of Los Angeles

This map is for reference only and should not be used for legal decisions. While the County of Los Angeles makes its best effort to ensure data is accurate, the County makes no representation or warranty of any kind.

From: (null) (null)
To: Stephanie Grant
Subject: Trees at 89 Eastfield
Date: Friday, October 15, 2021 4:48:33 PM

Picture of trees at 89 now

Picture of trees now growing from our view in 2021 starting to breach view from our home.

View from ‘96.

Thank you for addressing our concerns.









Sent from my iPhone

City of Rolling Hills INCORPORATED JANUARY 24, 1957

Agenda Item No.: 7.A
Mtg. Date: 11/22/2021

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

FROM: **MICHAEL JENKINS , CITY ATTORNEY**

THRU: **ELAINE JENG P.E., CITY MANAGER**

SUBJECT: **REVIEW AND DISCUSS SB9 DRAFT ORDINANCE.**

DATE: **November 22, 2021**

BACKGROUND:
Senate Bill (SB) 9 Increase Density in Single-Family Zone was signed into law by Governor Newsom on September 16, 2021. SB 9 effectively puts an end to traditional single-family zoning restrictions statewide. SB 9 will take effect on January 1, 2022.

DISCUSSION:
At the September 27, 2021 meeting, the City Council directed the City Attorney's office to provide input and advice on SB 9. At the October 11, 2021, the City Council meeting, the City Attorney's office gave a presentation on the provisions of SB 9. At the October 25, 2021 City Council meeting, the City Attorney's office provided a draft ordinance to comply with the provisions of SB 9. The City Council delayed the review and discussion of the draft ordinance to the November 8, 2021 City Council meeting.

At the November 8, 2021 City Council meeting, the Council provided feedback on the draft ordinance and directed the City Attorney to prepare another draft. The City Council also directed staff to present the updated draft to the Planning Commission for review and adoption. Prior to the November 8, 2021 City Council meeting, the Planning Commission cancelled the November meeting. In the event that the Planning Commission cannot review the updated draft ordinance, the City Council directed staff to bring back the updated ordinance to the City Council at the November 22, 2021 meeting.

The Planning Commission is scheduled to hold the December meeting on December 7, 2021. The City Council can direct staff to present the updated draft ordinance to the Planning Commission at the December 7, 2021 for review and adoption and set a December City Council meeting to adopt an urgency ordinance to meet the effective date of SB 9.

FISCAL IMPACT:
The analysis of SB 9 and the preparation of the draft ordinance are a part of the operation budget for Fiscal Year 2021-2022.

RECOMMENDATION:
Review, discuss and provide direction to staff.

ATTACHMENTS:
EXHIBIT A - SB9 Code Amendments-c1 (1).pdf

EXHIBIT A

TITLE 16 (SUBDIVISIONS)

CHAPTER 16.50 URBAN LOT SPLITS

Section 16.50.010 Purpose

The purpose of this chapter is to allow and appropriately regulate urban lot splits in accordance with Government Code section 66411.7.

Section 16.50.020 Definition

An "urban lot split" means a the subdivision of an existing, legally subdivided lot into two lots in accordance with the requirements of this section.

Section 16.50.030 Application

(1) Only individual property owners may apply for an urban lot split. "Individual property owner" means a natural person holding fee title individually or jointly in the person's own name or a beneficiary of a trust that holds fee title. "Individual property owner" does not include any corporation or corporate person of any kind (partnership, LP, LLC, C corp, S corp, etc.) except for a community land trust (as defined by Rev. & Tax Code § 402.1(a)(11)(C)(ii)) or a qualified nonprofit corporation (as defined by § 214.15).

(2) An application for an urban lot split must be submitted on the city's approved form. Such application shall include the following documents: a certificate of compliance with all applicable fire-hazard mitigation measures in accordance with this Chapter; copies of the unrecorded easement agreements for public utilities in accordance with this Chapter; and an affidavit certifying compliance with all requirements of this Chapter. Only a complete application will be considered. The city will inform the applicant in writing of any incompleteness within 30 days after the application is submitted.

(3) The city may establish a fee to recover its costs for adopting, implementing, and enforcing this section of the code, in accordance with applicable law. The city council may establish and change the fee by resolution. The fee must be paid with the application.

Section 16.50.040 Approval

(1) An application for a parcel map for an urban lot split is approved or denied ministerially, by the planning director or his or her designee, without discretionary review.

(2) A tentative parcel map for an urban lot split is approved ministerially if it complies with all the requirements of this section. The tentative parcel map may

not be recorded. A final parcel map is approved ministerially as well, but not until the owner demonstrates that the required documents have been recorded, such as the deed restriction and easements. The tentative parcel map expires three months after approval.

(3) The approval must require the owner and applicant to hold the city harmless from all claims and damages related to the approval and its subject matter.

(4) The approval must require the owner and applicant to reimburse the city for all costs of enforcement, including attorneys' fees and costs associated with enforcing the requirements of this code.

Section 16.50.050 Requirements

(a) An urban lot split must satisfy each of the following requirements:

(1) **Map Act Compliance**.

(A) The urban lot split must conform to all applicable objective requirements of the Subdivision Map Act (Gov. Code § 66410 et. seq., "SMA"), including implementing requirements in this code, except as otherwise expressly provided in this section.

(B) If an urban lot split violates any part of the SMA, the city's subdivision regulations, including this section, or any other legal requirement:

(i) The buyer or grantee of a lot that is created by the urban lot split has all the remedies available under the SMA, including but not limited to an action for damages or to void the deed, sale, or contract.

(ii) The city has all the remedies available to it under the SMA, including but not limited to the following:

(I) An action to enjoin any attempt to sell, lease, or finance the property.

(II) An action for other legal, equitable, or summary remedy, such as declaratory and injunctive relief.

(III) Criminal prosecution, punishable by imprisonment in county jail or state prison for up to one year, by a fine of up to $10,000, or both; or a misdemeanor.

(IV) Record a notice of violation.

(V) Withhold any or all future permits and approvals.

(C) Notwithstanding section 66411.1 of the SMA, no dedication of rights-of-way or construction of offsite improvements is required for an urban lot split.

(2) **Zone.** The lot to be split is in a single-family residential zone.

(3) **Lot Location**.

(A) The lot to be split is not located on a site that is any of the following:

(i) Prime farmland, farmland of statewide importance, or land that is zoned or designated for agricultural protection or preservation by the voters.

(ii) A wetland.

(iii) Within a very high fire hazard severity zone, unless the site complies with all fire-hazard mitigation measures required by existing building standards.

(iv) A hazardous waste site that has not been cleared for residential use.

(v) Within a delineated earthquake fault zone, unless all development on the site complies with applicable seismic protection building code standards.

(vi) Within a 100-year flood hazard area, unless the site has either:

(I) been subject to a Letter of Map Revision prepared by the Federal Emergency Management Agency and issued to the local jurisdiction, or

(II) meets Federal Emergency Management Agency requirements necessary to meet minimum flood plain management criteria of the National Flood Insurance Program.

(vii) Within a regulatory floodway, unless all development on the site has received a no-rise certification.

(viii) Land identified for conservation in an adopted natural community conservation plan, habitat conservation plan, or other adopted natural resource protection plan.

(ix) Habitat for protected species.

(x) Land under conservation easement.

(B) The purpose of subpart (3)(A) above is merely to summarize the requirements of Government Code section 65913.4(a)(6)(B)–(K). (See Gov. Code § 66411.7(a)(3)(C).)

(4) **Not Historic**. The lot to be split must not be a historic property or within a historic district that is included on the State Historic Resources Inventory. Nor may the lot be or be within a site that is designated by ordinance as a city or county landmark or as a historic property or district.

(5) **No Prior Urban Lot Split**.

(A) The lot to be split was not established through a prior urban lot split.

(B) The lot to be split is not adjacent to any lot that was established through a prior urban lot split by the owner of the lot to be split or by any person acting in concert with the owner.

(6) **No Impact on Protected Housing**. The urban lot split must not require or include the demolition or alteration of any of the following types of housing:

(A) Housing that is income-restricted for households of moderate, low, or very low income.

(B) Housing that is subject to any form of rent or price control through a public entity's valid exercise of its police power.

(C) Housing, or a lot that used to have housing, that has been withdrawn from rental or lease under the Ellis Act (Gov. Code §§ 7060–7060.7) at any time in the 15 years prior to submission of the urban lot split application.

(D) Housing that has been occupied by a tenant in the last three years. The applicant and the owner of a property for which an urban lot split is sought must provide a sworn statement as to this fact with the application for the parcel map. The city may conduct its own inquiries and investigation to ascertain the veracity of the sworn statement, including but not limited to, surveying owners of nearby properties; and the city may require additional evidence of the applicant and owner as necessary to determine compliance with this requirement.

(7) **Lot Size**.

(A) The lot to be split must be at least 2,400 square feet.

(B) The resulting lots must each be at least 1,200 square feet.

(C) Each of the resulting lots must be between 60 percent and 40 percent of the original lot area.

(8) **Easements**.

(A) The owner must enter into an easement agreement with each public-service provider to establish easements that are sufficient for the provision of public services and facilities to each of the resulting lots.

(B) Each easement must be shown on the tentative parcel map.

(C) Copies of the unrecorded easement agreements must be submitted with the application. The easement agreements must be recorded against the property before the final map may be approved, in accordance with Section 16.50.040

(D) If an easement is recorded and the project is not completed, making the easement moot, the property owner may request, and the city will provide, a notice of termination of the easement, which the owner may record.

(9) **Lot Access**.

(A) Each resulting lot must adjoin the right of way.

(B) Each resulting lot must have frontage on the right of way of at least 12.5 feet.

(10) **Unit Standards**.

(A) **Quantity**. No more than two dwelling units of any kind may be built on a lot that results from an urban lot split. For purposes of this paragraph, "unit" means any dwelling unit, including, but not limited to, a primary dwelling unit, a unit created under Chapter 17.45 of this code, an ADU, or a JADU

(B) **Unit Size**.

(i) The total floor area of each primary dwelling that is developed on a resulting lot must be

(I) less than or equal to 800 and

(II) more than 500 square feet.

(ii) A primary dwelling that was legally established prior to the urban lot split and that is larger than 800 square feet is limited to the lawful floor area at the time of the urban lot split. It may not be expanded.

(iii) A primary dwelling that was legally established prior to the urban lot split and that is smaller than 800 square feet may be expanded to 800 square feet after the urban lot split.

(C) **Height Restrictions**.

(i) No new primary dwelling unit may exceed a single story or 16 feet in height, measured from grade to peak of the structure.

(ii) No rooftop deck is permitted on any new or remodeled dwelling or structure on a lot resulting from an urban lot split.

(D) **Proximity to Stable and Corral Site.** A primary dwelling unit is a residential structure that shall be located a minimum of thirty-five feet from any stable, corral, and related animal keeping uses and structures as required in Chapter 17.18. This standard is only enforced to the extent that it does not prevent two primary dwelling units on the lot at 800 square feet each.

(E) **Lot Coverage**. All structures as defined in Section 17.16.070 on a lot shall not cover more than twenty percent of the net lot area. All structures and all other impervious surfaces as defined in Section 17.16.070 on a lot shall not cover more than thirty-five percent of the net lot area. These lot coverage standards are only enforced to the extent that they do not prevent two primary dwelling units on the lot at 800 square feet each.

(F) **Open Space**. No development pursuant to this Chapter may cause the total percentage of open space of the lot fall below fifty percent. This open space standard is only enforced to the extent that it does not prevent two primary dwelling units on the lot at 800 square feet each.

(G) **Setbacks**.

(i) **Generally**. All setbacks must conform to those objective setbacks that are imposed through the underlying zone.

(ii) **Exceptions**. Notwithstanding subpart (10)(G) above:

(I) **Existing Structures**. No setback is required for an existing legally established structure or for a new structure that is constructed in the same location and to the same dimensions as an existing legally established structure.

(II) **800 sf; four-foot side and rear**. The setbacks imposed by the underlying zone must yield to the degree necessary to avoid physically precluding the construction of up to two units on the lot or either of the two units from being at least 800 square feet in floor area; but in no event may any

structure be less than four feet from a side or rear property line.

(iii) **Front Setback Area**. Notwithstanding any other part of this code, dwellings that are constructed after an urban lot split must be at least 30 feet from the front property lines. The front setback areas must:

(I) be kept free from all structures greater than three feet high;

(II) be at least 50 percent landscaped with drought-tolerant plants, with vegetation and irrigation plans approved by a licensed landscape architect;

(III) allow for vehicular and fire-safety access.

(H) **Parking**. Each new primary dwelling unit that is built on a lot after an urban lot split must have at least one off-street parking space per unit unless one of the following applies:

(i) The lot is located within one-half mile walking distance of either

(I) a corridor with fixed route bus service with service intervals no longer than 15 minutes during peak commute hours or

(II) a site that contains

(ia) an existing rail or bus rapid transit station,

(ib) a ferry terminal served by either a bus or rail transit service, or

(ic) the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods.

(ii) The site is located within one block of a car-share vehicle location.

(I) **Architecture**.

(i) Architecture is limited to white California ranch style homes with three-rail fences.

(ii) If there is a legal primary dwelling on the lot that was established before the urban lot split, any new primary dwelling unit must match the existing primary dwelling unit in exterior materials,

color, and dominant roof pitch. The dominant roof slope is the slope shared by the largest portion of the roof.

(iii) If there is no legal primary dwelling on the lot before the urban lot split, and if two primary dwellings are developed on the lot, the dwellings must match each other in exterior materials, color, and dominant roof pitch. The dominant roof slope is the slope shared by the largest portion of the roof.

(iv) All exterior lighting must be limited to down-lights.

(v) No window or door of a dwelling that is constructed on the lot after the urban lot split may have a direct line of sight to an adjoining residential property. Landscaping, or privacy glass may be used to provide screening and prevent a direct line of sight.

(vi) If a dwelling is constructed on a lot after an urban lot split and any portion of the dwelling is less than 30 feet from a property line that is not a right-of-way line, then all windows and doors in that portion must either be (for windows) clerestory with the bottom of the glass at least six feet above the finished floor, or (for windows and for doors) utilize frosted or obscure glass.

(J) **Landscaping**.

Evergreen landscape screening must be planted and maintained between each dwelling and adjacent lots (but not rights of way) as follows:

(i) At least one 15-gallon size plant shall be provided for every five linear feet of exterior wall. Alternatively, at least one 24" box size plant shall be provided for every ten linear feet of exterior wall.

(ii) Plant specimens must be at least eight feet tall when installed. As an alternative, a solid fence of at least eight feet in height may be installed.

(iii) All landscaping must be drought-tolerant.

(iv) All landscaping must be from the city's approved plant list.

(K) **Nonconforming Conditions**. An urban lot split is approved without requiring a legal nonconforming zoning condition to be corrected.

(L) **Utilities**.

(i) Each primary dwelling unit on the lot must have its own direct utility connection to the utility service provider. Each primary dwelling unit shall have its own water, electrical, and gas meters.

(ii) A primary dwelling unit must have a direct utility connection to an onsite wastewater treatment system in accordance with this paragraph and the City's code. Each primary dwelling unit on the lot that is or that is proposed to be connected to an onsite wastewater treatment system must first have a percolation test completed within the last five years or, if the percolation test has been recertified, within the last 10 years.

(iii) All utilities must be undergrounded.

(M) **Building & Safety**. All structures built on the lot must comply with all current local building standards. An urban lot split is a change of use.

(11) **Fire-Hazard Mitigation Measures**.

(A) A lot in a very high fire hazard severity zone must comply with the fire-hazard mitigation measures relating to urban lot splits in the City's fire code.

(B) Prior to submitting an application for an urban lot split, the applicant must obtain a certificate of compliance with all applicable fire-hazard mitigation measures in accordance with this subpart. The city or its authorized agent must inspect the site, including all structures on the site, and certify as to its compliance. The certificate must be included with the application. The applicant must pay the city's costs for inspection. Failure to pay is grounds for denying the application.

(12) **Separate Conveyance**.

(A) Within a resulting lot.

(i) Primary dwelling units on a lot that is created by an urban lot split may not be owned or conveyed separately from each other.

(ii) Condominium airspace divisions and common interest developments are not permitted on a lot that is created by an urban lot split.

(iii) All fee interest in a lot and all dwellings on the lot must be held equally and undivided by all individual property owners.

(iv) No timeshare, as defined by state law or this code, is permitted. This includes any co-ownership arrangement that gives an owner the right to exclusive use of the property for a defined period or periods of time

(B) Between resulting lots. Separate conveyance of the resulting lots is permitted. If dwellings or other structures (such as garages) on different lots are adjacent or attached to each other, the urban lot split boundary may separate them for conveyance purposes if the structures meet building code safety standards and are sufficient to allow separate conveyance. If any attached structures span or will span the new lot line, the owner must record appropriate CC&Rs, easements, or other documentation that is necessary to allocate rights and responsibility between the owners of the two lots.

(13) **Regulation of Uses.**

(A) **Residential-only**. No non-residential use is permitted on any lot created by urban lot split.

(B) **No STRs**. No dwelling unit on a lot that is created by an urban lot split may be rented for a period of less than 30 days.

(C) **Owner Occupancy**. The applicant for an urban lot split must sign an affidavit stating that the applicant intends to occupy one of the dwelling units on one of the resulting lots as the applicant's principal residence for a minimum of three years after the urban lot split is approved.

(14) **Notice of Construction**.

(A) At least 30 business days before starting any construction of a structure on a lot created by an urban lot split, the property owner must give written notice to all the owners of record of each of the adjacent residential parcels, which notice must include the following information:

(i) Notice that construction has been authorized,

(ii) The anticipated start and end dates for construction,

(iii) The hours of construction,

(iv) Contact information for the project manager (for construction-related complaints), and

(v) Contact information for the Building & Safety Department.

(B) This notice requirement does not confer a right on the noticed persons or on anyone else to comment on the project before permits are issued. Approval is ministerial. Under state law, the City has no discretion in approving or denying a particular project under this section. This notice requirement is purely to promote neighborhood awareness and expectation.

(15) **Deed Restriction**. The owner must record a deed restriction, on each lot that results from the urban lot split, on a form approved by the city, that does each of the following:

(A) Expressly prohibits any rental of any dwelling on the property for a period of less than 30 days.

(B) Expressly prohibits any non-residential use of the lots created by the urban lot split.

(C) Expressly prohibits any separate conveyance of a primary dwelling on the property, any separate fee interest, and any common interest development within the lot.

(D) States that:

(i) The lot is formed by an urban lot split and is therefore subject and limited to the city's urban lot split regulations under this Chapter, including all applicable limits on dwelling size and development pursuant to this Chapter.

(ii) Development on the lot is limited to development of residential units under Chapter 17.45 of this Code, except as required by state law..

(b) **Specific Adverse Impacts**.

(1) Notwithstanding anything else in this section, the city may deny an application for an urban lot split if the building official makes a written finding, based on a preponderance of the evidence, that the project would have a "specific, adverse impact" on either public health and safety or on the physical environment and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact.

(2) "Specific adverse impact" has the same meaning as in Gov. Code § 65589.5(d)(2): "a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete" and does not include (1) inconsistency with the zoning ordinance or general plan land use designation or (2) the eligibility to claim a welfare exemption under Revenue and Taxation Code section 214(g).

(3) The building official may consult with and be assisted by planning staff and others as necessary in making a finding of specific, adverse impact.

TITLE 17 (ZONING)

CHAPTER 17.45 (TWO-UNIT PROJECTS)

17.45.010 Purpose

The purpose of this section is to allow and appropriately regulate two-unit projects in accordance with Government Code section 65852.21.

17.45.020 Definition

A "two-unit project" means the development of two primary dwelling units or, if there is already a primary dwelling unit on the lot, the development of a second primary dwelling unit on a legally subdivided lot in accordance with the requirements of this section.

17.45.030 Application

(1) Only individual property owners may apply for a two-unit project. "Individual property owner" means a natural person holding fee title individually or jointly in the person's own name or a beneficiary of a trust that holds fee title. "Individual property owner" does not include any corporation or corporate person of any kind (partnership, LP, LLC, C corp, S corp, etc.) except for a community land trust (as defined by Rev. & Tax Code § 402.1(a)(11)(C)(ii)) or a qualified nonprofit corporation (as defined by Rev. & Tax Code § 214.15).

(2) An application for a two-unit project must be submitted on the city's approved form. The application must include the following: a certificate of compliance with the Subdivision Map Act for the lot; a certificate of compliance with all applicable fire-hazard mitigation measures in accordance with this Chapter; and an affidavit certifying compliance with all requirements of this Chapter.

(3) Only a complete application will be considered. The city will inform the applicant in writing of any incompleteness within 30 days after the application is submitted.

(4) The city may establish a fee to recover its costs for adopting, implementing, and enforcing this section of the code, in accordance with applicable law. The city council may establish and change the fee by resolution. The fee must be paid with the application.

17.45.040 Approval

(1) An application for a two-unit project is approved or denied ministerially, by the planning director or his or her designee, without discretionary review.

(2) The ministerial approval of a two-unit project does not take effect until the city has confirmed that the required documents have been recorded, such as the deed restriction and easements.

(3) The approval must require the owner and applicant to hold the city harmless from all claims and damages related to the approval and its subject matter.

(4) The approval must require the owner and applicant to reimburse the city for all costs of enforcement, including attorneys' fees and costs associated with enforcing the requirements of this code.

17.45.050 Requirements

(a) A two-unit project must satisfy each of the following requirements:

(1) **Map Act Compliance**. The lot must have been legally subdivided.

(2) **Zone.** The lot is in a single-family residential zone.

(3) **Lot Location**.

(A) The lot is not located on a site that is any of the following:

(i) Prime farmland, farmland of statewide importance, or land that is zoned or designated for agricultural protection or preservation by the voters.

(ii) A wetland.

(iii) Within a very high fire hazard severity zone, unless the site complies with all fire-hazard mitigation measures required by existing building standards.

(iv) A hazardous waste site that has not been cleared for residential use.

(v) Within a delineated earthquake fault zone, unless all development on the site complies with applicable seismic protection building code standards.

(vi) Within a 100-year flood hazard area, unless the site has either:

(I) been subject to a Letter of Map Revision prepared by the Federal Emergency Management Agency and issued to the local jurisdiction, or

(II) meets Federal Emergency Management Agency requirements necessary to meet minimum flood plain management criteria of the National Flood Insurance Program.

(vii) Within a regulatory floodway, unless all development on the site has received a no-rise certification.

(viii) Land identified for conservation in an adopted natural community conservation plan, habitat conservation plan, or other adopted natural resource protection plan.

(ix) Habitat for protected species.

(x) Land under conservation easement.

(B) The purpose of subpart (3)(A) above is merely to summarize the requirements of Government Code section 65913.4(a)(6)(B)–(K). (See Gov. Code § 66411.7(a)(3)(C).)

(4) **Not Historic**. The lot must not be a historic property or within a historic district that is included on the State Historic Resources Inventory. Nor may the lot be or be within a site that is designated by ordinance as a city or county landmark or as a historic property or district.

(5) **No Impact on Protected Housing**. The two-unit project must not require or include the demolition or alteration of any of the following types of housing:

(A) Housing that is income-restricted for households of moderate, low, or very low income.

(B) Housing that is subject to any form of rent or price control through a public entity's valid exercise of its police power.

(C) Housing, or a lot that used to have housing, that has been withdrawn from rental or lease under the Ellis Act (Gov. Code §§ 7060–7060.7) at any time in the 15 years prior to submission of the urban lot split application.

(D) Housing that has been occupied by a tenant in the last three years. Optional: The applicant and the owner of a property for which a two-unit project is sought must provide a sworn statement as to this fact with the application for the parcel map. The city may conduct its own inquiries and investigation to ascertain the veracity of the sworn statement, including but not limited to, surveying owners of nearby properties; and the city may require additional evidence of the applicant and owner as necessary to determine compliance with this requirement.

(6) **Unit Standards**.

(A) **Quantity**.

(i) No more than two dwelling units of any kind may be built on a lot that results from an urban lot split. For purposes of this paragraph, "unit" means any dwelling unit, including, but not limited to, a primary dwelling unit, a unit created under this section of this code, an ADU, or a JADU.

(ii) A lot that is not created by an urban lot split may have a two-unit project under this section, plus any ADU or JADU that must be allowed under state law and the city's ADU ordinance.

(B) **Unit Size**.

(i) The total floor area of each primary dwelling built that is developed under this section must be

(I) less than or equal to 800 and

(II) more than 500 square feet.

(ii) A primary dwelling that was legally established on the lot prior to the two-unit project and that is larger than 800 square feet is limited to the lawful floor area at the time of the two-unit project. The unit may not be expanded.

(iii) A primary dwelling that was legally established prior to the two-unit project and that is smaller than 800 square feet may be expanded to 800 square feet after or as part of the two-unit project.

(C) **Height Restrictions**.

(i) No new primary dwelling unit may exceed a single story or 16 feet in height, measured from grade to peak of the structure.

(D) **Demo Cap**. The two-unit project may not involve the demolition of more than 25 percent of the existing exterior walls of an existing dwelling unless the site has not been occupied by a tenant in the last three years.

(E) **Lot Coverage**. All structures as defined in Section 17.16.070 on a lot shall not cover more than twenty percent of the net lot area. All structures and all other impervious surfaces as defined in Section 17.16.070 on a lot shall not cover more than thirty-five percent of the net lot area. This lot coverage standard is only enforced to the extent that it does not prevent two primary dwelling units on the lot at 800 square feet each.

(F) **Open Space**. No development pursuant to this Chapter may cause the total percentage of open space of the lot fall below fifty percent. This open space standard is only enforced to the extent that it does not prevent two primary dwelling units on the lot at 800 square feet each.

(G) **Setbacks**.

(i) **Generally**. All setbacks must conform to those objective setbacks that are imposed through the underlying zone.

(ii) **Exceptions**. Notwithstanding subpart (a)(6)(G) above:

(I) **Existing Structures**. No setback is required for an existing legally established structure or for a new structure that is constructed in the same location and to the same dimensions as an existing legally established structure.

(II) **800 sf; four-foot side and rear**. The setbacks imposed by the underlying zone must yield to the degree necessary to avoid physically precluding the construction of up to two units on the lot or either of the two units from being at least 800 square feet in floor area; but in no event may any structure be less than four feet from a side or rear property line.

(iii) **Front Setback Area**. Notwithstanding any other part of this code, dwellings that are constructed under this section must be at least 30 feet from the front property lines. The front setback area must:

(I) be kept free from all structures greater than three feet high;

(II) be at least 50 percent landscaped with drought-tolerant plants, with vegetation and irrigation plans approved by a licensed landscape architect;

(III) allow for vehicular and fire-safety access.

(H) **Parking**. Each new primary dwelling unit must have at least one off-street parking space per unit unless one of the following applies:

(i) The lot is located within one-half mile walking distance of either

(I) a corridor with fixed route bus service with service intervals no longer than 15 minutes during peak commute hours or

(II) a site that contains

(ia) an existing rail or bus rapid transit station,

(ib) a ferry terminal served by either a bus or rail transit service, or

(ic) the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods.

(ii) The site is located within one block of a car-share vehicle location.

(I) **Architecture**.

(i) Architecture is limited to white California ranch style homes with three-rail fences.

(ii) If there is a legal primary dwelling on the lot that was established before the two-unit project, any new primary dwelling unit must match the existing primary dwelling unit in exterior materials, color, and dominant roof pitch. The dominant roof slope is the slope shared by the largest portion of the roof.

(iii) If there is no legal primary dwelling on the lot before the two-unit project, and if two primary dwellings are developed on the lot, the dwellings must match each other in exterior materials, color, and dominant roof pitch. The dominant roof slope is the slope shared by the largest portion of the roof.

(iv) All exterior lighting must be limited to down-lights.

(v) No window or door of a dwelling that is constructed on the lot may have a direct line of sight to an adjoining residential property. Landscaping, or privacy glass may be used to provide screening and prevent a direct line of sight.

(vi) If any portion of a dwelling is less than 30 feet from a property line that is not a right-of-way line, then all windows and doors in that portion must either be (for windows) clerestory with the bottom of the glass at least six feet above the finished floor, or (for windows and for doors) utilize frosted or obscure glass.

(J) **Landscaping**. Evergreen landscape screening must be plated and maintained between each dwelling and adjacent lots (but not rights of way) as follows:

(i) At least one 15-gallon size plant shall be provided for every five linear feet of exterior wall. Alternatively, at least one 24" box size plant shall be provided for every ten linear feet of exterior wall.

(ii) Plant specimens must be at least eight feet tall when installed. As an alternative, a solid fence of at least eight feet in height may be installed.

(iii) All landscaping must be drought-tolerant.

(iv) All landscaping must be from the city's approved plant list.

(K) **Nonconforming Conditions**. A two-unit project may only be approved if all nonconforming zoning conditions are corrected.

(L) **Utilities**.

(i) Each primary dwelling unit on the lot must have its own direct utility connection to the utility service provider.

(ii) A primary dwelling unit must have a direct utility connection to an onsite wastewater treatment system in accordance with this paragraph and the City's code. Each primary dwelling unit on the lot that is or that is proposed to be connected to an onsite wastewater treatment system must first have a percolation test completed within the last five years or, if the percolation test has been recertified, within the last 10 years All utilities must be underground.

(iii) Each primary dwelling unit on the lot that is or that is proposed to be connected to an onsite wastewater treatment system must first have a percolation test completed within the last five years or, if the percolation test has been recertified, within the last 10 years.

(M) **Building & Safety**. All structures built on the lot must comply with all current local building standards. A project under this section is a change of use and subjects the whole of the lot, and all structures, to the city's current code.

(7) **Fire-Hazard Mitigation Measures**.

(A) A lot in a very high fire hazard severity zone must comply with the fire-hazard mitigation measures in the City's fire code.

(B) Prior to submitting an application for development under this Chapter, the applicant must obtain a certificate of compliance with all applicable fire-hazard mitigation measures in accordance with this Chapter. The City or its authorized agent must inspect the site, including all structures on the site, and certify as to its compliance. The certificate must be included with the application. The applicant must pay the City's costs for inspection. Failure to pay is grounds for denying the application.

(8) **Separate Conveyance**.

(A) Primary dwelling units on the lot may not be owned or conveyed separately from each other.

(B) Condominium airspace divisions and common interest developments are not permitted within the lot.

(C) All fee interest in the lot and all the dwellings must be held equally and undivided by all individual property owners.

(D) No timeshare, as defined by state law or this code, is permitted. This includes any co-ownership arrangement that gives an owner the right to exclusive use of the property for a defined period or periods of time.

(9) **Regulation of Uses.**

(A) **Residential-only**. No non-residential use is permitted on the lot.

(B) **No STRs**. No dwelling unit on the lot may be rented for a period of less than 30 days.

(C) **Owner Occupancy**. Unless the lot was formed by an urban lot split, the individual property owners of a lot with a two-unit project must occupy one of the dwellings on the lot as the owners' principal residence and legal domicile.

(10) **Notice of Construction**.

(A) At least 30 business days before starting any construction of a two-unit project, the property owner must give written notice to all the owners of record of each of the adjacent residential parcels, which notice must include the following information:

(i) Notice that construction has been authorized,

(ii) The anticipated start and end dates for construction,

(iii) The hours of construction,

(iv) Contact information for the project manager (for construction-related complaints), and

(v) Contact information for the Building & Safety Department.

(B) This notice requirement does not confer a right on the noticed persons or on anyone else to comment on the project before permits are issued. Approval is ministerial. Under state law, the City has no discretion in approving or denying a particular project under this section. This notice requirement is purely to promote neighborhood awareness and expectation.

(11) **Deed Restriction**. The owner must record a deed restriction, on a form approved by the City, that does each of the following:

(A) Expressly prohibits any rental of any dwelling on the property for a period of less than 30 days.

(B) Expressly prohibits any non-residential use of the lot.

(C) Expressly prohibits any separate conveyance of a primary dwelling on the property, any separate fee interest, and any common interest development within the lot.

(D) If the lot does not undergo an urban lot split: Expressly requires the individual property owners to live in one of the dwelling units on the lot as the owners' primary residence and legal domicile.

(E) Limits development of the lot to residential units that comply with the requirements of this section, except as required by state law.

(b) **Specific Adverse Impacts**.

(1) Notwithstanding anything else in this section, the city may deny an application for a two-unit project if the building official makes a written finding, based on a preponderance of the evidence, that the project would have a "specific, adverse impact" on either public health and safety or on the physical environment and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact.

(2) "Specific adverse impact" has the same meaning as in Gov. Code § 65589.5(d)(2): "a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete" and does not include (1) inconsistency with the zoning ordinance or general plan land use designation or (2) the eligibility to claim a welfare exemption under Revenue and Taxation Code section 214(g).

(3) The building official may consult with and be assisted by planning staff and others as necessary in making a finding of specific, adverse impact.

(c) **Remedies**.

If a two-unit project violates any part of this code or any other legal requirement:

(1) The buyer, grantee, or lessee of any part of the property has an action for damages or to void the deed, sale, or contract.

(2) The city may:

(A) Bring an action to enjoin any attempt to sell, lease, or finance the property.

(B) Bring an action for other legal, equitable, or summary remedy, such as declaratory and injunctive relief.

(C) Pursue criminal prosecution, punishable by imprisonment in county jail or state prison for up to one year, by a fine of up to $10,000, or both; or a misdemeanor.

(D) Record a notice of violation.

(E) Withhold any or all future permits and approvals.

(F) Pursue all other administrative, legal, or equitable remedies that are allowed by law or the city's code.

TITLE 15

(BUILDING AND CONSTRUCTION)

Chapter 15.20 Fire Code

Section 15.20.035 Urban Lot Splits Authorized Under Rolling Hills Municipal Code Chapter 16.50

A. Emergency Access.

1. The resulting lot must have its own paved driveway with a width of at least 30 feet. The driveway must have direct access to a paved right of way with a width of at least 40 feet. The right of way must have at least two independent points of access for fire and life safety to access and for residents to evacuate. The grade of the right of way shall be 5% or less.

2. The resulting lot must have sufficient turn around area connecting to the paved driveway to allow emergency responders to turn around on the resulting lot.

B. Water Supply

1. Fire Hydrants.

i. Public fire hydrants shall be spaced no more than 600 feet apart. For properties with more than one dwelling unit per acre, no portion of lot frontage should be more than 360 feet away, via fire apparatus access, from a public hydrant. For properties less than one dwelling unit per acre, no portion of a fire apparatus access road shall be father than 600 feet away, via fire apparatus access, from a properly space public hydrant that meets the required fire-flow.

ii. When any portion of a proposed lot exceeds the allowable distance from a public fire hydrant, on-site hydrants shall be provided. The spacing

distance between on-site hydrants shall be 300 to 400 feet. All on-site fire hydrants shall have, at a minimum, a fire-flow of 1,250 gallons per minute (4,732 L/min) at 20 psi (137.895 kPa) for a duration of two hours. If more than one on-site fire hydrant is required, the fire flow shall be 2,500 gallons per minute (9,463.53 L/min) at 20 psi (137.895 kPa) for a duration of two hours. All on-site hydrants shall be installed a minimum of 25 feet (7,620 mm) from a structure or protected by a two-hour fire wall.

C. Construction

1. All dwelling units on the site must comply with current fire code requirements for dwellings in a very high fire hazard severity zone.

2. No dwelling unit shall be within 100 feet of any other dwelling unit or any other enclosed structure.

3. All enclosed structures on the site must have automatic fire sprinklers.

4. A Class A roof covering (excluding solid wood materials) shall be installed on any new unit.

5. Exterior classing, eave, and soffits shall be constructed of ignition-resistant materials approved by the fire code official. Approved materials include, but are not limited to: fiber-cement board, stucco, masonry/brick, manufactured stone, and similar materials. Natural wood/cedar siding, hardboard, vinyl, and similar combustible materials are not allowed.

6. For any portion of the attached structure with projections or overhangs, the area below the structure shall have all horizontal under-floor areas enclosed with ignition resistant materials.

7. Exterior doors shall be noncombustible or of solid core not less than 1 ¾ inches thick. Windows within doors and glazed doors shall be tempered safety glass or multi-layered glazed panels.

8. Exterior windows shall be a minimum double pane.

9. The base of exterior walls, posts, or columns shall be protected on the bottom side with provisions such as fire resistant foam or wire mesh having openings no larger than 1/8 inch to protect them from ember intrusion and still allow for weeping and moisture control.

Section 15.20.040 Two Unit Construction Authorized Under Rolling Hills Municipal Code Chapter 17.45

A. Emergency Access.

1. The resulting lot must have its own paved driveway with a width of at least 30 feet. The driveway must have direct access to a paved right of way with a width of at least 40 feet. The right of way must have at least two independent points of access for fire and life safety to access and for residents to evacuate. The grade of the right of way shall be 5% or less.

2. The resulting lot must have sufficient turn around area connecting to the paved driveway to allow emergency responders to turn around on the resulting lot.

B. Water Supply

1. Fire Hydrants.

i. Public fire hydrants shall be spaced no more than 600 feet apart. For properties with more than one dwelling unit per acre, no portion of lot frontage should be more than 360 feet away, via fire apparatus access, from a public hydrant. For properties less than one dwelling unit per acre, no portion of a fire apparatus access road shall be father than 600 feet away, via fire apparatus access, from a properly space public hydrant that meets the required fire-flow.

ii. When any portion of a proposed lot exceeds the allowable distance from a public fire hydrant, on-site hydrants shall be provided. The spacing distance between on-site hydrants shall be 300 to 400 feet. All on-site fire hydrants shall have, at a minimum, a fire-flow of 1,250 gallons per minute (4,732 L/min) at 20 psi (137.895 kPa) for a duration of two hours. If more than one on-site fire hydrant is required, the fire flow shall be 2,500 gallons per minute (9,463.53 L/min) at 20 psi (137.895 kPa) for a duration of two hours. All on-site hydrants shall be installed a minimum of 25 feet (7,620 mm) from a structure or protected by a two-hour fire wall.

C. Construction

1. All dwelling units on the site must comply with current fire code requirements for dwellings in a very high fire hazard severity zone.

2. No dwelling unit shall be within 100 feet of any other dwelling unit or any other enclosed structure.

3. All enclosed structures on the site must have automatic fire sprinklers.

4. A Class A roof covering (excluding solid wood materials) shall be installed on any new unit.

5. Exterior classing, eave, and soffits shall be constructed of ignition-resistant materials approved by the fire code official. Approved materials include, but are not limited to: fiber-cement board, stucco, masonry/brick, manufactured stone, and similar materials. Natural wood/cedar siding, hardboard, vinyl, and similar combustible materials are not allowed.

6. For any portion of the attached structure with projections or overhangs, the area below the structure shall have all horizontal under-floor areas enclosed with ignition resistant materials.

7. Exterior doors shall be noncombustible or of solid core not less than 1 ¾ inches thick. Windows within doors and glazed doors shall be tempered safety glass or multi-layered glazed panels.

8. Exterior windows shall be a minimum double pane.

9. The base of exterior walls, posts, or columns shall be protected on the bottom side with provisions such as fire resistant foam or wire mesh having openings no larger than 1/8 inch to protect them from ember intrusion and still allow for weeping and moisture control.

City of Rolling Hills INCORPORATED JANUARY 24, 1957

Agenda Item No.: 8.A
Mtg. Date: 11/22/2021

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

FROM: **ELAINE JENG, CITY MANAGER**

THRU: **ELAINE JENG P.E., CITY MANAGER**

SUBJECT: **CONSIDER RECOMMENDATION FROM THE CITY COUNCIL PERSONNEL COMMITTEE FOR APPOINTMENTS TO THE PLANNING COMMISSION.**

DATE: **November 22, 2021**

BACKGROUND:
The term of two Planning Commissioners will expire on January 1, 2022. Appointed commissioners serve a term of four years, starting on January 1 and ending on January 1.

In October 2021, upon direction from the City Council, staff began advertising for letters of interest from residents desiring to serve on the Planning Commission. The notice of the opportunity were included in the City's newsletters and posted at City Hall for over 30 days.

DISCUSSION:
In response to the notice, incumbent Planning Commissioner Greg Kirkpatrick and Abby Douglass submitted a letter expressing interest in continuing to serve on the Planning Commission. Resident Nikos Constant also submitted an interest letter.

The Personnel Committee did not interview the incumbents. The Personnle Committee interviewed Mr. Constant on Wednesday, November 10, 2021. The Personnel Committee will be meeting on Monday, November 22, 2021 to deliberate their recommendation to the City Council. The Personnel Committee will report on their meeting and their recommendation to the City Council at the November 22, 2021 City Council meeting.

FISCAL IMPACT:
The cost to conduct the appointment process is included in the adopted budget for Fiscal Year 2021-2022.

RECOMMENDATION:
Approve the City Council Personnel Committee's recommended appointments to the Planning Commission.

ATTACHMENTS:

City of Rolling Hills INCORPORATED JANUARY 24, 1957

Agenda Item No.: 8.B
Mtg. Date: 11/22/2021

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

FROM: **STEPHANIE GRANT , ADMINISTRATIVE CLERK**

THRU: **ELAINE JENG P.E., CITY MANAGER**

SUBJECT: **CONSIDER CHAMBERS TO PROVIDE ENVIRONMENTAL CONSULTING SERVICES FOR THE CITY'S 6TH CYCLE HOUSING ELEMENT AND THE UPDATED SAFETY ELEMENT AND DIRECT STAFF TO EXECUTE A STANDARD PROFESSIONAL SERVICES CONTRACT WITH CHAMBERS TO ENGAGE SERVICES.**

DATE: **November 22, 2021**

BACKGROUND:

The City is in the process of updating both the General Plan Safety and Housing elements and environmental documentation is required to be completed in order to adopt these elements.

On October 26, 2021, staff advertised a Request for Proposal (RFP) for professional consultant firms to submit proposals to provide environmental services. The proposer applying should have significant experience in providing the services required under this RFP and performing the necessary analysis and preparing reports of findings and recommendations. On November 3, 2021, two (2) proposals were received. Each proposal was evaluated based the proposer's expertise, experience, project approach, use of resources, and dedication of staff. Based on the RFP'S evaluation criteria, Chambers Group was identified as being the more qualified firm that submitted proposals for this RFP.

DISCUSSION:

The Chambers Group was selected as the environmental consultant to assist the City with preparation to an IS/MND for adoption of the City of Rolling Hills' General Plan updated Safety and Housing elements because the firm has a high level of experience and expertise with preparing related to preparation of environmental documentation for general plan updates in compliance with CEQA. Their proposed cost is competitive and consistent for preparation of CEQA documentation by other consultants.

FISCAL IMPACT:

The City would fund the $45,493.62 from general fund. In the proposed budget for FY 2021-2022, the total amount was programmed to update the General Plan elements.

RECOMMENDATION:

Staff recommends that the City Council approve the Professional Service Agreement with Chambers Group to prepare an Initial Study/Mitigated Negative Declaration (IS/MND) for the adoption of the City of Rolling Hills' General Plan Updated Safety and Housing Elements in an amount not to exceed $45,493.62.

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ATTACHMENTS:
Chambers Group Proposal_Environmental Planning Services_11.18.21.pdf

CHAMBERS GROUP

ENVIRONMENTAL PLANNING SERVICES

CITY OF ROLLING HILLS

AN EMPLOYEE-OWNED COMPANY
ESOP
CGI

CA DGS CERTIFIED
SBE
CGI

CPUC CERTIFIED
WMBE
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NOVEMBER 3, 2021

Table of Contents

Cover Letter 1
Scope of Work 2
Project Schedule 8
Project Team 9
Relevant Experience 11
References 13
Fee Schedule 14
Project Deliverables 14
Appendix A: Project Team Resumes

Cover Letter

November 3, 2021
63836

Kim Zuppiger
City of Rolling Hills
Planning and Community Services Department
2 Portuguese Bend Road
Rolling Hills, CA 90274

Subject: Environmental Planning Services for the General Plan Safety Element and the Housing Element

Dear Ms. Zuppiger,

For over 41 years Chambers Group's focus has been helping private developers and public government agencies keep their projects in compliance with the California Environmental Quality Act (CEQA), the National Environmental Policy Act (NEPA), and other environmental regulations related to natural and cultural resources. Having completed similar projects for other General Plan Updates, including Housing Element Updates, our staff is well-versed with the special intricacies involved with successful completion of these types of projects, as well as the importance of meeting approval deadlines.

Experience with Programmatic Planning: Chambers Group's Project Team has extensive experience in providing Environmental Documentation and Regulatory Permitting services, demonstrating our capabilities with similar projects, as well as with more complicated scopes and/or more complex regulatory processes, across the region. Some of our recent experience has included the General Plan Updates for the City of Desert Hot Springs and City of Beaumont, the Energy Element Update for the County of Imperial, and the Historic Town Center Master Plan Repeal for the City of San Juan Capistrano. This project involved the intricate process of repealing the existing Historic Town Center Master Plan, which included a General Plan Amendment and Zoning Code change. We will bring this expertise and value to this Project with Victoria Boyd as Project Manager. Victoria has helped cities, including the City of Needles become compliant with their Housing Element Updates after receiving a Notice of Non-Compliance from Housing and Community Development (HCD).

Chambers Group and its team of professionals understands the City of Rolling Hill's (City's) need to get the Housing and Safety Elements and CEQA document approved early in 2022 and we have therefore, focused this scope of work to achieve the project's goals in the timeliest and most cost-effective way, while ensuring the City will receive a quality product that can stand up to agency and public scrutiny, including compliance with all regulatory items such as Senate Bill 18 and Assembly Bill 52. We are prepared to accommodate scheduling demands under short notice. We can begin immediately on this project following the City's authorization.

Up to Date on the Most Current Regulations: The regulatory environment in California is ever evolving and our in-house staff of environmental planners and technical experts are equipped with the most up to date regulatory guidance. Our approach is always tailored to each individual project. We evaluate each project and its level of controversy early on to be cost sensitive. As a majority of our planning staff are members of their respective Association of Environmental Professionals (AEP) Boards of Directors, we stay apprised of current environmental issues and regulations, which helps us to keep the City streamlined throughout the CEQA process.

Should you have any questions, please contact me at 949.261.5414 or Project Manager, Victoria Boyd at 760.685.4838 and vboyd@chambersgroupinc.com.

Sincerely,
CHAMBERS GROUP, INC.

Mike McEntee, President

Scope of Work

Project Understanding

The City of Rolling Hills is updating both the General Plan Housing and Safety Elements, and is requesting preparation of an Initial Study/Mitigated Negative Declaration (IS/MND), in order to comply with CEQA for the adoption of the updated elements. It is our understanding that the IS/MND will evaluate policies with no specific projects at this time, however, depending on HCD's ruling, changes to the City Zoning Map may need to be analyzed for compliance with the Regional Housing Needs Assessment (RHNA) allocation. If finalized project information allows for additional technical analysis to boost substantial information in the IS/MND (i.e. specific housing development locations are identified), this can be provided to the City and an additional scope and cost will be prepared.

Housing Element Update

It is our understanding that the City is in the process of updating its 6th cycle Housing Element to cover the 2021-2029 planning cycle. The Housing Element will include the policies, strategies, and actions that the City will undertake to facilitate the construction of new housing and preservation of existing housing to meet the needs of the current and future population. Based on RHNA numbers, the City is required to plan for 45 homes, including 29 affordable to lower income households. It is still unknown exactly how the City will meet its RHNA allocation.

Safety Element Update

It is our understanding that throughout history, the City has dealt with various natural hazards including earthquakes, wildfires, droughts, and land movement. Developments in high landslide areas have occurred and the City has been identified as being located in a "Very High Fire Hazard Severity Zone (VHFHSZ)". As a result, the City has amended its building and safety codes to include special requirements such as fire-rates materials for new construction.

Approach to the Scope of Work

Chambers Group will perform the applicable tasks identified in the Request for Proposal (RFP). Based on our experience with similar types of Projects, we believe that the appropriate CEQA document for the Proposed Project would be a Mitigated Negative Declaration (MND). Chambers Group will commence work on this Proposed Project as soon as we receive written Notice to Proceed (NTP). We will accomplish the scope of work, which consolidates the tasks, as described in the following scope.

Task 1: Project Initiation

Task 1.1: Initial Meeting and Data Acquisition

After receiving NTP, the Chambers Group Project Manager, Victoria Boyd, will be prepared to meet with the City, for a Project Initiation/Kick-Off Meeting via teleconference to discuss the project description, specific project issues, upcoming construction schedules and CEQA schedule; as well as receive any pertinent project information or reports.

Chambers Group will review all available Project-related data and reports provided by the City. Following the review of existing data, any gaps in the data and recommendation for correcting the gaps would be discussed with the City. Chambers Group will work closely with the City to determine what additional data must be collected in support of the CEQA document being prepared. It is assumed that the documents are accurate, and that Chambers Group can use these documents in the environmental analysis of the Project.

Task 1.2: Project Description

Chambers Group will develop a comprehensive description for the Project that will form the basis for the analysis of the potential impacts on the environment, based on the information provided by the City. The Project Description will

include a narrative and graphical presentation of the proposed Project, including components, location and boundaries, regional and vicinity maps, and a statement of the Project goals and objectives.

Deliverables: Meeting notes from the initial meeting. A finalized Project schedule based on items discussed during the initial meeting. One electronic portable document format (PDF) copy and one electronic copy in Microsoft Word format of the Project Description for one round of review by the City.

Task 2: Preparation of the Appropriate CEQA Document and Supporting Technical Studies

Task 2.1: Administrative Draft IS

Utilizing the Project Description completed under Task 1, Chambers Group will prepare an Administrative Draft IS pursuant to the requirements of the Public Resources Code and State CEQA Guidelines. Based on the results of the IS, Chambers Group will prepare an IS Checklist to confirm the preparation of an appropriate CEQA Documentation for the Proposed Project, an MND in this case. The IS will be prepared using the most recent revision of the IS Environmental Checklist Form suggested in the CEQA Guidelines Appendix G.

In compliance with CEQA Section 15063, the IS will contain the following, in brief form:

- A description of the Project, including the location of the Project;
- An identification of the environmental setting;
- A preliminary identification of environmental effects by use of a checklist, matrix, or other method, with some evidence to support the entries; and
- A preliminary discussion of the ways to mitigate the significant effects identified; if any.

The environmental factors outlined in the CEQA checklist include:

Aesthetics	GHG Emissions	Public Services
Agricultural and Forestry Resources	Hazards and Hazardous Materials	Recreation
Air Quality	Hydrology and Water Quality	Transportation
Biological Resources	Land Use and Planning	TCRs
Cultural Resources	Mineral Resources	Utilities and Service Systems
Energy	Noise	Wildfire
Geology and Soils	Population and Housing	Mandatory Findings of Significance

Meetings: This task includes one meeting with City staff to discuss the IS and Chamber Group's recommendation as to the appropriate CEQA document for the Project.

Deliverables: One electronic PDF copy and one electronic copy in Microsoft Word format, and five bound copies of the Administrative Draft IS for one round of review by the City.

Task 2.2: Prepare Administrative Draft MND

If one or more significant impacts are identified during the IS process, including the results from the technical studies, CEQA allows the preparation of an MND when those impacts can be mitigated to a less than significant level.

The following is a list of the required contents of an MND:

- a brief description of the project;
- the location of the project (preferably shown on a map);

- the name of the project proponent;
- a finding that the project will not have a significant effect on the environment;
- mitigation measures included in the project to avoid potentially significant effects; and
- a copy of the IS.

For each CEQA environmental checklist discipline item, the existing environmental setting of the project site and surroundings will be characterized from the existing literature base and a site visit by an environmental analyst. An environmental impacts analysis will be prepared for each checklist entry. Based on CEQA defined significance criteria, Chambers Group will determine the potential for any adverse or significant adverse impacts and present mitigation measures to reduce any such impacts to a level below significance.

Meetings: This task includes participation in up to four check in meetings with City staff to discuss the administrative draft MND.

Deliverables: One electronic PDF copy and one electronic copy in Microsoft Word format, one unbound copy, five bound copies, and 15 compact discs (CDs) of the Administrative Draft MND for one round of review by the City.

Task 3: Tribal Consultation

Task 3.1: Senate Bill 18 (SB 18) Native American Consultation

Senate Bill 18 (SB 18) was signed into law in 2004 and requires City and County governments to consult with California Native American tribes early in the planning process of general plans, specific plans, and amendments to either of these types of planning tools. The intent of the bill was to provide structured and consistent methods for providing Native American tribes an opportunity to participate in local land use decisions at an early planning stage. Early involvement of the tribes is intended to allow for consideration of cultural places in the land-use planning process. Tribes have 90 days to respond to an SB 18 consultation request. The nature of SB 18 consultation is to ask local tribes to inform an agency where significant cultural areas are located with the intent of protecting them. This type of information is highly confidential to the tribes and their willingness to divulge important data is directly correlated with the relationship the tribe has with the respective City or County. This relationship value also extends to the cultural resources team assisting with the consultation effort. Chambers Group has been working with southern California tribal groups for many years, and has developed positive working relationships with the various tribal groups throughout the area.

Our recommended scope of work includes requesting a search of the sacred lands files at the Native American Heritage Commission (NAHC), preparing notification letters for the City, and keeping detailed information on responses and follow up questions for the tribe. This data will be provided to the City in the form of a Tribal Consultation Memo which will be submitted after the 90-day response window ends. Based on experience working with the City, we anticipate that the NAHC will return a list of contacts with approximately 25 tribal points of contact. Chambers Group will prepare up to 25 SB 18 letters with the expectation that up to three respondents will request conferencing with the City. Chambers Group anticipates the need for setting up to three separate conference calls with tribes, and coordinating the conclusion of consultation through emails. Should any Tribes request a site visit it is assumed that the City will cover this expense and provide the tribe(s) an opportunity to visit the site at their expense. Should the City require further support to meet with the Tribes, or require further calls to conclude consultation, a contract augment may be required.

Task 3.2: Assembly Bill 52 (AB 52) Tribal Consultation

Assembly Bill 52 (AB 52) required an update to Appendix G to include a new category titled “Tribal Cultural Resources” (TRCs). As a Lead Agency the City is required to conduct AB 52 consultation with requesting tribal groups on a government-to-government basis. In support of the City, Chambers Group will prepare and send notification letters to the list of tribes in which the City has identified for notification under AB 52. If a tribal group affirms a request for consultation the lead agency is required to initiate consultation within 30 days of the request. The intent of this legislation is to require agencies to consult early on in a project with Native American Tribes so their information can

be considered from the beginning of an agency's CEQA review. It differs from SB 18 in that AB 52 consultation is required for all projects requiring a CEQA Initial Study rather than projects requiring just specific or general plans, or their amendments. Chambers Group has proven success in consulting with tribes to determine if there are TCRs on-site and coordinating with tribes and lead agencies to develop mitigation measures (when needed) to ensure the project objectives are in accordance with CEQA. Due to the similarities between AB 52 and SB 18 notification processes, efficiencies can be found in preparing combined consultation letters should agency procedures allow. Chambers Group will prepare up to 20 AB 52 letters with the expectation that up to three respondents will request conferencing with the City. Chambers Group anticipates setting up to three separate conference calls with tribes, and coordinating the conclusion of consultation through emails. As it cannot be assured that the same three tribes will request consultation under SB 18 and AB 52, Chambers Group assumes that a combined total of six respondents will request consultation under one or the other legal structures. Should any Tribes request a site visit it is assumed that the City will cover this expense and provide the tribe(s) an opportunity to visit the site at their expense. Should the City require further support to meet with the Tribes, or require further calls to conclude consultation, a contract augment may be required.

Assumptions:

- This proposal includes a request of the NAHC to provide a list of points of contact to request information regarding the proposed Project area under SB 18. The number of contacts assumed in this scope of work is 25 recipients. Additional addressees may require substantial additional time to coordinate, and may require additional fees.
- This proposal includes SB 18 consultation support with requesting tribal groups, and includes time for meeting with City Staff and tribal members in an online forum for up to three respondents. Additional respondents may require substantial additional time to coordinate, and may require additional fees.
- This proposal assumes the City will provide a list of points of contact to request information regarding the proposed Project area under AB 52. The number of contacts assumed in this scope of work is 20 recipients. Additional addressees may require substantial additional time to coordinate, and may require additional fees.
- This proposal includes AB 52 consultation support with requesting tribal groups, and includes time for meeting with City Staff and tribal members in an online forum for up to three respondents. Additional respondents may require substantial additional time to coordinate, and may require additional fees.
- The City will provide Chambers Group with confirmation on the Project footprint at the time of authorization or NTP. It is assumed that this information will not change once Chambers Group has initiated the tasks above.
- This proposal does not include cultural resources testing, data recovery, analysis, monitoring, or similar programs.

Task 4: Draft Appropriate CEQA Document and Corresponding Notices

After receipt of one set of integrated comments on the Administrative Draft MND from the City, Chambers Group will then revise the MND accordingly. Chambers Group will prepare and distribute copies of the Draft MND to the City, State Clearinghouse, County Clerk, and affected public agencies.

For submittal to the State Clearinghouse (Office of Planning and Research [OPR]), Chambers Group will draft a Notice of Intent (NOI), Notice of Completion (NOC), Summary Form, and the MND with associated appendices. Chambers Group can submit these electronically on behalf of the City. The City must approve Chambers Group as a submitter on the OPR CEQANet Web portal. For submittal to the County Clerk, documents will be sent via mail pending the status of public access to County buildings. Chambers Group will prepare the NOI for distribution during the public review to agencies, interested parties, and property owners (if applicable) adjacent to the Project from an approved distribution list confirmed by the City. We assume that the City will provide the list of adjacent property owners to be included in the mailings. We assume up to no more than 40 mailings of the NOI via regular mail to adjacent property owners, agencies, and other interested parties. To comply with the CEQA guidelines, the City must distribute the NOI through at least one of the following methods:

- Publication at least one time in a newspaper of general circulation in the area affected by the Project.
- Posting of the notice on and off-site in the area where the project is located.
- Direct mailing to the owners and occupants of property contiguous to the project.

Fees associated with coordinating and publishing to public newspapers, websites, or posting of a physical notice at the Project will require a change order as these tasks are not included in this scope and associated fees for newspaper postings vary.

Note: AB 52 Tribal Consultation must begin prior to public review.

Deliverables: An electronic PDF copy, one unbound copy, five bound copies, and 15 CDs of the MND with appendices for the City. One electronic copy of the NOC, NOI, and Summary Form for OPR submittal. One NOI to be filed with the County Clerk. Up to 40 NOIs to be sent via regular mail.

Task 5: Responses to Comments and Final CEQA Document

Based upon comments received from public review, responses to the comments will be prepared. A draft of these responses will be provided to the City for review. It is assumed that Chambers Group will coordinate with City to address public comments received and comments will be addressed based on available data. We anticipate no more than 15 comment letters with an average of five comments each (75 comments total) will be received and addressed. The cost estimate for this task is based on the assumption that no new technical analysis will be required in response to the public comments. If more comments than assumed are received or additional analysis will be required to respond to comments, Chambers Group will coordinate with the City to identify comments to be addressed by the Chambers Group team and/or provide these services under a separate scope and fee.

Upon receipt of one complete set of comments from the City on the responses, a Final MND will be prepared. This document combined with the Draft MND will constitute the Final MND to be used by the City when considering approval of the project.

Deliverables: One electronic Microsoft Word copy of the Draft Response to Comments for one round of review by the City. One electronic PDF copy, one unbound, five bound and five CDs with copies of the Final MND with appendices for the City**.**

Task 6: Mitigation Monitoring and Reporting Program (if required)

Following preparation of the MND, Chambers Group will prepare a Draft Mitigation Monitoring and Reporting Program (MMRP) as required by CEQA for review by the City. The Final MMRP incorporating the City's comments will be incorporated into the Final MND.

Deliverables: One electronic PDF copy and one Microsoft Word copy of the Draft MMRP for one round of review by the City. The Final MMRP will be incorporated into Final MND.

Task 7: Findings and Filings

Notice of Determination (NOD)

The NOD is filed following the City's decision to carry out or approve the project for which the MND has been prepared. Chambers Group will prepare the NOD and will file the NOD with the State Clearinghouse and the County Clerk.

Deliverables: One Microsoft Word copy of the Draft NOD for one round of review by the City. An electronic PDF copy of the NOD for the City. One NOD to be filed with the State Clearinghouse and one with the County Clerk. Up to 40 NODs to be sent via regular mail.

No Effect Determination

Pursuant to Fish and Game Code section 711.4, subdivision (c)(1), all project proponents including public agencies subject to CEQA shall pay a filing fee for each project. The filing fee is waived, however, if the project will have no effect on fish and wildlife. If no effect is determined, a No Effect Determination (NED) Request form is submitted to the California Department of Fish and Wildlife (CDFW).

Chambers Group recommends early communication with CDFW during the CEQA process. Chambers Group has assisted Clients, who believed that their projects would have no effect on fish and wildlife, with contacting CDFW early in the CEQA process in order to allow CDFW sufficient time to review the project and make a determination (usually 30 days). The State Clearinghouse or County Clerk will not accept a NOD filed by any lead agency unless it is accompanied by one of the following: (1) a check with the correct Fish and Wildlife filing fee payment, (2) a receipt or other proof of payment showing previous payment of the filing fee for the same project, or (3) a form documenting the determination that the project will have no effect on fish and wildlife. Chambers Group will assist the City in preparing and submitting the NED form to CDFW for the Proposed Project. If the Project is determined to not qualify for a NED, the City will be responsible for Fish and Game filing fees.

Deliverables: One Microsoft Word copy of the Draft NED for one round of review by the City. One electronic PDF copy of the NED Request and one electronic PDF copy of the Draft MND with appendices.

Task 8: Attendance at Public Hearings

Chambers Group's Technical Advisor, Corinne Lytle Bonine and Project Manager, Victoria Boyd will attend one Planning Commission hearing and one City Council hearing to answer any questions that decision makers have on the Proposed Project's environmental document and impacts analysis. If needed, technical staff may also join in attendance at hearings at an additional cost. This scope assumes that hearings would be no longer than three hours each. Chambers Group may also attend any other additional meetings requested by the City on a time and materials basis.

Task 9: Analyze Specific Projects/Zoning Map Changes for Housing Sites (Optional Task)

It is understood that the City may have a need for Chambers Group to analyze specific projects and / or zoning map changes for housing sites, depending on HCD's ruling. However, depending on project type and location, the scope and cost can vary greatly. Therefore, we have provided a range of additional cost analysis that may be required if specific details are provided.

Service	Approximate Cost*
Additional Analysis in IS/MND	$2,000 - $6,000
Air Quality / Greenhouse Gas / Energy Analysis / Noise	$4,000 - $10,000
Biological Survey and Technical Memorandum	$5,000 - $15,000
Cultural Report	$5,000 - $20,000
Traffic Study (VMT Only or LOS Only)	$20,000 - $50,000

*Actual costs will depend on the project features, level of analysis required, required meetings and public hearings, and level of agency coordination required.

Project Schedule

The following schedule is outlined with the assumption that the anticipated services will begin November 8, 2021. The schedule assumes that the Final Housing Element and Safety Plan updates are submitted no later than November 12, 2021 and that the Tribal Consultation list is provided during the kick-off call. Additionally, the Project is required to comply with SB 18, which has a 90-day consultation request period unless Tribes agree to a shorter timeframe. We understand the City's tight schedule to get this approved in January, however, given the City's obligation to SB 18, the earliest possible approval date would be in early February. Therefore, we have provided the tightest timeframe possible for Project approval. This schedule also assumes that the City can meet these review deadlines, that minimal feedback will be provided, and that excessive comments (more than 75 comments) are not received on the Draft MND.

Project Action	Project Duration	Approximate Dates
NTP	1 Day	11/8/21
Kick-Off/Data Collection/Write Project Description	1 Week from the NTP	11/8/21 – 11/12/21
City Review of Project Description	1 Day	11/12/21
SB 18 Consultation	90 Days*	11/12/21 – 2/7/22
AB 52 Consultation	30 Days	11/12/21 – 12/8/21
Prepare Administrative Draft IS/MND and Notices	3 Weeks	11/15/21 – 12/6/21
City Review of Administrative Draft IS/MND and Notices	1 Week	12/6/21 – 12/13/21
Prepare/Distribute the IS/MND and Notices	1 Week	12/13/21 – 12/20/21
Public Circulation	30 Days	12/20/21- 1/19/22
Prepare Draft Final IS/MND with Response to Comments and MMRP	2 Weeks	1/12/21 -1/26/21
City Review of Final IS/MND, Response to Comments and MMRP	3 Days	1/26/21 – 1/31/21
Prepare Final MND with Response to Comments and MMRP	4 days	1/31/21 – 2/3/22
Planning Commission Hearing	1 Day	2/7/2022
City Council Hearing	1 Day	2/14/2022
NOD	1 Week	2/14/2022 – 2/21/2022
Approximate Total	15 weeks	

Notes: *Some tasks will occur simultaneously. Public Circulation of the draft will occur only after SB 18 / AB 52 consultation has been started.*

** Consultation does not begin until/unless a tribe requests it within 90 days of receiving a notice of the opportunity to consult. Tribes can agree to a shorter timeframe (less than 90 days) to request consultation.*

Project Team

Team Introduction

Chambers Group is known for providing technically proficient experts who are responsive and communicative with our clients. Chambers Group has built this reputation on decades of experience preparing appropriate CEQA and NEPA documents for complex projects; preparing required resource agency permit applications, preparing mitigation plans; and monitoring construction activities for compliance.

Conducting environmental analyses and documentation for development projects, including complex and sensitive projects, is Chambers Group's specialty. We are experienced in preparing appropriate CEQA documents and technical studies. Chambers Group's staff has ongoing relationships with many State and local agencies, and the firm maintains an understanding evolving environmental legislation and meeting the stringent requirements of federal, State, and local regulatory agencies. Our team of technical experts will provide scientific objectivity, environmental expertise, defensible environmental analysis, and technical documentation to support the City in meeting its augmentation of staff in the review and approval process of development project goals.

Chambers Group's environmental planners in association with other members of our team have decades of experience providing CEQA compliance services on privately initiated development such as residential development, commercial development, mixed use development, energy and communications and also agency-sponsored projects such as transportation upgrades and improvements, parks, stormwater, and municipal planning projects. Our team combines our experience with proven management techniques that focus on flexibility, responsiveness, and accountability.

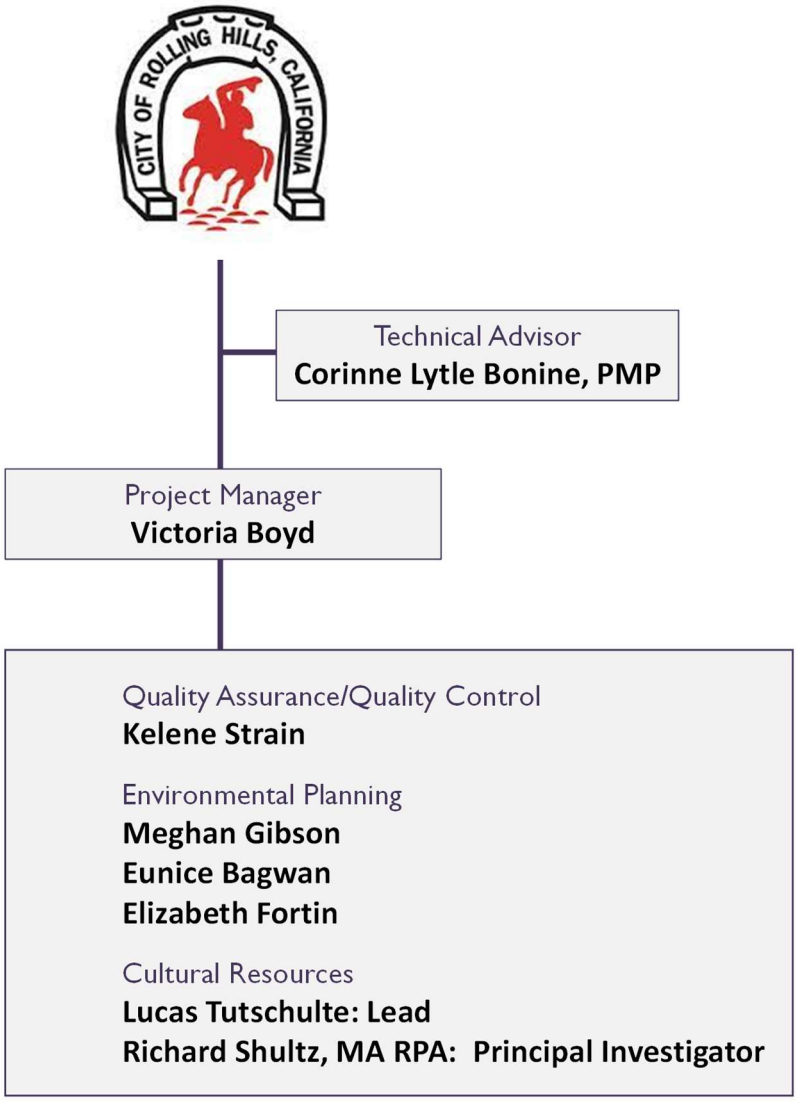
Many of our planners currently serve on their respective Chapter of the Association of Environmental Professionals (AEP) Board which allows our planning team to stay informed of the rapidly changing regulatory environment. Several staff members hold positions on the AEP Board of Directors. This gives our team immediate access to the AEP Legislative Committee which closely tracks and responds to pending legislation. We use this access and knowledge to help our clients stay ahead of upcoming changes and hot buttons as we navigate the CEQA process.

Chambers Group realizes that the complex processes necessary to produce legally defensible environmental documentation cannot be accomplished without a close relationship with City staff, and an in-depth understanding of the project details and characteristics of the local environment. We work seamlessly with project Applicants and City staff to meet schedules, work within budget, and produce environmental documentation that is thorough and complete. Our team offers experience from being on both sides of the counter.

Our Project Managers are supported by a staff of regulatory specialists, environmental planners, biologists, botanists, cultural resource specialists, and restoration specialists, which allows us to mobilize in multiple locations simultaneously, ensuring projects always have the right mix of knowledgeable, responsive staff to enable our clients to successfully accomplish their missions. As leaders in the environmental industry, our team will apply comprehensive understanding of the latest regulatory guidance to all issue areas to ensure the most advanced technical approach is applied to every aspect of any project.

Organization Chart

The organization chart illustrates the team members' roles and reporting structure for the services required on this project.



Project Team Resumes

Resumes highlighting experience, qualifications, education, and titles have been provided in Appendix A.

Relevant Experience

General Plan Update Environmental Impact Report Addendum, Desert Hot Springs, CA

Client: City of Desert Hot Springs

Relevance to Scope of Work:
- Programmatic EIR
- General Plan Update
- Supplement Preparation

Chambers Group assisted the City of Desert Hot Springs (City) in preparing an Addendum to the City's General Plan Update (Project). The City prepared and adopted the General Plan Update (GPU) in May 2020. The City proposed a zone change for four parcels, two were developed and two were vacant. The land use and zone change would allow expanded development for commercial uses for the vacant parcels, and updated the zoning of the two developed parcels to be consistent with existing uses. Chambers Group reviewed the GPU's Environmental Impact Report to determine if the Project met the criteria set forth in Section 15162 of the CEQA Guidelines which requires the preparation of a subsequent or supplemental Environmental Impact Report (EIR). In addition to the Addendum preparation, the Project included the preparation of an Air Quality, Greenhouse Gas and Noise to supplement their analysis.

General Plan Update, Environmental Impact Report, Peer Review, and AB 52/SB 18 Consultation, Beaumont, CA

Client: City of Beaumont

Relevance to Scope of Work:
- Housing Element Analyses
- Programmatic EIR
- CEQA

Chambers Group contributed to the preparation of all 20 resource areas of the City of Beaumont's (City) Environmental Impact Report for the General Plan Update 2040 (GPU EIR). This included the Executive Summary, Introduction, Project Description, Environmental Impact Analysis, Consistency with Regional Plans, Alternatives, and other CEQA Considerations sections. The EIR included a discussion of the City's Regional Housing Needs Assessment (RHNA) fair share of regional housing needs. The RHNA was a mandated State Housing law that is part of periodic process of updating the housing elements of the General Plan. On behalf of the City, Chambers Group reviewed and edited the GPU EIR to ensure it would meet all of the requirements of as outlined in the California Environmental Quality Act's (CEQA) guidelines, Section 15166, for preparing an EIR for a general plan. Chambers Group also assisted the City in conducting Assembly Bill 52 (AB 52) and Senate Bill 18 (SB 18) consultation, which requires public agencies to consult with Native American tribes that are traditionally and culturally affiliated to a project area or geographic area of jurisdiction. Following consultation, Chambers Group successfully completed an expedited reviewed all sections of the EIR within the requested timeframe which allowed the document to be circulated for public review and be approved by City Council within the year.

Geothermal & Alternative Energy Element, Imperial, CA

Client: County of Imperial, CA

Relevance to Scope of Work:
- Safety Element
- General Plan Elements Updates
- Programmatic Environmental Impact Report

Chambers Group updated the Geothermal/Alternative Energy and Transmission Element that the County previously authored in 2006. The updated Geothermal and Alternative Energy Element was based on the constraints and opportunities identified in an environmental baseline analysis covering the entire County, which was completed as the first phase of the update. Information was obtained in GIS format from a variety of local, State, and federal agencies and mapped for use in determining the most suitable locations within the County for the generation and transmission of energy from renewable resources.

Key issues included eliminating potential conflicts between the various renewable energy generation technologies and existing urban and community developed areas, protection of high-quality park and recreation areas, and conservation of sensitive cultural and biological resources. The task also included any required revisions to other General Plan Elements to assure internal consistency. The Element update also included a consistency analysis with the Land Use, Agricultural, Conservation and Open Space, Water, and the Seismic and Public Safety Elements. In addition, special

attention was given to potential conflicts with adopted or proposed Natural Community Conservation Planning (NCCP) and Habitat Conservation Plan (HCP) programs.

A Programmatic Environmental Impact Report (PEIR) was prepared to accommodate the implementation of future renewable energy projects that are in conformance with the Element. Individual future energy generation projects will be able to tier from the PEIR in a manner that will encourage the project to be located in suitable areas and will expedite approval for appropriately sited projects.

Historic Town Center Master Plan Repeal, San Juan Capistrano, CA

Client: City of San Juan Capistrano

Relevance to Scope of Work:

- General Plan Amendment
- Environmental Impact Report
- General Plan Land Use Element

The City of San Juan Capistrano proposed to repeal the existing Historic Town Center Master Plan (HTCMP), amend the City's General Plan, and amend the City's Zoning Code. The purpose of the Project is to correct land use inconsistencies between the HTCMP and the General Plan, replace the "form-based code" (FBC) currently applicable to the City's Historic Town Center (HTC) area by amending the Zoning Code and General Plan Land Use Element, and to clarify setbacks, building heights, and allowable Floor Area Ratio (FAR) within the HTC area.

Chambers Group prepared all environmental documents to satisfy CEQA, which included an EIR and associated technical studies including air quality analysis, greenhouse gas (GHG) emissions analysis, historic resources assessment, and traffic impact analysis. The project was controversial in nature, so Chambers Group worked closely with both the City and their legal counsel in order to produce a Draft EIR and Final EIR that responded to all comments received. Chambers Group also participated in Planning Commission and City Council meetings to answer questions from Commissioners and Council Members regarding the environmental analysis.

References

The following table includes reference information for the projects described above.

Public Sector Client References

Reference for Project Description 1 **Agency**: City of Desert Hot Springs **Contact**: Bryan Swanson, Community Development Director **Address**: 11999 Palm Drive, Desert Hot Springs, CA 92240 **Phone**: (760) 329-6411 ext. 240 **Email**: bswanson@cityofdhs.org **Services**: GPU EIR Addendum
Reference for Project Description 2 **Agency**: City of Beaumont **Contact**: Christina Taylor, Community Development Director **Address**: 550 E. Sixth Street, Beaumont, CA 92223 **Phone**: (951) 572-3212 **Email**: ctaylor@beaumontca.gov **Services**: GPU EIR
Reference for Project Description 3 **Agency**: County of Imperial, CA **Contact**: Jim Minnick, Planning & Development Services Director **Address**: 801 Main Street, El Centro, CA 92243 **Phone**: (442) 265-1736 **Email**: jminnick@co.imperial.ca.us **Services**: Updated Geothermal and Alternative Energy Element
Reference for Project Description 4 **Agency**: City of San Juan Capistrano **Contact**: Sergio Klotz, Acting Development Services Director **Address**: 32400 Paseo Adelanto, San Juan Capistrano, CA 92675 **Phone**: (949) 443-6331 **Email**: sklotz@sanjuancapistrano.org **Services**: General Plan Amendment, Zoning Code Amendment

Fee Schedule

The services described in each task will be performed on a fixed fee basis. The costs for each task are shown below. A Standard Rate Sheet is provided on the following page.

Task	Fee
Task 1: Project Initiation	$4,024.00
Task 2: Preparation of the Appropriate CEQA Document and Supporting Technical Studies	$8,272.59
Task 3: Tribal Consultation (SB 18 and AB 52)	$6,034.00
Task 4: Draft Appropriate CEQA Document and Corresponding Notices	$5,894.75
Task 5: Responses to Comments and Final CEQA Document	$7,785.00
Task 6: Mitigation Monitoring and Reporting Program (if required)	$2,224.00
Task 7: Findings and Filings	$2,583.50
Task 8: Attendance at Public Hearings	$4,540.00
Task 9: Analyze Specific Projects/Zoning Map Changes for Housing Sites	See Above
Subtotal	*$41,357.84*
Contingency Fee (10%)	$4,135.78
Total without Optional Task	**$45,493.62**

Project Deliverables

Deliverables for each task item including number of copies of documents, number of rounds for review, and notices prepared, are all described above under each respective task item.

Billing Rates

Effective January 2022

STAFF. Charges for all professional, technical, and administrative personnel directly charging time to the project will be calculated and billed on the basis of the following staff category hourly "Billing Rates." Billing Rates include fringe benefits, burden, and fee.

Staff Title	Rate	Staff Title	Rate
Senior Director	$236.00	GIS Technician 4	$158.00
Director	$210.00	GIS Technician 3	$131.00
Project Manager 3	$200.00	GIS Technician 2	$116.00
Project Manager 2	$180.00	GIS Technician 1	$105.00
Project Manager 1	$160.00		
Environmental Planner 7	$197.00	Cultural Resources Specialist 7	$176.00
Environmental Planner 6	$176.00	Cultural Resources Specialist 6	$155.00
Environmental Planner 5	$166.00	Cultural Resources Specialist 5	$145.00
Environmental Planner 4	$145.00	Cultural Resources Specialist 4	$127.00
Environmental Planner 3	$123.00	Cultural Resources Specialist 3	$111.00
Environmental Planner 2	$112.00	Cultural Resources Specialist 2	$100.00
Environmental Planner 1	$101.00	Cultural Resources Specialist 1	$79.00
Biologist/Botanist 7	$197.00	Project Controls Specialist	$100.00
Biologist/Botanist 6	$176.00	Project Assistant/Tech Editor	$89.00
Biologist/Botanist 5	$166.00	Word Processor	$79.00
Biologist/Botanist 4	$145.00	Clerical/Technician	$68.00
Biologist/Botanist 3	$123.00		
Biologist/Botanist 2	$112.00		
Biologist/Botanist 1	$101.00		
Restoration Construction			
Qualified Applicator (QAL)	$105.00		
Foreman	$85.00		
Restoration Laborer/*Prevailing Maintenance Labor*	$47.00		

Appendix A: Project Team Resumes

Victoria Boyd

Project Manager | Environmental Planner

Education

BS, Environmental Management and Protection, California Polytechnic State University, San Luis Obispo

Affiliations

Member, Association of Environmental Professionals

Certificates

Certificate of Completion (Esri), Going Places with Spatial Analysis

Certificate of Completion (Esri), Working with CAD Data in ArcGIS Desktop

Professional Summary

Victoria Boyd has more than 8 years of experience in environmental planning and permitting. Her background in environmental analysis within a variety of fields enables her to provide thorough assistance in the research and preparation of environmental documents. She has successfully worked on several projects complying with CEQA and NEPA, assisting and acting as a project manager with a wide variety of projects in Santa Barbara, Ventura, Los Angeles, and San Bernardino Counties. Additionally, she has written WSAs for several projects. In addition, Victoria utilizes GIS as needed to assist with environmental documentation and planning, and she has created maps for various projects, including the Los Angeles World Airports EIR and the Newhall Ranch EIR.

Project Experience

City of Needles Housing Element Update Negative Declaration, Needles, CA

Project Manager. Prepared a negative declaration for the City of Needles Housing Element Update. The City proposed to adopt the 2019 Housing Element Update as part of its General Plan and an update to its current 2005 Housing Element. Since the City last updated their Housing Element in 2005, the City received a "Notice of Non-Compliance" from the Department of Housing and Community Development. By updating the Housing Element and complying with the environmental review process, the City became compliant. Victoria also assisted in the AB 52 consultation process and helped to prepare the staff report for City Council.

1688 Garvey Avenue Residential Project Specific Plan and Environmental Impact Report, Monterey Park, CA

Project Manager. Managed the 1688 Garvey Avenue residential project which involved the development of 16 single-family homes on a 6.22-acre site previously improved for development in the late 1970's. The project site was graded; retaining walls, water, and sewer lines were installed; and a cul-de-sac street was extended from Garvey Avenue. Foundations were also built for residential condominium buildings. Development of the site did not proceed at that time, and slope failures, including the retaining walls installed with the initial grading, occurred over time. Victoria managed the preparation of the specific plan, initial study, and environmental impact report.

Etiwanda Heights Neighborhood and Conservation Plan (EHNCP) Environmental Impact Report, San Bernardino County, CA

Project Planner. Assisted in the preparation of the EHNCP EIR. The EHNCP Plan Area (Plan Area) is located along the northeastern edge of Rancho Cucamonga (City). Roughly 3,565 acres of the Plan Area would provide for conservation within the Rural Conservation Area (RCA) and the northern Neighborhood Area (NA), and roughly 828 acres of the NA would allow for development as further detailed. The Plan would concentrate development in a pattern of compact, walkable new neighborhoods in the NA and implement the City's existing General Plan land use designations in the RCA. The Plan would permit the development of up to 2,900 residential units and 180,000 square

feet of neighborhood shops and restaurants in the NA, along with a new K-8 School and other public facilities and limit development in the RCA to a maximum of 100 units on privately owned property in the RCA. The Plan also includes a includes a Conservation Strategy & Transfer of Development Rights Program to encourage and facilitate the conservation of privately-owned land in the RCA by allowing the voluntary transfer of development rights from privately-owned property in the RCA to the NA. Through this program, the maximum 3,000 residential units could be developed in the NA. Victoria assisted in the preparation of the mineral resources and utilities and service systems.

Santa Paula West Business Park Specific Plan Environmental Impact Report and Water Supply Assessment, Santa Paula, CA

Project Manager. Helped to update the EIR for the Santa Paula West Business Park Specific Plan. This Specific Plan would guide future land use development and provide a mix of low-intensity industrial, professional office, and supporting commercial businesses on approximately 54 acres in the City of Santa Paula. Victoria also prepared the Water Supply Assessment (WSA) for the project.

SDG&E PEA Checklist Update, San Diego County, CA

Environmental Planner. Chambers Group assisted SDG&E in updating the Proponent's Environmental Assessment (PEA) Guidance Manual and Templates. Victoria assisted in finalizing the Hazards, Wildfire, and Helicopter Operations and Safety templates for all future SDG&E projects to utilize.

Santa Angelina Senior Community Housing Environmental Assessment, County of Orange, CA

Project Manager. The Project involves the development of two residential buildings accommodating 65 units (64 rental units) of affordable housing for senior households, including a community center and recreational amenities. Building 1 is proposed to include 41 one-bedroom units, and six two-bedroom units. Building 2 includes 18 one-bedroom units. The Project will provide a total of 59 one-bedroom units that average 709 gross square feet in size and six two-bedroom units that average 871 gross square feet in size. The 3.9-acre Project site is currently home to Blessed Sacrament Episcopal Church, a well-established anchor in the community. The purpose of the project is to provide low- and moderate-income housing to seniors ages 62 and up earning less than 60 percent of the AMI. Seniors have specialized housing needs and fixed incomes that are not able to meet the demand of market-rate housing. The project provides the opportunity for seniors to live in a safe, supportive, and affordable environment. Developing a housing community with rent-restricted units for senior residents would also enable the City to meet the unique housing need of senior residents and advance the City's effort to meet their Regional Housing Needs Allocation (RHNA) of 231 units for low and very low-income households.

Brawley Solar Energy Project, Ormat Technologies, Inc., Brawley, Imperial County, CA

Project Manager. Victoria is the Project Manager, leading the preparation and submittal of a Conditional Use Permit (CUP) Application through Imperial County to construct, operate, and maintain a 40 Megawatt (MW)/160 Megawatt hour (MWh) photovoltaic solar farm and 80 MW/320 MWh battery energy storage system. The CUP application included a detailed project description and required CUP forms. In support of the project's CEQA document, Victoria is managing and overseeing preparation of a Biological Resources Technical Report, Jurisdictional Delineation Report, Cultural Resources Report, Glare Study, Visual Study, and Transportation Analysis.

Newhall Ranch Specific Plan Environmental Impact Report, Santa Clarita, CA

Project Planner. The project is a 12,000- acre planned community located west of Valencia. In 2003, the County of Los Angeles approved the Newhall Ranch Specific Plan, which anticipates the development of up to 21,308 dwelling units; 629 acres of mixed-use development; 67 acres of commercial uses; 249 acres of business park uses; 37 acres of visitor-serving uses; 1,014 acres of open space (including 181 acres of community parks and 833 acres of other open space); 5,157 acres in Special Management Areas; 55 acres in 10 neighborhood parks; a 15-acre lake; a public trail system; an 18-hole golf course; two fire stations; a public library; an electrical substation; reservation of five elementary school sites, one junior high school site, and one high school site; a 6.8-million-gallon-per-day capacity water reclamation plant; and other associated community facilities within Newhall Ranch. Victoria created a number of Geographic Information Systems (GIS) maps for Newhall Ranch, drafted response to comments for the Final EIR, and assisted with noise monitoring during construction.

Corinne Lytle Bonine, PMP

Technical Advisor | Director of Environmental Planning | Senior Project Manager

Education

BA Environmental Studies, University of California, Santa Barbara, with honors

Certifications

Project Management Professional, #2005796

Affiliations

Technical Advisory Committee, San Diego County Comprehensive Renewable Energy plan, 2014 – present

Professional–Association of Environmental Professionals Statewide Board of Directors, San Diego Chapter Director

Technical Advisory Committee for County of San Diego's Comprehensive Renewable Energy Plan

Women of Renewable Industries and Sustainable Energy

Professional Experience

Corinne Lytle Bonine is the Director of Environmental Planning at Chambers Group, as well as a Senior Project Manager with over 15 years of experience. She has managed an array of National Environmental Policy Act (NEPA) and California Environmental Quality Act (CEQA) (including CEQA-equivalency and adjudicated CEQA processes): Environmental Impact Statements (EIS), Environmental Impact Reports (EIR), Applications for Certification to the California Energy Commission, Environmental Assessments, and Initial Study/Mitigated Negative Declarations (IS/MNDs), exemptions/exclusions.

Both an accomplished team leader and field agent, Corinne has served as the visual resources and land use specialist on more than 75 projects. Her permitting projects include, but are not limited to Endangered Species Act Sections 7 and 10 consultations, USACE Individual Permits, and Section 106 consultations. She has managed environmental constraints analyses, fatal flaw analyses and technical reports. Her experience includes supervisory roles in general environmental projects, large-scale environmental compliance projects, as well as in visual resources and land use impact analysis.

Project Experience

General Plan Update EIR, City of Beaumont, Riverside County, CA

Project Manager. Corinne is supporting the City for their General Plan update environmental documentation and compliance. The Beaumont 2040 Plan is a comprehensive update of the City's General Plan. The plan would provide a vision of the future of the City, and intends to allow land use and policy determinations to be made that incorporates public health, safety, and "quality of life" considerations in a manner that recognizes resource limitations and the fragility of the community's natural environment. Chambers Group was appointed to conduct consultation with California Native American Tribes on behalf of the City as required under Assembly Bill 52 (AB 52), and Senate Bill 18 (SB 18).

Historic Town Center Master Plan, City of San Juan Capistrano, Orange County, CA

Principa;l-in-Charge. The purpose of the Project is to correct land use inconsistencies between the HTCMP and the General Plan, replace the "form-based code" (FBC) currently applicable to the City's Historic Town Center (HTC) area by amending the Zoning Code and General Plan Land Use Element, and to clarify setbacks, building heights, and allowable Floor Area Ratio (FAR) within the HTC area. Chambers Group worked closely with both the City and their legal counsel in order to produce a Draft EIR and Final EIR that responded to all comments received. Chambers Group prepared all environmental documents to satisfy CEQA, which included an EIR and associated technical studies including air quality analysis, greenhouse gas emissions analysis, historic resources assessment, and traffic impact analysis.

Renewable Energy and Transmission Element Update and Programmatic EIR, County of Imperial, Imperial County, CA

Staff Environmental Planner. Corinne assisted with the update the Geothermal Alternative Energy and Transmission Element of the Imperial County General Plan and preparation of the corresponding PEIR. She also assisted in the preparation of the EIR identifying potential impacts associated with future development of renewable energy in Imperial County based on the General Plan Element update. The PEIR won the AEP San Diego Chapter award for Outstanding Environmental Analysis Document EIR/EIS, and the Element Update and Implementation Ordinance received a Certificate of Merit for Outstanding Planning Document.

Quasi-Industrial Floor Area Ratio (FAR) General Plan Amendment, City of San Juan Capistrano, Orange County, CA

Managing Environmental Planner. Services provided included providing environmental planning services for the analysis of the City's proposed General Plan Amendment to increase FAR in the Quasi-Industrial land use designation. Corinne supported the project efforts through reviewing the Draft IS/ND for the City and supported the project as it moved through its public review period. The project and accompanying CEQA document were approved by City Council on February 6, 2018.

LAX Northside Plan Update EIR/EIS, Los Angeles World Airport, Los Angeles, CA

Senior Environmental Planner. Corinne was a key advisor on the CEQA and NEPA compliance effort stemming from LAWA's aim of creating new development regulations in and around LAX. Since adoption of the proposed project would enable the development of up to 2,320,000 square feet of new development in the highly trafficked LAX area, many parties had a greater than usual level of interest in compliance. Corinne was able to steer the project from an advisory position as well as personally develop the visual resources section of the EIR.

2041 Facilities Master Plan Supplemental Environmental Impact Reports, Long Beach Community College District (LBCCD), Los Angeles County, CA

Principal in Charge. Provided CEQA documentation services for the LBCCD 2041 Facilities Master Plan for both the Liberal Arts Campus and Pacific Coast Campus. The documentation included Supplemental EIRs to account for changes in construction plans since the 2020 Unified Master Plan. Technical studies were prepared for the two campuses including air quality, greenhouse gas emissions, noise, and traffic analysis. The results from the technical studies were incorporated into the Supplemental EIR for each campus. Corinne assisted with review of environmental documentation and notices.

22-Unit Condominium Project, Environmental Impact Report, La Puente, CA

Project Manager. Managed preparation of CEQA documentation for the 22-unit condominium project that would include the demolition of a historic theater. The Project included technical analysis for air quality, greenhouse gas emissions, and a historical assessment.

Hidden Canyon Industrial Park Plot Plan, City of Beaumont, Riverside County, CA

Project Manager. Corinne supported the City for the Hidden Canyon Industrial Park Plot Plan. The Project proposed to construct a 2.89 million square foot warehouse project in two buildings. Amendments to the plan were processed in 2005 and 2012 utilizing addendums to the EIR. The City proposed to approve an update to the project plot plan, however, delays were met due to responses from LIUNA that the project required a new CEQA review due to plot changes from the original project. Chambers Group provided the City guidance by identifying CEQA guidelines that applied to the project on identifying whether a new CEQA process was required.

Kelene Strain

Quality Assurance/Quality Control | Senior Environmental Planner

Education

Graduate Studies in Environmental Policy and Planning, California State University, Fullerton, CA

BA, Environmental Studies, minor in Biology, California State University, Dominguez Hills, CA

Affiliations

American Planning Association

Association of Environmental Professionals

Professional Summary

Kelene Strain is a land use and environmental planner with 17 years of diverse experience in planning, environmental analysis, and mitigation and conservation banking. Throughout her career she has successfully managed and aided in the preparation and coordination of environmental documentation in compliance with the California Environmental Quality Act (CEQA), National Environmental Policy Act, and Tribal Environmental Policy Act. These environmental documents include Program and Project Environmental Impact Reports (EIRs), Supplemental EIRs, Focused EIRs, Addendums to EIRs, Environmental Assessments, Mitigation Monitoring Plans and Reports, Initial Studies, and Mitigated Negative Declarations (MNDs). Kelene's range of project experience includes large-scale general plans; redevelopment plans; specific plans; high-density and transit-oriented development; airports, schools, parks, and recreation facilities and trails; residential developments; hospital facilities, renewable energy projects, commercial and retail complexes, casinos, and coastal resort hotels.

Kelene also has experience in obtaining regulatory permit approvals from the US Army Corps of Engineers (USACE), US Fish and Wildlife Service (USFWS), California Department of Fish and Wildlife (CDFW), US Forest Service (USFS), Regional Water Quality Control Board (RWQCB), and National Oceanic and Atmospheric Administration (NOAA) Fisheries. She possesses experience in biological surveying, and wetland delineation and restoration, and mitigation banking compliance efforts that deliver regulatory permits and approvals, including Prospectuses, Operation and Management Plans, and Bank Entitlement Instruments.

Kelene has worked closely with CDFW, the California Department of Parks and Recreation, and Orange County Parks as a volunteer wetland scientist and naturalist at both Bolsa Chica State Beach and Upper Newport Bay (Back Bay). Her efforts have included wildlife surveys, habitat restoration, trail maintenance and restoration, water quality monitoring, and environmental education and public outreach.

Project Experience

Historic Town Center Master Plan, City of San Juan Capistrano, Orange County, CA

Environmental Planner. Kelene performed QA/QC for the Environmental Document preparation services. The purpose of the Project is to correct land use inconsistencies between the HTCMP and the General Plan, replace the "form-based code" (FBC) currently applicable to the City's Historic Town Center (HTC) area by amending the Zoning Code and General Plan Land Use Element, and to clarify setbacks, building heights, and allowable Floor Area Ratio (FAR) within the HTC area. Chambers Group worked closely with both the City and their legal counsel in order to produce a Draft EIR and Final EIR that responded to all comments received. Chambers Group prepared all environmental documents to satisfy CEQA, which included an EIR and associated technical studies including air quality analysis, greenhouse gas emissions analysis, historic resources assessment, and traffic impact analysis.

Mountain View Affordable Housing Community Project, City of Lake Forest, Lake Forest, CA

Project Manager. The Project involves the demolition of an existing office building located at 24551 Raymond Way and construct a 71-unit affordable housing apartment complex on the proposed 1.965-acre site. The development will provide several recreational amenities, including an approximately 2,050-square-foot community center, a small playground for young children, outdoor fireplace with seating areas, and large activity lawn. The Project requires approval of a General Plan Amendment, Zone Change, Tentative Parcel Map, Site Development Permit, Affordable Housing Agreement, and Planned Sign Program. The Project proposes to provide affordable units to households earning less than 60% of the Area Median Income, of which 12 of the units will be set aside for Permanent Supporting Housing.

Etiwanda Heights Neighborhood and Conservation Plan (EHNCP) EIR, Rancho Cucamonga, San Bernardino County, CA

The EHNCP Plan Area (Plan Area) is located along the northeastern edge of Rancho Cucamonga (City). The 4,393 acre Plan Area includes the 3,176 acre Upper Band and 1,217 acre Lower Band areas. Approximately 305 acres located in the western edge and southeast corner of the Plan Area are currently within the City, and the remaining 4,088 acres consists of unincorporated area in the County of San Bernardino within the City's Sphere of Influence. The EHNCP Project would include the annexation of the portions of the Plan Areas not currently within the City and the adoption of the EHNCP as a Specific Plan to create a framework to provide for the conservation of additional open space in the Rural Conservation Area (RCA) and development in the Neighborhood Area (NA). Roughly 3,565 acres of the Plan Area would provide for conservation within the RCA and the northern NA, and roughly 828 acres of the NA would allow for development as further detailed. The Plan would concentrate development in a pattern of compact, walkable new neighborhoods in the NA and implement the City's existing General Plan land use designations in the RCA. The Plan would permit the development of up to 2,900 residential units and 180,000 square feet of neighborhood shops and restaurants in the NA, along with a new K-8 School and other public facilities and limit development in the RCA to a maximum of 100 units on privately owned property in the RCA. The Plan also includes a includes a Conservation Strategy & Transfer of Development Rights Program to encourage and facilitate the conservation of privately-owned land in the RCA by allowing the voluntary transfer of development rights from privately-owned property in the RCA to the NA. Through this program, the maximum 3,000 residential units allowed by the Plan could be developed in the NA.

University Park Specific Plan (UPSP) Addendum to the General Plan EIR, Palm Desert, Riverside County, CA

Project Manager. University Park is an approximately 400-acre master-planned development comprising both recreational and residential land uses regulated by the UPSP. The proposed project, which would develop approximately 175 acres, includes the majority of the undeveloped residential property within the UPSP area. The project would include development of up to 1,069 dwelling units consisting of eight different types of single- and multifamily residential units, as well as six parks and two wells. In addition, a WSA/WSV was prepared to document the sufficiency of the local water supply to meet the demand of development that could occur under the UPSP.

Concord 2030 General Plan and General Plan EIR, Concord, Contra Costa County, CA

Project Manager. Assisted as a project planner for the General Plan. This EIR examined the potential effects resulting from implementing designated land uses and policies in the proposed General Plan, as well as a new Urban Limit Line for the city. Primary issues included maintaining the city's character and neighborhood qualities; supporting mixed-use development and transit-supportive land uses around BART stations and along commercial corridors; protecting ridgelines, visible hillsides, and significant environmental resources; creating a safe and efficient multimodal transportation system; preserving and enhancing environmental resources; providing effective disaster response and planning; and planning for environmental justice.

General Plan Update and EIR, Porterville, Tulare County, CA

Project Manager. Assisted as a project planner for the comprehensive General Plan Update. Responsibilities included collecting and verifying environmental data and information used in the General Plan Update and EIR. She was also responsible for drafting general plan policies; comparing existing and future conditions; and managing the preparation the EIR.

Meghan Gibson

Environmental Planning | Planner

Education

MPP, Public Policy, Environmental Policy, University of Southern California, 2013

BS, Environmental Management, University of Redlands, 2009

Training

AEP Advanced CEQA Workshop, February 2020

NEPA Advanced Workshop October 2019

Affiliations

Association of Environmental Professionals, Los Angeles Chapter President 2018-present

Association of Environmental Professionals, Los Angeles Chapter Vice President of Membership, 2018

Association of Environmental Professionals, Los Angeles Chapter Secretary, 2017

Women of Renewable Industries and Sustainable Energy

Professional Experience

Meghan Gibson has more than 14 years of experience providing environmental documentation, environmental planning, and policy services to public and private clients. She has experience managing both large- and small-scale projects that involved California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) documents. She is responsible for preparing CEQA documentation, including Initial Studies (ISs), Mitigated Negative Declarations (MNDs), and Environmental Impact Reports (EIRs.) In addition to her CEQA experience, Meghan has prepared multiple joint CEQA/ NEPA documents, again, for both public and private clients. She also has extensive experience preparing mitigation monitoring summary reports and compiling information from both survey and monitoring data. Meghan has multiple years of experience providing project management support to projects of various complexities throughout the western U.S.

Project Experience

Historic Town Center Master Plan Repeal, City of San Juan Capistrano, Orange County, CA

Project Manager. The purpose of the Project is to correct land use inconsistencies between the HTCMP and the General Plan, replace the "form-based code" (FBC) currently applicable to the City's Historic Town Center (HTC) area by amending the Zoning Code and General Plan Land Use Element, and to clarify setbacks, building heights, and allowable Floor Area Ratio (FAR) within the HTC area. Chambers Group worked closely with both the City and their legal counsel in order to produce a Draft EIR and Final EIR that responded to all comments received. Chambers Group prepared all environmental documents to satisfy CEQA, which included an EIR and associated technical studies including air quality analysis, greenhouse gas emissions analysis, historic resources assessment, and traffic impact analysis. Chambers Group also attended Planning Commission and City Council Meetings and answered questions posed by public officials, and the Project was approved by City Council in January 2021.

2015 Master Plan Update, Glendale Community College District (GCCD), Glendale, CA

Project Manager. GCCD proposes the implementation of the 2019 Community College District Facilities Master Plan Update to the 2015 Facilities Master Plan (Project) which outlines GCCD's long-range plan for developing facilities needed to serve GCCD's students and community. The Project consists of new development and facility improvements at the Verdugo, Montrose, and Garfield campuses. These include but are not limited to new building and outdoor spaces with power outlets, reorganization of instructional spaces, heating, ventilation, air conditioning system improvements, improved parking areas, updated exterior facades, and new instructional classrooms and buildings.

Chambers Group prepared an EIR to analyze the potential environmental impacts in implementing the Project. Based on the proposed improvements of the campuses, the

Project included the preparation of an Air Quality and GHG Emissions Report, Biological Reconnaissance Assessment, Noise Impact Analysis, and Traffic Impact Analysis. The preparation of the EIR and associated technical studies occurred during the COVID-19 pandemic. As such, Chambers Group and their subconsultants, in coordination with GCCD, ensured that the appropriate data was utilized in analyzing the existing conditions of the Project. The Project received minimal comments during the 45-day public review and received Board approval in April 2021.

Renewable Energy and Transmission Element Update and Programmatic EIR, County of Imperial, Imperial County, CA

Staff Environmental Planner. Meghan assisted with the update the Geothermal Alternative Energy and Transmission Element of the Imperial County General Plan and preparation of the corresponding PEIR. She also assisted in the preparation of the EIR identifying potential impacts associated with future development of renewable energy in Imperial County based on the General Plan Element update. The PEIR won the AEP San Diego Chapter award for Outstanding Environmental Analysis Document EIR/EIS, and the Element Update and Implementation Ordinance received a Certificate of Merit for Outstanding Planning Document.

2041 Facilities Master Plan Supplemental Environmental Impact Reports, Long Beach Community College District (LBCCD), Long Beach, Los Angeles County, CA

Project Manager. Provided CEQA documentation services for the LBCCD 2041 Facilities Master Plan for both the Liberal Arts Campus and Pacific Coast Campus. The documentation included Supplemental EIRs to account for changes in construction plans since the 2020 Unified Master Plan. Technical studies were prepared for the two campuses including air quality, greenhouse gas emissions, noise, and traffic analysis. The results from the technical studies were incorporated into the Supplemental EIR for each campus. Meghan assisted LBCCD with the CEQA notices and the public review process, including responding to agency comments

2020 Master Plan, CEQA Services, Long Beach Community College District (LBCCD), Long Beach, Los Angeles County, CA

Deputy Project Manager. Meghan prepared Supplemental EIRs for the Liberal Arts Campus and Pacific Coast Campus to account for changes to the Master Plan Improvements. In addition, Meghan worked on an ongoing/on-call effort to support LBCCD with their Master Plan Improvements. Efforts included preparation and coordination of CEQA documentation for several overlapping projects. Meghan prepared addendums to the Program EIRs for both the Liberal Arts Campus and Pacific Coast Campus Master Plans. The EIR addendums addressed various Master Plan revisions, including the inclusion of an additional parking structure alternative on each campus; replacement of Buildings M and N on the Liberal Arts Campus; and a 10,000 square foot addition to Building MM on the Pacific Coast Campus.

Quasi-Industrial Floor Area Ratio (FAR) General Plan Amendment, City of San Juan Capistrano, San Juan Capistrano, Orange County, CA

Project Manager. Provided environmental planning services for the analysis of the City's proposed General Plan Amendment to increase FAR in the Quasi-Industrial land use designation. Meghan supported the project efforts through completing the Draft IS/ND for the City and supported the project as it moved through its public review period. The project and accompanying CEQA document were approved by City Council on February 6, 2018. (

Ball Road Basin General Plan Amendment and Zone Change, City of Anaheim, Anaheim, Orange County, CA

Associate Environmental Planner. Meghan assisted in the preparation of the IS for a general plan amendment and zone change to allow for commercial development on the Orange County Water District's (OCWD) Ball Road Basin property. Surrounding land used include the Anaheim Auto Center, OCWD facilities, the Santa Ana River, and the Honda Center. Significant issues addressed included: loss of open space, traffic associated with the change in land use, potential for liquefaction for any subsequent development, and assessing the public improvements/utilities issues related to serving future development.

Eunice Bagwan

Environmental Planning | Planner | Safety Coordinator

Education

MS, Environmental Management and Planning, Johns Hopkins University, Baltimore, MD 2015

BS, Environmental and Occupational Health and Safety, California State University, Northridge, CA 2011

Training

NEPA Basics – Fundamentals:2018

Advanced CEQA Essentials: 2019

SCE's EDGE Program Safety First Workshop 2016

Affiliations

Association of Environmental Professionals: Inland Empire Vice President of Membership

Conservation Steward: North Etiwanda Preserve

Professional Experience

Eunice Bagwan has a background in CEQA and NEPA environmental impact assessments as well as technical writing and editing. She has assisted with the preparation, writing, and editing environmental documents, such as IS/MNDs, Categorical Exemptions, EIRs and safety related documents such as job hazard safety forms and safety plans. Eunice has also managed and co-managed various projects as a Deputy Project Manager and Project Manager.

Project Experience

Santa Angelina Senior Community Housing Project EA, County of Orange, Placentia, CA

Environmental Planner. The Project involves the development of two residential buildings accommodating 65 units (64 rental units) of affordable housing for senior households, including a community center and recreational amenities. Building 1 is proposed to include 41 one-bedroom units, and six two-bedroom units. Building 2 includes 18 one-bedroom units. The Project will provide a total of 59 one-bedroom units that average 709 gross square feet in size and six two-bedroom units that average 871 gross square feet in size. The 3.9-acre Project site is currently home to Blessed Sacrament Episcopal Church, a well-established anchor in the community. The purpose of the project is to provide low- and moderate-income housing to seniors ages 62 and up earning less than 60 percent of the AMI. Seniors have specialized housing needs and fixed incomes that are not able to meet the demand of market-rate housing. The project provides the opportunity for seniors to live in a safe, supportive, and affordable environment. Developing a housing community with rent-restricted units for senior residents would also enable the City to meet the unique housing need of senior residents and advance the City's effort to meet their Regional Housing Needs Allocation (RHNA) of 231 units for low and very low-income households.

Mountain View Affordable Housing Community, Lake Forest, CA

Environmental Planner. The Project involved the demolition of an existing office building located at 24551 Raymond Way and construct a 71-unit affordable housing apartment complex on the proposed 1.965-acre site. The development will provide several recreational amenities, including an approximately 2,050-square-foot community center, a small playground for young children, outdoor fireplace with seating areas, and large activity lawn. The Project required approval of a General Plan Amendment, Zone Change, Tentative Parcel Map, Site Development Permit, Affordable Housing Agreement, and Planned Sign Program. The Project proposed to provide affordable units to households earning less than 60% of the Area Median Income, of which 12 of the units will be set aside for Permanent Supporting Housing.

Hidden Canyon Industrial Park Plot Plan, City of Beaumont, Beaumont, CA

Assistant Environmental Planner. Eunice supported the City for the Hidden Canyon Industrial Park Plot Plan. The project proposed to construct a 2.89 million square foot warehouse project in two buildings. Amendments to the plan were processed in 2005 and 2012 utilizing addendums to the EIR. The City proposed to approve an update to the project plot plan, however, delays were met due to responses from LIUNA that the project required a new CEQA review due to plot changes from the original project. Chambers Group provided the City guidance by identifying CEQA guidelines that applied to the project on identifying whether a new CEQA process was required.

22-Unit Condominium Project, Environmental Impact Report, La Puente, CA

Chambers Group worked with the City of La Puente to complete a Focused Environmental Impact Report (EIR) and associated technical studies for the development of a 22-Unit Condominium Residential Project, which included demolition of the Star Theater, a resource eligible for listing on the California Register of Historical Resources (CRHR). Eunice assisted the Project Manager and project team in completing sections of the Initial Study as well as the draft Focused EIR. She assisted in coordinating with the City on completing the necessary notices and documents required for public review. This includes preparing the Errata, Findings of Fact, and Statement of Overriding Considerations for the project.

IS/MND for Commercial Center, City of Beaumont, Beaumont, CA

Assistant Environmental Planner. Eunice evaluated the permit application for compliance with the City's General and Specific Plan and conducting peer review of the Applicant prepared IS/MND to evaluate impacts associated with the project and ensure compliance with CEQA. The proposed commercial shopping center consisting of approximately 37,800 square feet of shopping center, a 4,300 square foot bread/donut/bagel shop, a 4,370 square foot car wash, and an 8-service bay tire store. The proposed project site covers a total of 7.07 acres. The remaining area of the project site would consist of 56,991 square feet of landscaping and 188,947 square feet of roads and walkways.

2041 Facilities Master Plan Supplemental Environmental Impact Reports, LBCCD, Long Beach, Los Angeles County, CA

Environmental Planner. Providing CEQA Consulting Services for the LBCCD's 2041 Facilities Master Plan. This effort includes the provision of technical studies and CEQA documentation for each of the District's campuses. (

City of San Juan Capistrano, Initial Study/Negative Declaration for General Plan Amendment 16-002 for Moving and Storage Facility, San Juan Capistrano, CA

Project Environmental Planner. Eunice assisted in the development of the project description and analysis of the IS Checklist section of the project. The project consisted of amending the General Plan Land Use Element to allow an increase in interior storage use without making changes to the exterior or any building.

Environmental Services On-Call, Coachillin Anaerobic Digester Peer Review, Desert Hot Springs, Riverside County, CA

Deputy Project Manager. Chambers Group provided peer review services for the Coachillin Anaerobic Digester Project for the City of Desert Hot Springs. The Project is the development of an approximately 9.6-acre anaerobic digester facility that will take organic waste from local jurisdictions in the Coachella Valley and convert it to electricity. An Initial Study/Mitigated Negative Declaration (IS/MND) was prepared to tier from the Program Environmental Impact Report completed by the California Department of Resources, Recycling and Recovery assessing the potential environmental effects of Anaerobic Digester facilities in California. Chambers Group staff and selected subconsultants reviewed the IS/MND and associated technical studies for CEQA consistency as well as technical accuracy. As the Deputy Project Manager, Eunice developed the comment review matrix and coordinated with the team on reviewing the IS/MND and associated technical studies.

Elizabeth Fortin

Environmental Planning | Planner

Education

BA, Environmental Biology, Columbia University, 2015

Training

CEQA Essentials: 2019
CEQA Intermediate: 2021
CEQA Advanced: 2020

Affiliations

Association of Environmental Professionals San Diego: Director of Communications

Professional Summary

Elizabeth Fortin is a highly resourceful Environmental Planner experienced in both California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) compliance. She has experience working on a broad range of complex and highly controversial environmental issues with an emphasis in natural resource management and regulatory compliance in the private and public sectors.

Project Experience

Mountain View Affordable Housing Community Project, City of Lake Forest, Lake Forest, CA

Assistant Environmental Planner. The Project involves the demolition of an existing office building located at 24551 Raymond Way and construct a 71-unit affordable housing apartment complex on the proposed 1.965-acre site. The development will provide several recreational amenities, including an approximately 2,050-square-foot community center, a small playground for young children, outdoor fireplace with seating areas, and large activity lawn. The Project requires approval of a General Plan Amendment, Zone Change, Tentative Parcel Map, Site Development Permit, Affordable Housing Agreement, and Planned Sign Program. The Project proposes to provide affordable units to households earning less than 60% of the Area Median Income, of which 12 of the units will be set aside for Permanent Supporting Housing.

Heber 1 Repower Project, Ormat Technologies, Inc., Heber, Imperial County, CA

Assistant Environmental Planner. Elizabeth assisted with preparation of the CUP Amendment Application to expand the Heber 1 geothermal facility. The CUP Amendment Application package includes an Initial Study, a Reclamation Plan, Water Quality Management Plan, and technical studies for Biological Resources, Cultural Resources, Paleontological Resources, Geology and Soils, Air Quality, Hazards, Noise, Traffic, and Visual Resources.

Orni 5 Truckhaven Geothermal Exploratory Wells EA/MND, Ormat Technologies, Inc., Imperial County, CA

Assistant Environmental Planner. Chambers Group contracted with Imperial County to prepare an IS/MND for the Orni 5 Truckhaven Geothermal Exploratory Wells Project in accordance with CEQA. Portions of the Project are located on land managed by the U.S. Bureau of Land Management; therefore, there is a federal nexus for the Project. Chambers Group is also contracted through Ormat Technologies, Inc. to prepare the NEPA document (Environmental Assessment) for the Project. Elizabeth assisted in preparation of the IS/MND, MMRP, and Draft EA with associated notices, as well as producing deliverables specific to the BLM such as the Conservation and Management Action table. The project requires coordination between the County of Imperial, California State Lands Commission, California State Parks, the Bureau of Land Management, and the project proponent, Ormat Technologies, Inc.

Superior Avenue Pedestrian and Bike Bridge and Parking Lot, Newport Beach, CA

Assistant Environmental Planner. Elizabeth assisted in the preparation of an IS/MND for the Superior Avenue Pedestrian and Bicycle Bridge and Parking Lot project. The entire project site is located within the boundary of the coastal zone as established by the California Coastal Act and is therefore under the land use planning and regulatory jurisdiction not only of local government agencies, but also the California Coastal Commission. The project required consideration of two architectural design options, application for a Coastal Development Permit, as well as completion of a Visual Assessment, a Hazards Assessment, a Jurisdictional Delineation under Section 404 of the Clear Water Act, a NEPA categorical exclusion, a Biological Technical Report, and various documents for the California Department of Transportation.

Valley County Water District Headquarters Building, Baldwin Park, CA

Assistant Environmental Planner. Chambers Group, contracted by WLC Architects (WLC), prepared the Initial Study/Mitigated Negative Declaration for Valley County Water District's (VCWD) new development of a 13,100 square foot Headquarters building in the City of Baldwin Park. Elizabeth assisted with writing the Initial Study/Mitigated Negative Declaration and coordinating technical studies required for the project.

Orange Fire Station No. 1 & Headquarters Project, Orange, CA

Assistant Environmental Planner. Elizabeth assisted with preparation of an IS/MND for the Orange Fire Station No. I & Headquarters Project. The project involves replacement of the current aging and undersized fire station and required coordination of a number of technical specialists for air quality, energy, greenhouse gas, noise, geotechnical, water quality, and cultural analyses.

Boy Scouts of America Otay Lakes Campground, County of San Diego, San Diego County, CA

Assistant Environmental Planner. Elizabeth is preparing an Initial Study Checklist and associated CEQA notices, coordinating with subcontractors, and responding to public comments for the renovation and construction of camping facilities and supplemental amenities. The project requires coordination with the County of San Diego Parks and Recreation Department and the Boy Scouts of America to develop new camping facilities, a flag plaza, archery range, fire ring and amphitheater, zip-line, Camporee Field, and COPE course; renovate the existing restroom; construct a fenced storage facility; and complete minor road improvements

Multi-Campus Whole Site Modernization Project, San Diego Unified School District (SDUSD), San Diego, San Diego County, CA

Assistant Environmental Planner. Elizabeth assisted with the preparation of an Initial Study Checklist and associated CEQA notices, as well as coordination of subcontractors, for facilities repairs, technology upgrades, ADA accessibility updates, and removal of portable classrooms at the Wegeforth Elementary, Sequoia Elementary, and Linda Vista Elementary campuses.

Whitman Elementary School Whole Site Modernization and Joint-Use Field Project, San Diego Unified School District, San Diego, San Diego County, CA

Assistant Environmental Planner. Elizabeth assisted with preparation of an Initial Study Checklist to confirm the appropriate CEQA documentation for the Whole Site Modernization and Joint-Use Field project. The project included facility repairs, technology upgrades, ADA accessibility updates, removal of portable classrooms, and the addition of a natural turf field for Whitman and the community.

Avalon K-12 Site Improvements Project, Long Beach Unified School District (LBUSD), Long Beach, Los Angeles County, CA

Assistant Environmental Planner. Elizabeth is assisting with the CEQA documentation for the Avalon K-12 Site Improvement project, which includes installation of HVAC on campus, replacement of the natural turf athletic field with artificial turf, and various other campus-wide improvements. Due to the presence of contaminated soils, the CEQA analysis is also including the contaminated soils removal. Technical analysis was prepared including air quality and greenhouse gas analysis, noise assessment, geohazards assessment, and historical resources analysis.

Lucas Tutschulte

Cultural Resources Lead | Cultural Resources Team Lead

Education

BS, Anthropology emphasis in Archaeology; University of Kansas, 2006 Minor - Geography emphasis in Cultural Geography

Huaca de la Luna y Sol Project, Field School Program, 2005; Pontificia Universidad Catolica, Trujillo, Peru

Training

GIS Software: Working applicable knowledge of ESRI ArcMap

GPS Hardware: Highly fluent with Trimble HT/XT, and Yuma models using TerraSync, ArcPad, and ESRI software. Various Garmin handheld model

Affiliations

Society for American Archaeology

Society for California Archaeology

Association of Environmental Professionals San Diego Chapter

Professional Experience

Lucas Tutschulte has 15 years of cultural resource management experience including prehistoric and historic period archeological sites. Lucas has extensive experience leading archaeological field surveys, conducting cultural resources literature searches, historic/archival research, Native American coordination, site recordation and mapping, and construction monitoring. He has experience creating and implementing archaeological resource treatment plans; and is familiar with both laboratory, field testing and data recovery procedures throughout North America with the majority of experience within California. Lucas meets the Secretary of the Interior Professional Qualifications Standards for History. He maintains an understanding of relevant regulations and ordinances that affect cultural resources and historic properties. He has applied his understanding to a breadth of impacts assessments and determinations of eligibility across a range of administrative levels including local, state, and National Register of Historic Places (NRHP). Additionally, he has performed and directed cultural and historic resource investigations under Section 106 and 110 of the National Historic Preservation Act (NHPA), the National Environmental Policy Act (NEPA), and the California Environmental Quality Act (CEQA), and the Secretary of Interior Standards for the Treatment of Historic Properties. Among the agencies served by Lucas are the Bureau of Indian Affairs (BIA), Department of Defense (DOD), Bureau of Land Management (BLM), National Park Service (NPS), California Energy Commission (CEC), Federal Communications Commission (FCC), California Department of Transportation (Caltrans), California Public Utilities Commission (CPUC), and the State Historic Preservation Offices of several different states throughout North America.

Project Experience

Environmental Programs Contractor Support- Cultural Resources, San Diego Gas & Electric (SDG&E), San Diego, CA

Cultural Resources Contractor Support. Lucas Tutschulte has been providing direct support to SDG&E Environmental Programs as an archaeologist and cultural resources contractor for five years. Lucas conducts cultural resources reviews; including background research, conduct field surveys, monitoring and determining appropriate mitigation measures to prevent unnecessary impacts to new or previously recorded archaeological and historical resources. This task also includes the use of ESRI ArcMap GIS to research and generate appropriate map documents to support the necessary mitigation and/or coordination with local, State, and federal agencies. Lucas assists in delegating survey and monitoring tasks to many cultural resources consultants working under contract with SDG&E. He supports management of ongoing operations and maintenance activity throughout the northern districts of SDG&E service area. Lucas has assisted the cultural resources team in reviewing and supporting management of hundreds of individual operations and maintenance projects to ensure compliance with local, State and Federal regulations pertaining to cultural resources and paleontological resources.

Cleveland High School Historic Resource Evaluation, Los Angeles Unified School District, Reseda, Los Angeles County, CA

Associate Historian. Lucas provided an initial assessment of the history and physical integrity of the subject property. He conducted the intensive field survey of the existing Cleveland High School with specific focus on structures called out for modification or demolition in the current project description. The survey included capturing photo documentation and recording findings with the appropriate DPR523 Series forms. Lucas assisted in the resources evaluation in accordance with Section 15064.5(a)(2)-(3) of CEQA. Co-authored the associated historical resources report, submitted to Los Angeles Unified School District

Long Beach Polytechnic High School Auditorium HABS Level III and Construction Monitoring, Long Beach Unified School District (LBUSD), Los Angeles County, CA

Assistant Architectural Historian. Lucas assisted in the preparation of a Level III HABS based on the Secretary of the Interior's Standards and Guidelines that included a sketch plan, photographs with large-format negatives of exterior and interior views, and a detailed historical context to record the subject property in its proper context.

After the Polytechnic Auditorium HABS document was completed, Lucas continued to provide support to the LBUSD for the and project by creating design guidelines, identifying character-defining features and vulnerable historic materials, monitoring construction activities at the Auditorium. In addition, Lucas coordinated the ongoing construction monitoring and assisted in the creating and implementation of mitigation procedures to facilitate construction tasks and avoid unnecessary impacts to historic materials. The result of this collaboration was a thoughtful and effective approach to modernizing a historic structure. (

Valley Center Battery Storage Project, Pedestrian Field Survey, Confidential Client, San Diego County, San Diego, CA

Cultural Resources Project Manager. Lucas managed all aspects of the cultural resource's component for this project. Lucas led the intensive field survey effort for the 9-acre proposed project area of potential effect (APE). This included the initial archival research, logistics preparation, Native American outreach, and coordination. As well as managing the field data collection. Additionally, Lucas developed and implemented an appropriate survey methodology unique to the design and layout of the proposed project APE. He also prepared the survey report that was submitted to client.

Balboa Theater Project, Newport Beach, Orange County, CA

Assistant Architectural Historian. Lucas provided an initial assessment of the history and physical integrity of the subject property. He conducted the intensive field survey of the existing Balboa Theater, capturing photo documentation and recording findings with the appropriate DPR523 Series forms. Lucas assisted in the resources evaluation in accordance with Section 15064.5(a)(2)-(3) of CEQA. Co-authored the associated historical resources report, submitted to City of Newport Beach Community Development Department Planning Division.

Santa Clara Valley Medical Center Project, City of San Jose, Santa Clara County, CA

Archaeological Excavation Technician. For the excavation of a historic-period cemetery, Lucas duties included, but were not limited to, full-scale excavation of individual burials, completing associated paperwork, exhuming, and preparing for transport. San Francisco State University Forensic Anthropology department assumed responsibility for all excavated remains for further analysis.

Artesian Substation Expansion Project, SDG&E, San Diego County, CA

Field Director/Cultural Resource Specialist. Lucas managed all ongoing monitoring activities associated with the project. Additionally, he conducted all cultural resource surveys and led crews in archaeological subsurface testing for specified areas within the project area. All work was performed in accordance with CEQA standards and CPUC guidelines pertaining to cultural resources. Where cultural resources were present or adjacent to a project area, Lucas made recommendations to avoid or mitigate impacts.

Richard Shultz, MA, RPA

Cultural Resources | Archaeologist

Education

MA, Cultural Resources Management, Sonoma State University

BA, Anthropology, San Diego State University

Registrations

Register of Professional Archaeologist, 15841

Affiliations

Society for California Archaeology

Training

OSHA 10-Hour Training Course in Construction Safety and Health

OSHA 40-Hour HAZWOPER

Unexploded Ordnance Safety Training for Archaeological Survey and Excavation Programs, MCAGCC 29 Palms, MCB Camp Pendleton, Fort Irwin, and Naval Air Facility, El Centro

ARC-GIS 9.x - BLM Cultural Tool Database System

Professional Summary

Richard Shultz is a Secretary of the Interior Qualified historic and prehistoric archaeologist, with an interest in architecture and architectural history. He maintains a Caltrans PQS Equivalent certification as Principal Investigator in Prehistoric Archaeology and Principal Architectural Historian. As a Principal Investigator and Senior Archaeologist, has over 30 years of practical experience. Richard's experience emphasizes California planning, California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA), the National Historic Preservation Act (NFPA), and associated orders and legislation. He has documented and evaluated historical resources for local, state, and federal jurisdictions, leading to both local and federal agency, and State Historic Preservation Office (SHPO), concurrence with several evaluations and recommendations for various buildings, sites, and objects. Richard has experience with the Bureau of Land Management (BLM), Bureau of Reclamation for projects associated with Western Area Power Administration and Sempra Energy, California State Water Resources Control Board (RWQCB) and various national telecommunications companies, as well as for Federal Energy Regulatory Commission, U.S. Customs and Border Patrol, Department of Homeland Security, U.S. Army Corps of Engineers (USACE), and Federal Aviation Administration (FAA).

Project Experience

General Plan Update EIR, City of Beaumont, Riverside County, CA

Cultural Resources Specialist. Richard performed CEQA peer review on the proposed City of Beaumont General Plan. Chambers Group performed CEQA review and comment for a proposed General Plan.

G Guild Cultivation Project Peer Review, City of Desert Hot Springs, Riverside County, CA

Cultural Resources Specialist. Richard performed project management, CEQA peer review, and consultation and coordination services to the City of Desert Hot Springs for the proposed development project. Chambers Group performed CEQA Initial Studies for a proposed Mitigated Negative Declaration. Unique challenges on this project included coordinating with interested parties during Covid-19 shut down and precautions, while successfully concluding AB 52 consultation between requesting tribal governments and the City of Desert Hot Springs.

Pennsylvania Street Commercial Peer Review, City of Beaumont, Riverside County, CA

Cultural Resources Specialist. Richard performed project management, CEQA peer review, and consultation and coordination services to the City of Beaumont for the proposed development project. Chambers Group performed CEQA Initial Studies for a proposed Mitigated Negative Declaration. Unique challenges on this project included coordinating with interested parties during Covid-19 shut down and precautions.

Desert Hot Springs 109 Industrial Park, City of Desert Hot Springs, Riverside County, CA

Cultural Resources Specialist. Richard performed project management, CEQA peer review, and consultation and coordination services to the City of Desert Hot Springs for the proposed development project. Chambers Group performed CEQA Initial Studies for a proposed Mitigated Negative Declaration. Unique challenges on this project included coordinating with interested parties during Covid-19 shut down and precautions, while successfully concluding AB 52 consultation between requesting tribal governments and the City of Desert Hot Springs.

Desert Hot Springs Dreamfields, City of Desert Hot Springs, Riverside County, CA

Cultural Resources Specialist. Richard performed project management, CEQA peer review, and consultation and coordination services to the City of Desert Hot Springs for the proposed development project. Chambers Group performed CEQA Initial Studies for a proposed Mitigated Negative Declaration. Unique challenges on this project included coordinating with interested parties during Covid-19 shut down and precautions, while successfully concluding AB 52 consultation between requesting tribal governments and the City of Desert Hot Springs.

Vidal Energy Project, Core Development Group LLC, San Diego, CA

Principal Investigator / Field Director. Richard performed survey and evaluative services for the Vidal battery storage and solar project. Directed field crew in identifying and recording complex cultural resource deposit, illustrating methodological approaches to expedite recordings while maintaining efficiencies necessary for cost-limited projects. Chambers Group performed cultural resources inventory survey and evaluation recommendation to the project client. Richard authored the draft findings report, and over 50 cultural resource site forms. Unique challenges on this project included contextualizing historical land use following decades of subsequent disturbance by various public and private off-highway activities.

Valley Center Battery Storage, Terra-Gen Power, San Diego, CA

Principal Investigator / Field Director. Richard performed management and field direction for Phase II testing of four loci of an archaeological deposit in Valley Center, California. Chambers Group performed survey and testing (Phase I and II) for a proposed battery storage facility that will augment power supply, and tie into, SDG&E power service. Richard coordinated monitoring staff and Native American Monitors for daily monitoring operations and provided on-site analysis and direction when issues were encountered. Richard coordinated with Tribal Historic Preservation Officer on all issues encountered during fieldwork. Unique challenges on this project included adapting to rapid changes in schedule, project design and footprint, and developing a testing program satisfying County of San Diego requirements and Native American consultation requests.

Architectural Evaluation: Norwood Tentative Parcel Map, County of Sacramento, CA

Richard documented and evaluated for inclusion on National Register of Historic Places/California Register of Historical Resources a circa 1905 residential building for the County of Sacramento Department of Environmental Review and Assessment. While the Queen Anne style building appeared to have retained excellent integrity of construction, massing, scale, and fabric, detailed analysis of the lapped siding indicated that the entire building had been resided in new wood and possessed but a single coat of paint. No indications of drips, buried paint chips, or other sources of older or original paint was observable along any accessible surface. The report was especially commended by the County.

Peace Park Biological Evaluation, Sandy Valley, NV

Project archaeologist for the Sandy Valley Peace Park project, conducting background research through both the Southern Nevada Archaeological Archive and the California Historical Resources Information System, followed by a survey of the 18-acre parcel located in Clark County, Nevada. The proposed undertaking was partially funded through a U.S. Housing and Urban Development grant, thereby subjecting the project to review under Section 106 of the National Historic Preservation Act of 1966, as amended.

Santa Ana Glendale San Diego Portland

5 HUTTON CENTRE DRIVE, SUITE 750

SANTA ANA, CA 92707



CHAMBERS GROUP

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CPUC CERTIFIED WMBE CGI

www.chambersgroupinc.com

City of Rolling Hills INCORPORATED JANUARY 24, 1957

Agenda Item No.: 9.A
Mtg. Date: 11/22/2021

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

FROM: **ASHFORD BALL, SENIOR MANAGEMENT ANALYST**

THRU: **ELAINE JENG P.E., CITY MANAGER**

SUBJECT: **FIRE FUEL COMMITTEE REPORT OUT ON NOVEMBER 10 AND NOVEMBER 17, 2021 COMMITTEE MEETINGS AND DISCUSS PROHIBITING FUTURE PLANTING OF HIGH HAZARD PLANTS, AS LISTED IN THE LOS ANGELES COUNTY FIRE DEPARTMENT READY! SET! GO! BROCHURE. (BLACK & MIRSCH)**

DATE: **November 22, 2021**

BACKGROUND:
The Fire Fuel Committee conducted two meetings on November 10, 2021 and November 17, 2021. The Fire Fuel Committee discussed the hiring of experts for assistance to develop the ordinance, the possibility of prohibiting high hazard plants, the next communal bin event, limiting the timeframe of public comments, and the draft vegetation ordinance for canyon management and fire fuel abatement. Overall, the community addressed concerns of property regulations rather than addressing issues in the canyons because up to 500 feet may not stretch into the canyon on all properties.

To date, the Fire Fuel Committee provided eight reports to City Council on committee meetings and the Council has provided feedback on how to best move forward. Through this feedback the Committee and Staff began working with legal counsel, looking into hiring professional experts and met with the Sheriff's department and Los Angeles Fire Department to strategically and legally draft an ordinance that would best fit the City's need to mitigate fire fuel in the canyons through the ordinance.

DISCUSSION:
The committee wanted to bring the discussion of prohibiting newly planted high hazard plants on development projects to the Council. The Committee suggested that the six high hazard plants listed in the Ready! Set! Go! Brochure and in the staff report at the November 10th meeting be listed and the other secondary species from the brochure be added. Those high hazard plants and secondary species are as follows:

1. Pine
2. Pampas Grass
3. Palm
4. Juniper

5. Acacia (Shrub)
6. Eucalyptus
7. **Cedar**
8. **Cypress**
9. **Italian Cypress**

Vine and Climbing plants normally within 30 feet of the structure such as: **Bougainvillea & Wisteria** are also listed in the Brochure.

The Committee received and filed the next communal event to be planned starting on January 24, 2022-January 28, 2022 with a recommendation to staff about soliciting community input on placement of the bins. Republic Services is willing to extend the date to January 31st if needed. The Committee also decided not to place a limitation on the amount of time given for public comment.

Lastly, the Committee discussed the Vegetation Ordinance for Canyon Management and Wildfire Mitigation detailing the provisions and 2 hours of public comment and testimony from the community was provided. The Committee did not have the appropriate time from the November 10th meeting to the November 17th meeting to make amendments to the draft based upon feedback given from the Fire Department but plans to deliberate on the draft ordinance at the next meeting. The next Fire Fuel Committee meeting is scheduled for December 15, 2021 at 6:30pm.

FISCAL IMPACT:
None.

RECOMMENDATION:
Receive and file the Committee's report and discuss prohibiting the planting of high hazard plants.

ATTACHMENTS:
FF Committee Meeting 11.10.2021.pdf
FF Committee Meeting 11.17.2021.pdf

City of Rolling Hills INCORPORATED JANUARY 24, 1957

2 Portuguese Bend Road
Rolling Hills, CA 90274

AGENDA
Special Fire Fuel Management Committee Meeting

FIRE FUEL MANAGEMENT COMMITTEE
Wednesday, November 10, 2021

CITY OF ROLLING HILLS
6:30 PM

Executive Order

All Committee members will participate in-person wearing masks per Los Angeles County Health Department's Health Officer Order effective Saturday, July 17, 2021. The meeting agenda and live audio will be available on the City's website: https://www.rolling-hills.org/government/agenda/index.php

Members of the public may come in to City Hall wearing masks, per the new Health Officer's Order. Zoom teleconference will not be available for this meeting, but members of the public can 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.

1. PARTICIPANTS

2. ITEMS FOR DISCUSSION

2.A. RECEIVE AND FILE A Â REPORT ON THE HIRING OF FIRE EXPERTS TO ASSIST WITH REVIEW OF NEW VEGETATION ORDINANCE AND EDUCATE THE COMMUNITY OF VEGETATION ABATEMENT IN THE CANYONS
RECOMMENDATION: Receive and File.
Firewise 2000 Info.pdf
Proposal from Wildland Res Mgt-City of RH.pdf

2.B. RECEIVE AND FILE A STATUS REPORT ON DEVELOPMENT OF A NEW VEGETATION ORDINANCE FOR FUEL ABATEMENT IN THE CANYONS.
RECOMMENDATION: Receive and File.

2.C. DISCUSS AND CONSIDER A PROHIBITION OF PLANTING NEW HIGH HAZARD PLANTS AS A CONDITION OF APPROVAL FOR DEVELOPMENT PROJECTS
RECOMMENDATION: Discuss and Consider.
Ready-set-go_04292021-High-Quality-B.pdf

2.D. DISCUSS AGENDA ITEMS AND SCHEDULE THE NEXT FIRE FUEL COMMITTEE MEETING.
RECOMMENDATION: Discuss agenda items and set the date for the next meeting.

3. OPEN AGENDA - PUBLIC COMMENTS WELCOME

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.

4. ADJOURNMENT

Documents pertaining to an agenda item received after the posting of the agendas 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.: 2.A
Mtg. Date: 11/10/2021

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

FROM: **ASHFORD BALL, SENIOR MANAGEMENT ANALYST**

THRU: **ELAINE JENG P.E., CITY MANAGER**

SUBJECT: **RECEIVE AND FILE A REPORT ON THE HIRING OF FIRE EXPERTS TO ASSIST WITH REVIEW OF NEW VEGETATION ORDINANCE AND EDUCATE THE COMMUNITY OF VEGETATION ABATEMENT IN THE CANYONS**

DATE: **November 10, 2021**

BACKGROUND:
During the previous Fire Fuel Committee meeting on September 29, 2021 City staff was given direction to reach out to consultants that could provide site visits to residents home to provide education & awareness to residents on fire fuel abatement 200' and beyond from their structure and in their canyons. The Committee also wanted an expert that could assist in providing guidance on the verbiage for the new fire fuel abatement ordinance and the possibility of training our code enforcement officer so the city could internally identify distinction of a qualified "nuisance".

DISCUSSION:
City staff has reached out to multiple consultants who are well versed in vegetation management, fire science, and forestry. Three organizations/consultants are interested in working with the city to meet the city's needs and have provided cost estimates. Wildfire Planning international was willing to provide services to assist in the written portion of the ordinance. Firewise 2000 was willing to assist us in all three endeavors and provided a short business resume of services attached to this report. They contain several individuals who are not just experts in fire but also CEQA standards & regulations, certified arborists, engineers, previous firefighters and foresters. Lastly, Wildland Resource Management (Carol Rice) and retired forester Jay Lopez are interested in providing assistance in development of the ordinance and creating a sustainable home evaluation program for management in the canyons.

FISCAL IMPACT:
Wildfire Planning International:

$10,000-$30,000

This is a very broad cost estimate depending on whether a site visit is required to look at existing conditions, how much initial content is required for drafting, and if a final in-person presentation is requested during the final presentation/adoption phase

FireWise 2000

Fire Protection, Fuel Modification and Fuel Managements Plans for Large Projects (Subdivisions over 5 parcels, Commercial, & Industrial Projects) - $225/hour plus travel expenses

Alternative Means and Methods letters; Fire Protection, Fuel Modification and Fuel Management Plans for Smaller Projects (Single Family Homes, Subdivisions less than 5 parcels) - Flat Rate between from $4000 - $10,000

Peer review of wildland fire planning and protection documents and reports - $225/hour, plus travel expenses.

Expert witness testimony and court preparation - $350/hour, plus travel expenses.

Wildland Resource Management/ Retired Forrester Jay Lopez
Guidance on new ordinance- Time & Materials: Not to exceed (NTE): $7,500.00

Canyon Management- Design, BMPs, checklist, site visits, spot checks: $14,430.00

TOTAL $21,930.00

RECOMMENDATION:
City staff recommends the Committee to receive and file this report

ATTACHMENTS:
Firewise 2000 Info.pdf
Proposal from Wildland Res Mgt-City of RH.pdf

FIREWISE 2000, LLC

Wildland/Urban Interface Fire Planning

Business Resume

Scope of Work

FIREWISE 2000, LLC specializes in the development of professional wildfire risk assessments, Fire Protection Plans, and Fuel Modification Plans for residential and commercial developments, individual homeowners, and public land management agencies. The professional expertise we provide for designing commercial or residential developments to withstand the threat from a wildland fire in high fire hazard areas throughout California. We have been involved in a wide range of projects from single family dwellings to large sub-divisions. We also provide expertise to develop fire management plans for HOAs, private campgrounds and federal/state agencies.

In a Fire Protection Plan, we assess the environmental factors as well structural design of the buildings to ensure fire code compliance. Our extensive understanding of wildland vegetation and fire behavior on the landscape, allows us to provide a professional assessment to reduce the risk of wildland fire to protect property and ensure public safety. The purpose of the FPP is to provide hazardous fuel treatment and construction feature direction for developers, architects, builders, county officials, and individual homeowners to use in making the homes relatively safe from future wildfires.

All ***FIREWISE 2000*** reports take into account the most recent laws and regulations while being sensitive to open space restrictions, environmental rules, and habitat preservation. The goal is to create an action plan that both satisfies the above restrictions while at the same time protecting and/or minimizing damage from destructive wildfires.

Our *Fire Protection Plan* assessments include analysis of the following:

- Fire history of the project area
- Fuel modeling to determine the projected fire behavior for the surrounding area.
- California Fire and Building Code, and local ordinance compliance as it relates to fire apparatus access, water supply, fuel modification, defensible space, ignition-resistant construction and evacuation plans to ensure public and firefighter safety.
- When necessary develop mitigation measures accepted by local fire authority for code non-compliance to provide the same practical effect to keep the development safe from wildfire.
- Review Landscape Plans for compliance with City or County requirements.
- Establishes both short and long-term fuel modification actions to minimize projected fire hazard and risk and assigns annual maintenance responsibilities for each of the recommended fuel modification actions.

FIREWISE 2000 specialists also conduct on site condition surveys for HOA's and older developments. These surveys result in reports that outline short term and long-term maintenance goals, fuel modification requirements, and priorities for renovation, maintenance and/or re-

vegetation of common areas and homes bordering wildland vegetation. The report may also include wildfire risk assessments for existing homes and outline recommendations to minimize future hazards including landscaping recommendations and proposed CCR language.

Consultant Firm Profile

FIREWISE 2000 has been in business as Wildland/Urban Interface Fire Protection Consultants since 1997 and is certified with the County of San Diego as CEQA Wildland Fire Protection Planning consultants. We have a history of experience working at the international level in Spain, Australia and Israel. The majority of our work is in southern California where we are familiar with the various plant communities and associated fire behavior in coastal sage scrub, grasslands, chaparral, conifer forests, and oak/riparian woodland. Our staff includes expertise as a registered forester, certified arborist, fire prevention specialists, biologist, and fire suppression operations.

Our firm has been used as subject matter specialists for litigation cases in post-fire restoration and recovery claims and can also provide expert witness testimony for insurance claims and lawsuits resulting from wildfires. We are well-versed in the application of both state and local fire codes when projects are proposed in the wildland-urban interface. With over 200 years of combined experience, our team members are recognized experts in the development of reports that detail wildfire risk and associated fire hazards.

FIREWISE 2000, LLC Implementation Team:

Mel Johnson –Owner and Certified CEQA Fire Protection Planning Consultant with County of San Diego; BS in Forestry; 10 years in fire service with U.S. Forest Service & Cal Fire and LA County Fire Department; 8 years Executive Director of the California Urban Forests Council, 17 years as a wildland fire consultant with ***FIREWISE 2000***; Certified Arborist; California Teaching Credential, Adjunct Instructor Antelope Valley Community College – 2 years

Monty Kalin –Fire Prevention Specialist with Carlsbad Fire Department; retired Camp Pendleton Fire Department; 14 years as a Fire Consultant with ***FIREWISE 2000***.

Michael Rogers – Certified CEQA Fire Protection Planning Consultant with County of San Diego; retired Forester with U.S. Forest Service 30+ years of experience in wildland fire and fuel management programs; Registered Professional Forester #787; Certified Urban Forester #109; BS in Forest Management; 10 years as a Fire Consultant with ***FIREWISE 2000***; Serves as Expert Witness in all areas of Fire and Fuels Management

Pete Montgomery – 28 years with Escondido Fire Department, Division and Battalion Chiefs, Fire Engineer; 8 Years Firefighter/Engineer with US Forest Service; BS in Occupational Studies; California Certified Chief Officer, Fire Officer, Fire Instructor, Safety Officer, Division Supervisor, and Strike Team/Task Force Leader; 5 years as a Fire Consultant with ***FIREWISE 2000***

Herbert Spitzer - 30 Years with Los Angeles County Fire Department, as Assistant Chief, Forestry Division; 10 years NFPA Rural And Forest Technical Committee. Developed NFPA 1141, 1142 and 1144 and the forerunner to the new NFPA 18 Foam Standard. 32 years - Registered Professional Forester #177; 20 years as a Fire Consultant with ***FIREWISE 2000***

Project Workload and Procedures:

FIREWISE 2000 works on average 30-40 fire protection plans per year and has developed Fuel Modification and Fire Protection Plans for hundreds of residential and commercial projects including developments with Lennar Homes, KB HOMES, KHOV, Pulte Homes, Granite Homes, D. H. Horton, Centex Homes, Foremost Communities, individual custom homes, and the US Navy.

These projects are assigned individually to our team associates. Each associate works on their projects which is then peer reviewed, approved, certified by ***FIREWISE 2000***. The completed report is sent to the client for submittal with their building plans. Occasionally, we form a team to spread the workload on a larger projects.

We utilize our various expertise to resolve project issues that may arise. Approximately 80% of our workload comes from San Diego, Riverside, San Bernardino, and Orange Counties with the remaining projects through the rest of California. ***FIREWISE 2000*** works with a wide variety of agencies and fire departments. Our specialists attend Wildland-Urban Interface Fire Conferences and workshops to maintain our expertise level and network with those in our profession. In addition ***FIREWISE 2000*** has conducted peer reviews of Fire Protection and Fuel Modification Plans developed by other companies or consultants.

Our business practices includes the development of a contract agreement with the client who signs the contact as our notice to proceed. We provide a monthly billing invoice to the clients as the project progresses. We request a retainer for all of our projects, however, we will work with clients such as large developers to utilize progress payments in lieu of retainers.

Our Fee Schedule:

Fire Protection, Fuel Modification and Fuel Managements Plans for Large Projects (Subdivisions over 5 parcels, Commercial, & Industrial Projects) - $225/hour plus travel expenses

Alternative Means and Methods letters; Fire Protection, Fuel Modification and Fuel Management Plans for Smaller Projects (Single Family Homes, Subdivisions less than 5 parcels) - Flat Rate between from $4000 - $10,000

Peer review of wildland fire planning and protection documents and reports - $225/hour, plus travel expenses.

Expert witness testimony and court preparation - $350/hour, plus travel expenses.

If you have questions about our services, please call or email us.

Mel Johnson, Owner
FIREWISE 2000, LLC
(760) 745-3947 (Southern California Office)
(707) 993-4343 (Northern California Office)
Info@firewise2000.com
www.firewise2000.com

Wildland Res Mgt (510) 502-4737
316 California Ave. #68, Reno NV 89509 carollrice@aol.com

November 5, 2021



Ashford Ball
Senior Management Analyst
2 Portuguese Bend Road
Rolling Hills, CA 90274

Sent via email to aball@cityofrh.net

Dear Mr. Ball:

Thank you for this opportunity to submit a proposal for services that advance the wildland fire safety of the City of Rolling Hills. I appreciate the background provided from our virtual meetings and telephone conversations that builds a foundation of this proposal.

The services will focus on two different types of activities. The first is to guide code and ordinance development, primarily to assist the determination of what constitutes a nuisance. Tasks would include the description of a nuisance in terms of fuel volume, or arrangement of type (include possibly plant species). For this activity we propose an arrangement based on responding to the questions of the city and offering clarification and guidance. The need for clarification regarding CEQA can also be anticipated. Because of the uncertainty involved in this activity, an arrangement based on time and materials (with a set not-to-exceed ceiling of $7,500) makes the most sense.

The second activity would be to offer consultations regarding canyon management. The overall goals would be to (1) provide guidance to the community about best practices and CEQA, (2) conduct canyon evaluations, and (3) train staff regarding how to evaluate the compliance and fuel management of canyons. Based on the tasks associated with site visits, meetings, and consultation, we estimate a cost of $14,430,

We would be pleased to expand the description of services and deliverables in following discussions.

These services would be provided by Carol Rice, with Wildland Res Mgt and J. Lopez, Los Angeles County Fire Department (retired). Both have been working in the wildland urban interface for decades, and are familiar with the environs and community of the City of Rolling Hills. Both J. and Carol are both natural resource managers and wildland fire managers. Our combined experience enables our ability to offer recommendations that minimize wildland fire hazards and environmental impacts.

The initial work can begin in as soon as agreements are reached.

On the following pages please find a description of services and costs estimated for each task. Please let me know if adjustments should be made so that we can better support the City of Rolling Hills.

Sincerely,

Carol L. Rice

Carol L. Rice

Task	Cost
Guide code development Time and Materials, NTE	**$7,500**
Work aimed at determining what constitutes a nuisance	
E.g., fuel volume, fuel arrangement, species	
Discussion of CEQA procedure and local regulations	
Canyon Management	
Identify/select good example of canyon mgt	
Site visit to identify/select canyon where lessons can be learned	$4,440
Design event and demonstration	$740
Assumes City videos and produces youtube product	
Develop BMPs for canyon management, considering local regulations	$1,480
Assumes work done by other entities, per BMP	
Develop a checklist for evaluations	$2,220
Site visits to inspect 2 canyons, while training others	$3,700
Spot check other inspections next year	$1,110
Subtotal (Canyon Management only)	**$14,430**

City of Rolling Hills INCORPORATED JANUARY 24, 1957

Agenda Item No.: 2.B
Mtg. Date: 11/10/2021

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

FROM: **ASHFORD BALL, SENIOR MANAGEMENT ANALYST**

THRU: **ELAINE JENG P.E., CITY MANAGER**

SUBJECT: **RECEIVE AND FILE A STATUS REPORT ON DEVELOPMENT OF A NEW VEGETATION ORDINANCE FOR FUEL ABATEMENT IN THE CANYONS.**

DATE: **November 10, 2021**

BACKGROUND:
At the 4th Fire Fuel Committee meeting on June 16, 2021 the Committee discussed programs/projects that would encourage fuel abatement in the canyons. During these discussions the Committee constructed an idea to not only help residents with fuel abatement on their properties and their canyons but also more accountability on completing the abatement. The idea was constructed with the following intentions:

1. Communicate with residents and educate residents on the importance of fire fuel reduction in the canyons to reduce wildfire risks.
2. Designate an area for abatement action using the Fire Departments' priority list.
3. Notify all residents within the designated area that they need to perform fire fuel abatement by a certain date.
4. Property owners within the designated area can (a) perform the abatement work on their own, (b) perform the abatement work with the assistance of the city and render payment upon completion, or (c) do nothing.
5. If property owners elect to do nothing, or fail to authorize the city to work on their property, or fail to remit payment due for remediation work, or does not perform the work on their own by a specified date, the properties would be declared a nuisance and go through the nuisance abatement process.

DISCUSSION:
Since then City Staff and Council-member Mirsch have met with legal counsel in an attempt to construct the proper standards, requirements, and procedures to create the ordinance. City staff has reached out to several consultants to assist with the review, and if adopted by the City Council, the implementation of the ordinance. The expert services would also include awareness and educational campaigns on the procedures to properly manage vegetation in the canyons.

FISCAL IMPACT:
None.

RECOMMENDATION:
City staff recommends the committee receive and file this report.

ATTACHMENTS:

City of Rolling Hills INCORPORATED JANUARY 24, 1957

Agenda Item No.: 2.C
Mtg. Date: 11/10/2021

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

FROM: **ASHFORD BALL, SENIOR MANAGEMENT ANALYST**

THRU: **ELAINE JENG P.E., CITY MANAGER**

SUBJECT: **DISCUSS AND CONSIDER A PROHIBITION OF PLANTING NEW HIGH HAZARD PLANTS AS A CONDITION OF APPROVAL FOR DEVELOPMENT PROJECTS**

DATE: **November 10, 2021**

BACKGROUND:
In the previous Fire Fuel Committee meeting on September 29, 2021 the Committee entertained the idea of discussing prohibiting high fire hazard plants as a pre-requisite on all proceeding developmental projects to mitigate potential fire risks in the community.

DISCUSSION:
In the Los Angeles County Fire Department Ready! Set! Go! brochure, six high hazard plants are listed as follows:

1. Pine
2. Pampas Grass
3. Palm
4. Juniper
5. Acacia
6. Eucalyptus

These are the plants that are under consideration by the Fire Fuel Committee.

FISCAL IMPACT:
None.

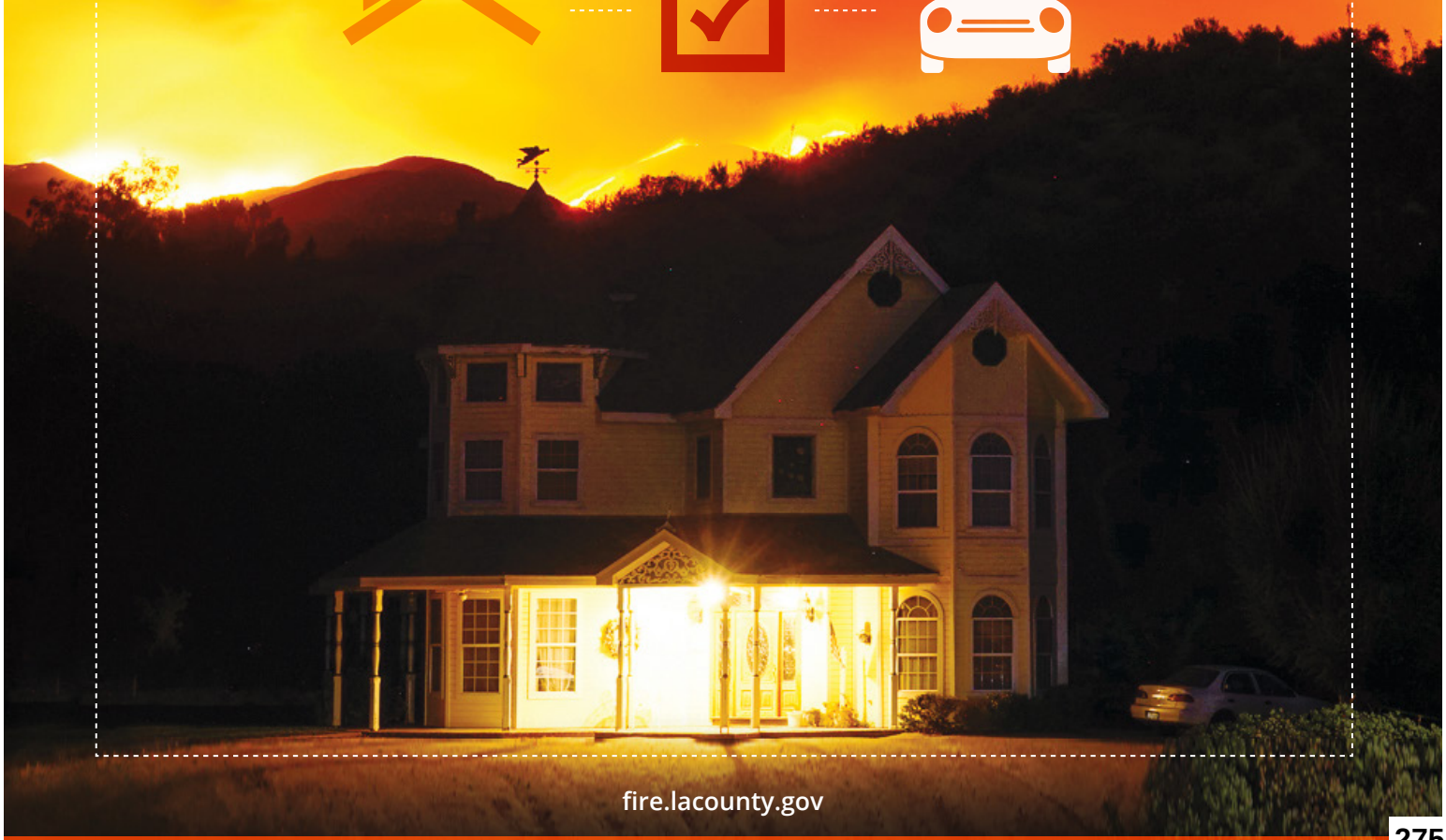
RECOMMENDATION:
Discuss and consider.

ATTACHMENTS:

Ready-set-go_04292021-High-Quality-B.pdf

READY! SET! GO!

YOUR PERSONAL WILDFIRE ACTION PLAN



fire.lacounty.gov

MESSAGE FROM FIRE CHIEF DARYL L. OSBY



Dear Residents,

Los Angeles County is one of the most beautiful places to live, but for those living in "wildland urban interface areas," it does not come without risks. With a year-round fire season and ever-growing number of wildfires, firefighters and residents alike are now constantly on heightened alert for the threat of wildfires.

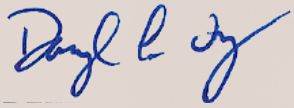
The Los Angeles County Fire Department, along with our partnering agencies, stand ready to quickly respond to contain wildfires, utilizing our firefighting resources from the air and ground to help protect you and your property from wildfire.

But, we can't do this without your cooperation. Preparation and prevention go hand-in-hand. This *Ready! Set! Go!* brochure was designed to provide you with critical information on creating defensible space around your home, retrofitting your home with fire-resistant materials, and preparing you to safely evacuate well ahead of a wildfire. Please protect yourself, your family, and your property from a devastating wildfire by taking the time to learn about *Ready! Set! Go!*

In Los Angeles County, wildfires will continue to be fueled by a build-up of seasonal dry vegetation and driven by dry conditions and locally strong winds, making them extremely dangerous and challenging for firefighters to control. Yet, many homeowners don't consider how a wildfire could affect them, and very few residents have properly prepared for evacuation until it is too late.

You play the most important role in protecting yourself, family, and property. Through planning and preparation, we can all be ready for the next wildfire. I hope you find the information in this brochure helpful as you prepare your home and family for a wildfire.

As always, if you need additional information about preparing for a wildfire or any other natural disaster, please contact your nearest fire station or visit us at fire.lacounty.gov.



Daryl L. Osby
Los Angeles County Fire Chief

COUNTY OF LOS ANGELES BOARD OF SUPERVISORS



HILDA L. SOLIS
Chair and Supervisor, First District
hildasolis.org



JANICE HAHN
Supervisor, Fourth District
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HOLLY J. MITCHELL
Supervisor, Second District
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KATHRYN BARGER
Supervisor, Fifth District
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SHEILA KUEHL
Supervisor, Third District
supervisorkuehl.com

INSIDE

READY!

Defensible Space 4-5
Fuel Modification 6-7
Tour a Wildfire-Ready Home 8-9

SET!

Create Your Own Wildfire Action Plan 10
Wildfire Action Plan 11
Assemble Your Emergency Supply Kit 12
Pre-Evacuation Preparation Steps 12

GO!

Take Action Immediately When Wildfire Strikes 13
What to Do if You Become Trapped 14
Returning Home After a Wildfire 14
Remember the Six P's 15
Additional Resources 15

Preparing for a wildfire starts with three simple steps:

READY! SET! GO!

Please keep this plan on hand as a quick reference for helping your family and property be safe in the event of a wildfire.

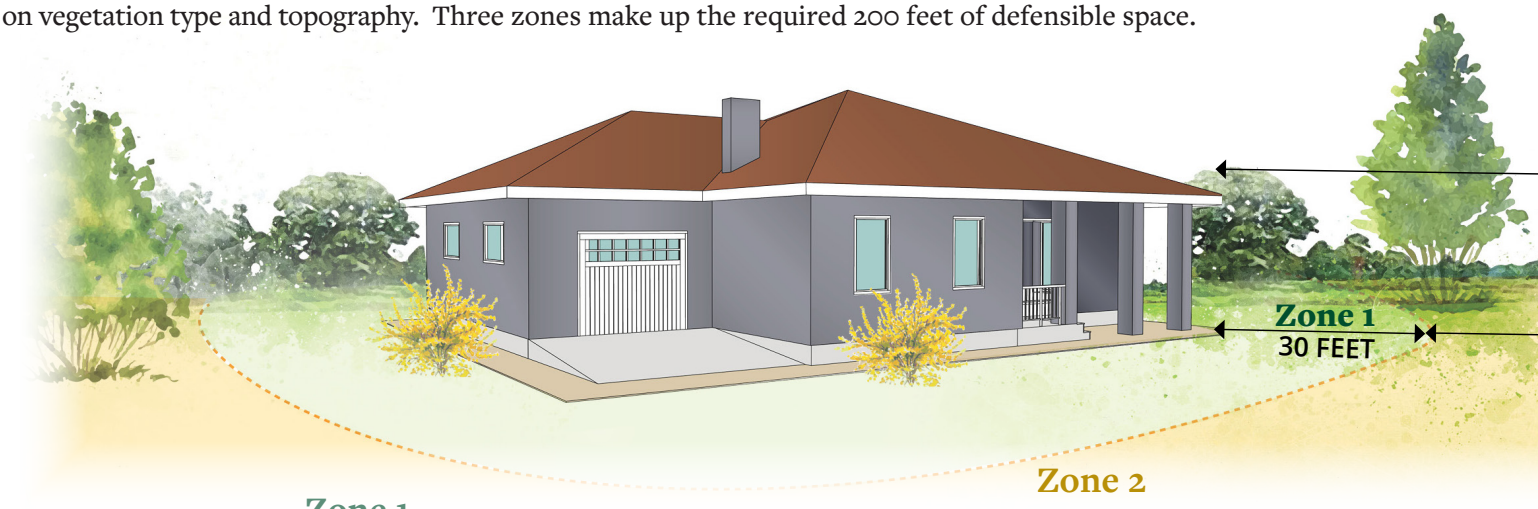
READY!

Living in the Wildland Urban Interface

Ready! Set! Go! begins with a house that firefighters can defend.

Defensible Space

Creating and maintaining defensible space is essential for increasing your home's chance of surviving a wildfire. It's the buffer homeowners are required to create between their structure and the native landscape. This space slows the spread of wildfire and improves the safety of firefighters defending your home. Defensible space composition varies, depending on vegetation type and topography. Three zones make up the required 200 feet of defensible space.



Zone 1

Extends 30 feet out from the structure

- Remove all dead or dying vegetation.
- Remove dead or dry leaves and pine needles from your yard, roof, and rain gutters.
- Trim trees regularly to keep branches a minimum of 10 feet from other trees.
- Remove dead branches hanging over your roof. And, keep branches 10 feet away from your chimney.
- Relocate exposed woodpiles outside of Zone 1 unless they are completely contained in a fire-resistant enclosure.
- Remove vines and climbing plants from combustible structures (e.g., bougainvillea, wisteria).
- Remove or prune vegetation near windows (you should be able to see out the windows).
- Remove vegetation and items around and under decks that could catch fire.
- Create separations between trees, shrubs, and items that could catch fire, such as patio furniture, swing sets, etc.
- Irrigation is recommended to maintain vegetation moisture content.

Zone 2

Extends from the outer edge of Zone 1 to 100 feet from the structure

- Cut or mow annual grass down to a maximum height of three inches.
- Create vertical and horizontal spacing between trees and shrubs (the distance between trees should be three times the height).
- Remove fallen leaves, needles, twigs, bark, cones, and small branches. However, a mulch layer may be permitted to a depth of four inches, if erosion control is an issue.
- Irrigation is recommended to maintain vegetation moisture content.


Acacia (Shrub)


Eucalyptus


Juniper


Palm

READY!

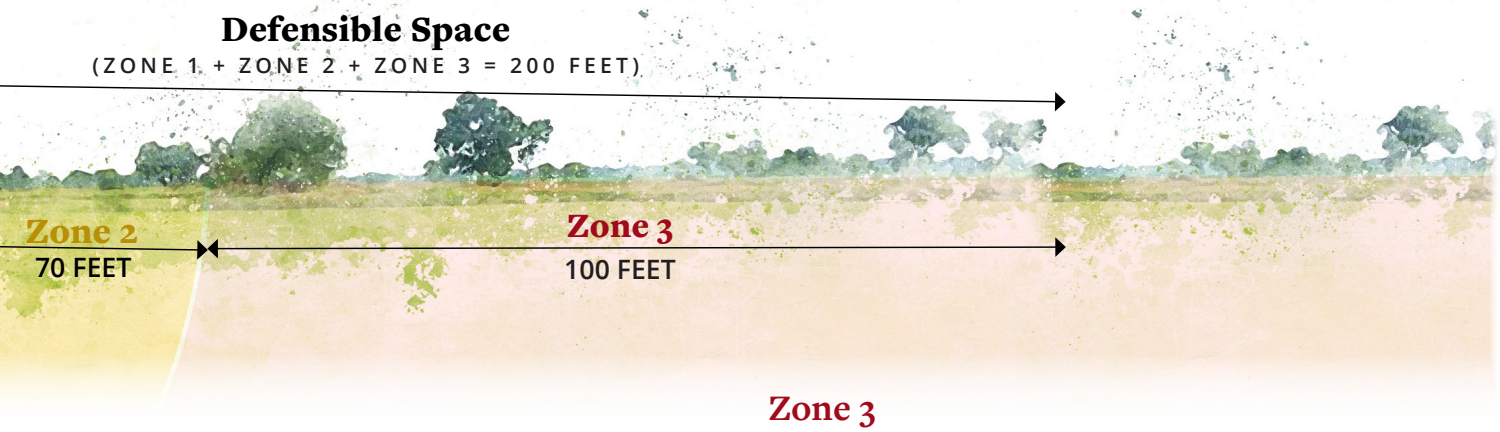
HAZARDOUS

ORNAMENTAL LANDSCAPE

Preventing conditions where fire can travel from adjacent fuels, through an ornamental landscape to your structure, is the key to creating defensible space. Fire spreads through convection, conduction, radiation, or embers. Proper maintenance of ornamental vegetation reduces ember production, fire propagation, intensity, and duration of the approaching flames.



This home provides a good example of defensible space.



Zone 3

Extends from the outer edge of Zone 2 to 200 feet from the structure

Zone 3 consists of mostly native plants appropriately thinned and spaced by 30 to 50 percent. The objective is to reduce vegetation density and overall fuel load. This slows the rate of fire spread, reducing flame lengths and fire intensity before it reaches irrigated zones or structures.

- Irrigation systems are not required.
- Vegetation consists of modified existing native vegetation.
- Additional ornamental shrubs and trees are generally not recommended due to water conservation goals.
- Existing native vegetation is modified by thinning and removing plants constituting a high fire risk, including, but not limited to, laurel sumac, chamise, ceanothus, sage, sage brush, buckwheat, and California juniper.
- Remove the lower ⅓ of large shrubs and all dead wood to reduce fuel loads.
- Trees should be limbed up to at least six feet above grade and a minimum of three times the height of underlying plants.
- As the distance from structures increases, native plants may be removed in reduced amounts.
- Spacing for large native shrubs or groups of native shrubs is 15 feet between the edge of their canopies.
- Spacing for existing native trees or small groups of trees is 30 feet between the edge of canopies. This depends on the species, topography, and orientation on the site.

HIGH-HAZARD PLANTS



Pine



Pampas Grass

Note: Special attention should be given to the use and maintenance of ornamental plants known or thought to be high-hazard plants when used in close proximity to structures. Examples include acacia, cedar, cypress, eucalyptus, Italian cypress, juniper, palms (remove all dead fronds), pine (removal within 30 feet of structures), and pampas grass. These plantings should be properly maintained and not allowed to be in mass plantings that could transmit fire from the native growth to any structure.

READY!

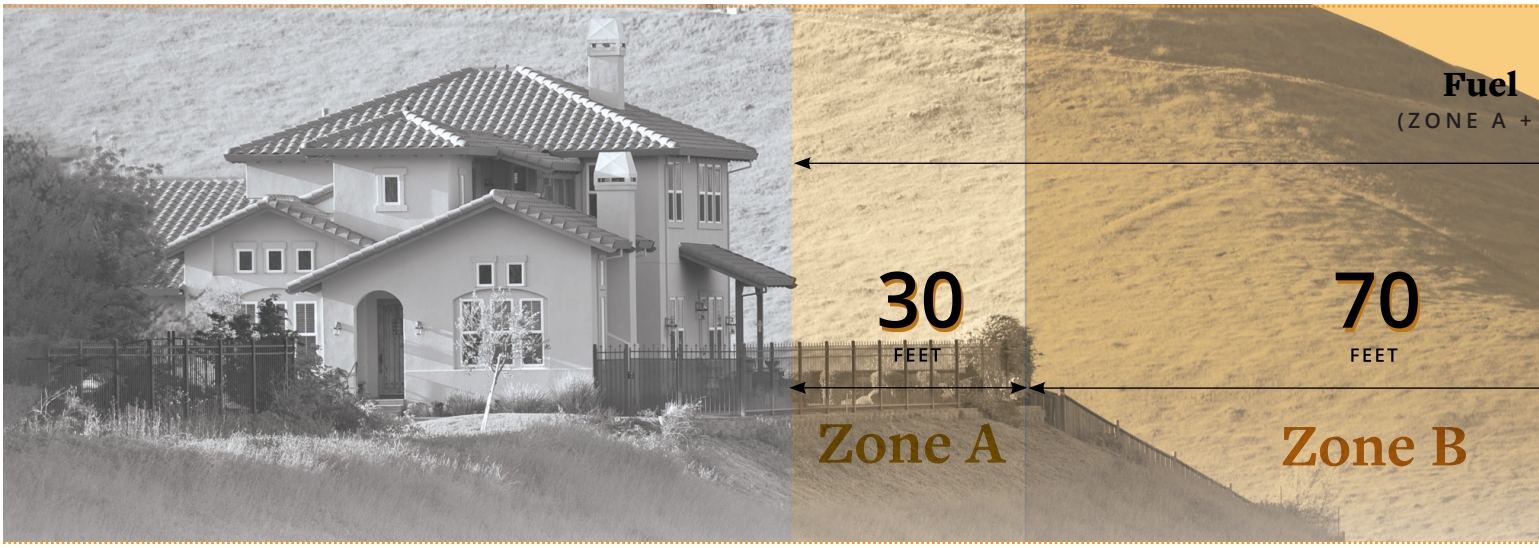
Fuel Modification

What Is Fuel Modification?

The Fuel Modification Plan Review Program affects new structures and developments built in fire hazard severity zones. A Fuel Modification Plan (or landscape plan) identifies defensible space zones and restricts or limits planting around structures.

For further information, please visit bit.ly/fuelmod or call (626) 969-5205.

Fuel Modification Zones



Zone A

EXTENDS 30 FEET FROM THE STRUCTURE

Ideal Fuel Modification Landscape:

Limited woody plant material, high moisture content, adequate spacing, and inorganic mulch throughout Zone A.





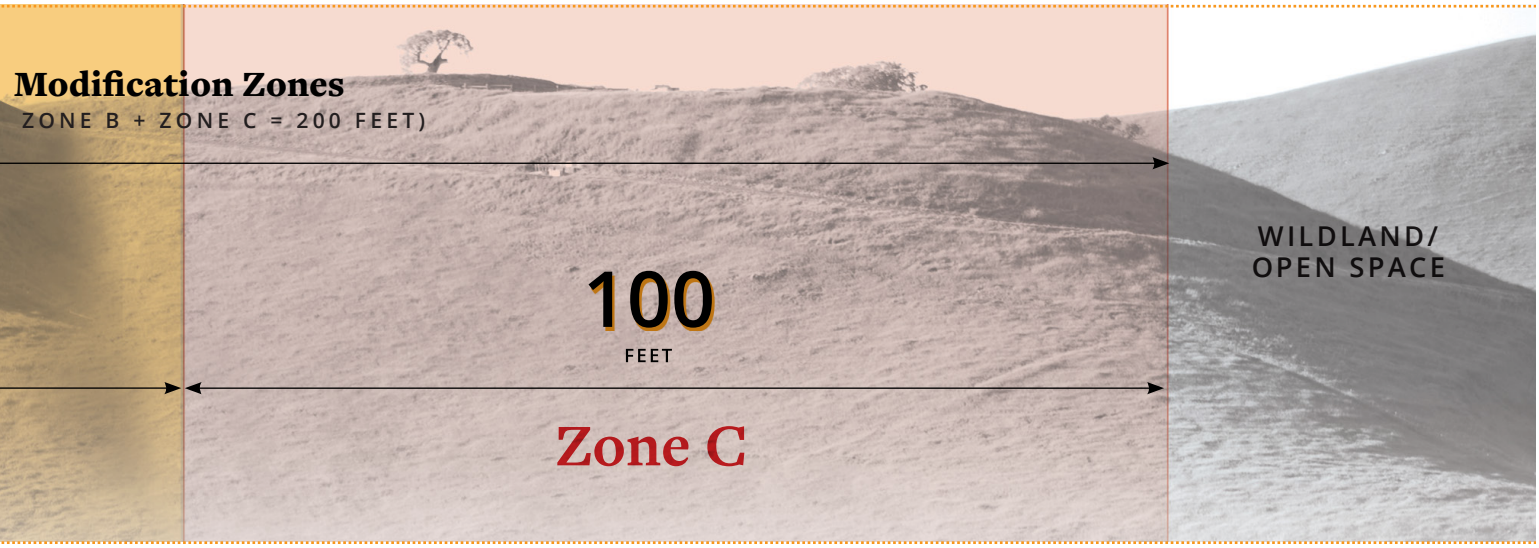
- Irrigated area consisting of low-growing, small herbaceous plants with high-moisture content immediately around structures.
- Hedges shall not be within five feet of any structures.
- Occasional accents of woody shrubs or small patio trees 10 feet from structures. Single plants and/or groups of plants are widely spaced (the distance between plants is three times the height).
- Cut annual grasses to three inches and remove leaf litter.
- Vines and climbing plants are not allowed on combustible structures.
- Use rock or non-combustible mulch within five feet of structures.

READY!

Create a Defensible Home

A home with defensible space has the greatest potential of surviving a wildfire. Defensible homes are compliant with the Los Angeles County Fire Department's brush clearance requirements. Homes built after January 1, 1996, have been through the Fire Department's Fuel Modification Program, where strict planting requirements and construction standards improve fire safety in the high and very high fire hazard severity zones.





Zone B

EXTENDS FROM THE OUTER EDGE OF ZONE A TO 100 FEET FROM THE STRUCTURE

- Irrigated with slightly denser planting than Zone A. Avoid woody plants larger than three feet in height at maturity under tree canopies.
- Has zone-appropriate shade trees with adequate spacing.
- Minimize continuous canopy coverage to reduce fire transmission.
- Screening plants may be used; however, continuous hedges are discouraged as this promotes accumulation of dead litter inside the live hedge and creates a continuous fuel ladder to the structure.

Zone C

EXTENDS FROM THE OUTER EDGE OF ZONE B TO 200 FEET FROM THE STRUCTURE

- Thin to remove dead vegetation and prevent overgrowth.
- Thin native species to slow the fire's progress and reduce its intensity by decreasing availability of continuous fuels.
- Native vegetation is thinned 30 to 50 percent in Zone C.

READY!

Safeguard or "Harden" Your Home

The ability of your home to survive a wildfire depends on the materials your home is constructed of and the quality of the "defensible space" surrounding it. Windblown embers from a wildfire will find the weak link in your home's fire protection scheme and gain the upper hand because of a small, overlooked, or seemingly inconsequential factor. However, there are measures you can take to safeguard your home from wildfire. While you may not be able to accomplish all of the measures listed below, each will increase your home's - and possibly your family's - safety and survival.



Tour a Wildfire-Ready Home

Address 1

- Make sure your address is clearly visible from the road. The address needs to be a contrasting color to the surface that it is mounted on, so it can be seen.

Chimney 2

- Cover your chimney and stovepipe outlets with a non-flammable screen of ⅛-inch wire mesh or smaller to prevent embers from escaping and igniting a fire.
- Tree branches must be removed within 10 feet of any chimney (exception: oak trees).

Deck/Patio Cover 3

- Use heavy timber or non-flammable construction material for decks and patio covers, especially within the first 10 feet of the home.
- Enclose the underside of balconies and decks with fire-resistant materials to prevent embers from blowing underneath.
- Keep your deck clear of combustible items, such as baskets, dried flower arrangements, and other debris.

Driveways and Access Roads 4

- Driveways should be designed to allow fire and emergency vehicles and equipment to reach your home (current fire code requirement is 15 feet wide).
- Access roads should have a minimum 10-foot clearance on either side of the traveled section of the roadway and should allow for two-way traffic.
- Locked or electric gates should have a disconnect or a lock box.
- Ensure that all gates open inward and are wide enough to accommodate emergency equipment.
- Trim trees and shrubs above all roads clear to the sky, with the exception of Oak trees which only need to be cleared to a height of 13½ (or 13.5) feet.

Garage 5

- Have a fire extinguisher and tools, such as a shovel, rake, bucket, and hoe, available for fire emergencies.
- Install a solid door with self-closing hinges between living areas and the garage. Install weather stripping around and under the doors to prevent ember intrusion.
- Store all combustibles and flammable liquids away from ignition sources.
- Keep the garage closed whenever possible.

Home Site and Yard 6

- Ensure you have up to a 200-foot radius of defensible space (cleared vegetation) around your home. If the 200-foot distance is on adjacent property, contact your local fire station for assistance in obtaining adequate clearance.
- Cut dry weeds and grass before noon when temperatures are cooler to reduce the chance of sparking a fire when using metal tools.
- Landscape with fire-resistant plants that are low-growing with high-moisture content.
- Keep woodpiles, propane tanks, and combustible materials away from your home and other structures, such as garages, barns, and sheds (recommended 30 feet).
- Ensure trees and branches are at least four feet away from power lines. Notify your power company if this condition exists; they will complete required work.

READY!

Inside



- Keep a working fire extinguisher on hand and train your family how to use it. Store in an easily accessible location (check expiration date regularly).



- Install smoke alarms on each level of your home and adjacent to the bedrooms. Test them monthly and change the batteries twice a year.

Non-Combustible Boxed-In (Soffit) Eaves



- Box-in eaves with non-combustible materials to prevent accumulation of embers.

Non-Combustible Fencing 7

- Make sure to use non-combustible fencing to protect your home during a wildfire.

Rain Gutters



- Screen or enclose rain gutters to prevent accumulation of plant debris.

Roof 8

- Your roof is the most vulnerable part of your home because it can easily catch fire from windblown embers.
- Homes with wood shake or shingle roofs are at a higher risk of being destroyed during a wildfire.
- Build your roof or re-roof with fire-resistant materials that include composition, metal, or tile.
- Block any spaces between roof decking and covering to prevent ember intrusion.
- Clear pine needles, leaves, and other debris from your roof and gutters.
- Cut any tree branches within 10 feet of your roof.

Vents



- Vents on homes are particularly vulnerable to flying embers.
- All vent openings should be covered with ⅛-inch or smaller metal mesh. Do not use fiberglass or plastic mesh because they can melt and burn.
- Attic vents in eaves or cornices should be baffled or otherwise to prevent ember intrusion (mesh is not enough).

Walls 9

- Wood products, such as boards, panels, or shingles, are common siding materials. However, they are combustible and not good choices for fire-prone areas.
- Build or remodel with fire-resistant building materials, such as brick, cement, masonry, or stucco.
- Be sure to extend materials from foundation to roof.

Water Supply 10



- Have multiple garden hoses that are long enough to reach any area of your home and other structures on your property.

Windows 11

- Heat from a wildfire can cause windows to break even before the home ignites. This allows burning embers to enter and start internal fires. Single-paned and large windows are particularly vulnerable.
- Install dual-paned windows with an exterior pane of tempered glass to reduce the chance of breakage in a fire.
- Limit the size and number of windows in your home that face large areas of vegetation.

Utilities

- Ensure that your family knows where your gas, electric, and water main shut-off controls are and how to safely shut them down in an emergency.



☑ SET!

Create Your Own Wildfire Action Plan



Now that you have done everything you can to protect your home, it's time to prepare your family. **Your Wildfire Action Plan must be prepared with all members of your household well in advance of a wildfire.** Each family's plan will be different, depending on their situation. Once you finish your plan, practice it regularly with your family, and post it in a safe and accessible place for quick implementation.

1 Important Phone Numbers

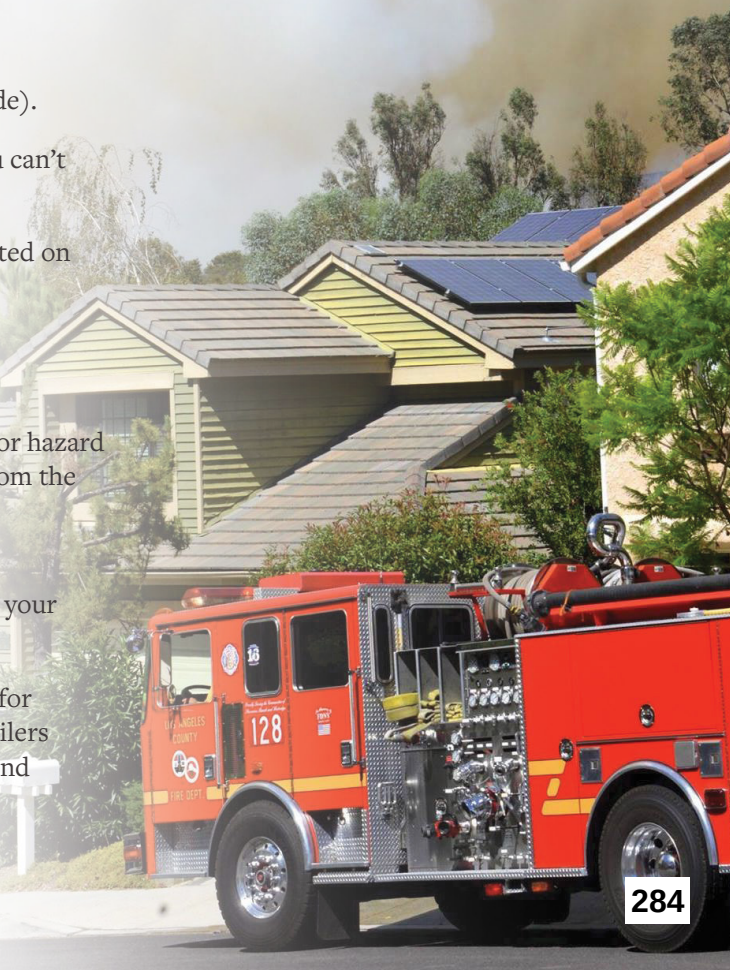
- ☐ A family communication plan that designates an out-of-area friend or relative as a point-of-contact to act as a single source of communication among family members in case of separation.
- ☐ Maintain a list of emergency contact numbers posted near your phone and in your Emergency Supply Kit (see page 12 in this guide).

2 What to Take

- ☐ Assemble an Emergency Supply Kit (see page 12 in this guide).
- ☐ Keep an extra Emergency Supply Kit in your car in case you can't get to your home because of fire.
- ☐ Have a portable radio or scanner, so that you can stay updated on the fire.

3 Prepare to Evacuate

- ☐ Designate an emergency meeting location, outside the fire or hazard area. It is critical to determine who has safely evacuated from the affected area.
- ☐ Have several different travel routes from your home and community identified. Practice these often, so everyone in your family is familiar in case of emergency.
- ☐ Have all of the necessary supplies and/or boarding options for your pets and large animals identified and/or packed. If trailers are necessary for larger animals, have a plan that is tested and ready to implement.



Your Personal
WILDFIRE ACTION PLAN



During High Fire Danger days in your area, monitor your local media for information on wildfires and be ready to implement your plan. Hot, dry, and windy conditions create the perfect environment for a wildfire.

1 IMPORTANT PHONE NUMBERS

EMERGENCY CONTACTS

Name

( ) Phone

Name

( ) Phone

SCHOOLS

Name

( ) Phone

Name

( ) Phone

FAMILY & FRIENDS

Name

( ) Phone

Name

( ) Phone

2 WHAT TO TAKE

- ○ Insurance Papers
- ○ Photos
- ○ Emergency Supply Kit
- ○ Prescriptions
- ○ Important Documents
- ○ _____

3 EVACUATION

WHEN TO GO

WHERE TO GO

HOW TO GET THERE

DESTINATION

WHO TO TELL (BEFORE AND AFTER)

ANIMAL SHELTER

Name

( ) Phone

LOS ANGELES COUNTY FIRE DEPARTMENT

IF YOU HAVE AN EMERGENCY, CALL 9-1-1

Public Information Office: (323) 881-2411
fire.lacounty.gov

☑ SET!

Assemble Your Emergency Supply Kit

Put together your emergency supply kit long before a wildfire or other disaster occurs, and keep it easily accessible, so you can take it with you when you have to evacuate. Plan to be away from your home for an extended period of time. Each person should have a readily accessible emergency supply kit. Backpacks work great for storing these items (except for food and water) and are easy to grab. Storing food and water in a tub or chest on wheels will make it easier to transport. Keep it light to be able to easily lift it into your vehicle.

Essential Supplies

- ☐ Three-day supply of non-perishable food and three gallons of water per person
- ☐ Map marked with at least two evacuation routes
- ☐ Prescriptions or special medications
- ☐ Change of clothing and closed-toe shoes
- ☐ Extra eyeglasses or contact lenses
- ☐ An extra set of car keys, credit cards, and cash



- ☐ First aid kit



- ☐ Flashlight
- ☐ Battery-powered radio and extra batteries
- ☐ Sanitation supplies
- ☐ Copies of important documents (e.g., birth certificates, passports, etc.)



- ☐ Don't forget food and water for your pets!



If Time Allows

- ☐ Easy-to-carry valuables
- ☐ Family photos and other irreplaceable items
- ☐ Personal computer data on hard drives/flash drives
- ☐ Chargers for cell phones, laptops, etc.

Pre-Evacuation Preparation Steps

When an evacuation is anticipated and if time permits, follow these checklists to give your home the best chance of surviving a wildfire:

Animals

- ☐ Locate your pets and keep them nearby.
- ☐ Prepare large animals for transport and think about moving them to a safe location early.

Inside

- ☐ Shut all windows and doors.
- ☐ Remove flammable window shades, lightweight curtains, and close metal shutters.
- ☐ Move flammable furniture to the center of the room, away from windows and doors.
- ☐ Leave your lights on, so firefighters can see your home under smoky conditions.
- ☐ Shut off the air conditioning.
- ☐ Shut off the gas meter and all pilot lights.

Outside

- ☐ Gather flammable items from the exterior of the house and bring them inside (e.g., patio furniture, children's toys, doormats, etc.) or place them in your pool.
- ☐ Turn off propane tanks. Move propane BBQ appliances away from structures.
- ☐ Connect garden hoses to outside water valves or spigots for use by firefighters.
- ☐ Don't leave sprinklers on or water running. They can affect critical water pressure.
- ☐ Leave exterior lights on.
- ☐ Put your emergency supply kit in your vehicle.
- ☐ Back your loaded vehicle into the driveway with all doors and windows closed. Carry your car keys with you.
- ☐ Have a ladder available in a conspicuous location for firefighter use.
- ☐ Seal attic and ground vents with a non-combustible material or commercial seals, if time permits.
- ☐ Monitor your property and your wildfire situation. Don't wait for an evacuation order, if you feel threatened and need to, leave.
- ☐ Check on neighbors and make sure they are preparing to leave.

GO!

TAKE ACTION IMMEDIATELY WHEN WILDFIRE STRIKES

Go Early

By leaving early, you will give your family the best chance of surviving a wildfire. You also help firefighters by keeping roads clear of congestion, enabling them to move more freely throughout the neighborhood and do their job.

When to Go

Leave early enough to avoid being caught in fire, smoke, or road congestion. Don't wait to be told by authorities to leave. In an intense wildfire, they may not have time to knock on every door. If you are advised to leave, don't hesitate!

The terms "Voluntary" and "Mandatory" are used to describe evacuation orders. However, local jurisdictions may use other terminology such as "Precautionary" and "Immediate Threat." These terms are used to alert you to the significance of the danger. All evacuation instructions provided by emergency personnel should be followed immediately for your safety.

Where to Go

Leave for a pre-determined location. It should be a low-risk area, such as a well-prepared neighbor or relative's house, a Red Cross shelter or evacuation center, motel, etc.

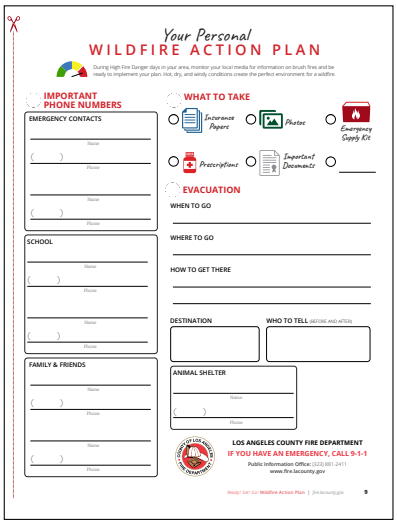
How to Get There

Have several evacuation routes in case one route is blocked by the fire or by emergency vehicles and equipment. Choose an evacuation route away from the fire.



Follow these steps as soon as possible to get ready to GO!

- **Review your Wildfire Action Plan evacuation checklist.**



- Ensure your Emergency Supply Kit is in your vehicle.



- Cover up to protect against heat and flying embers. Wear long pants, a long-sleeve shirt, heavy shoes/boots, a cap, dry bandana (for face cover), goggles, or glasses. 100% cotton is preferable.



- Locate your pets and take them with you.



GO!

Survival Tips if You Become Trapped

In Your Home



- ☐ Stay calm and keep your family together.
- ☐ Call 9-1-1 and inform authorities of your location.
- ☐ Fill sinks and tubs for an emergency water supply.
- ☐ Keep doors and windows closed, but unlocked.
- ☐ Remove curtains from the windows.
- ☐ Turn your interior and exterior lights on.
- ☐ Stay inside your home.
- ☐ Shelter away from outside walls.

In Your Vehicle



- ☐ Stay calm.
- ☐ Park your vehicle in an area clear of vegetation.
- ☐ Close all vehicle windows and vents.
- ☐ Cover yourself with a wool or cotton blanket or jacket.
- ☐ Lie on the vehicle floor.
- ☐ Use your cell phone and call 9-1-1 to inform authorities of your location.

On Foot



- ☐ Stay calm.
- ☐ Go to an area clear of vegetation, a ditch or depression on level ground, if possible.
- ☐ Lie face down and cover up your body.
- ☐ Use your cell phone and call 9-1-1 to inform authorities of your location.

Returning Home After a Wildfire

Do not return home until emergency officials determine it is safe. You will receive proper notification to do so as soon as it is possible, considering safety and accessibility.

When You Return Home



- ☐ Be alert for downed power lines and other hazards.
- ☐ Check propane tanks, regulators, and lines before turning gas on.
- ☐ Check your residence carefully for hidden embers or smoldering fires.

Remember the Six P's

P

People and Pets



Papers, *phone numbers, and important documents*



Prescriptions, *vitamins, and eyeglasses*



Pictures *and irreplaceable memorabilia*



Plastic *(e.g., credit cards, ATM cards) and cash*



Personal computer *hard drives and flash drives*



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facebook.com/LACoFD

twitter.com/LACoFD

instagram.com/lacountyfd

youtube.com/user/LosAngelesCountyFD

vimeo.com/user4029934

PUBLIC INFORMATION OFFICE

twitter.com/lacofdpio

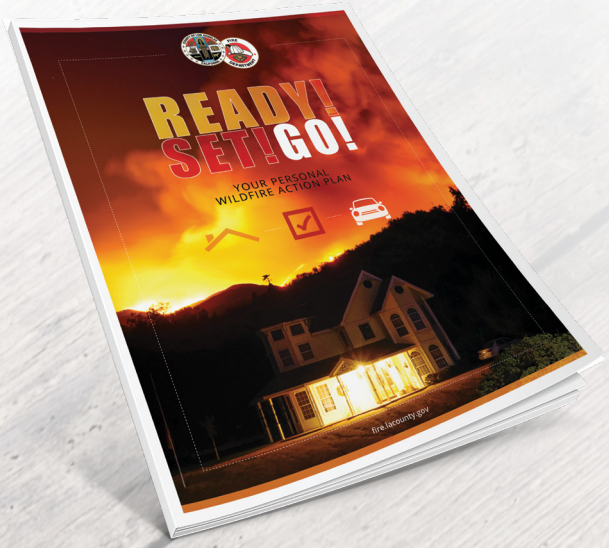
twitter.com/lacofdespanol

LACOFD FOUNDATION

facebook.com/LAFIRETEAM

twitter.com/LACountyFire1

instagram.com/lafireteam



Download the *Ready! Set! Go!* Wildfire Action Plan at fire.lacounty.gov/rsg or by scanning this QR code with your smart phone.



LOS ANGELES COUNTY FIRE DEPARTMENT

Public Information Office

1320 N. Eastern Avenue
Los Angeles, California 90063
323-881-2411
fire.lacounty.gov

Produced by the Communications Section of the Executive Support Division.

Revised April 29, 2021.

LOS ANGELES COUNTY FIRE DEPARTMENT FOUNDATION

1320 N. Eastern Ave.
Los Angeles, CA 90063
323-793-FIRE
supportlacountyfire.org

The Los Angeles County Fire Department Foundation is a charitable 501(c)(3) nonprofit organization.

Learn more or donate online at SupportLACountyFire.org or donate by texting F-I-R-E-S to 44321.

City of Rolling Hills INCORPORATED JANUARY 24, 1957

Agenda Item No.: 2.D
Mtg. Date: 11/10/2021

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

FROM: **ASHFORD BALL, SENIOR MANAGEMENT ANALYST**

THRU: **ELAINE JENG P.E., CITY MANAGER**

SUBJECT: **DISCUSS AGENDA ITEMS AND SCHEDULE THE NEXT FIRE FUEL COMMITTEE MEETING.**

DATE: **November 10, 2021**

BACKGROUND:
None.

DISCUSSION:
None.

FISCAL IMPACT:
None.

RECOMMENDATION:
Discuss agenda items and set the date for the next meeting.

ATTACHMENTS:

City of Rolling Hills INCORPORATED JANUARY 24, 1957

2 Portuguese Bend Road
Rolling Hills, CA 90274

AGENDA
Special Fire Fuel Management Committee Meeting

FIRE FUEL MANAGEMENT COMMITTEE
Wednesday, November 17, 2021

CITY OF ROLLING HILLS
6:30 PM

Executive Order

All Committee members will participate in-person wearing masks per Los Angeles County Health Department's Health Officer Order effective Saturday, July 17, 2021. The meeting agenda and live audio will be available on the City's website: https://www.rolling-hills.org/government/agenda/index.php

Members of the public may come in to City Hall wearing masks, per the new Health Officer's Order. Zoom teleconference will not be available for this meeting, but members of the public can 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.

1. PARTICIPANTS

2. ITEMS FOR DISCUSSION

2.A. DISCUSS AND CONSIDER THE DRAFT VEGETATION ORDINANCE FOR CANYON MANAGEMENT AND FIRE FUEL ABATEMENT
RECOMMENDATION: Discuss and Consider
FF Meeting 11.17.21- Fire Fuel Management Draft Ordinance.DOCX

2.B. CONSIDER LIMITING PUBLIC COMMENTS TO 5 MINUTES.
RECOMMENDATION: Discuss and provide direction to staff.

2.C. TENTATIVE DATES FOR THE CITY'S NEXT COMMUNAL BIN EVENT:Â JANUARY 24 - 28, 2022.
RECOMMENDATION: Receive and file.

2.D. RECEIVE AND FILE AN UPDATED REPORT ON HIRING FIRE EXPERTS TO ASSIST WITH REVIEW OF NEW VEGETATION ORDINANCE AND EDUCATE THE COMMUNITY OF FIRE FUEL ABATEMENT IN THE CANYONS
RECOMMENDATION: Receive and File

2.E. DISCUSS AGENDA ITEMS AND SCHEDULE THE NEXT FIRE FUEL COMMITTEE MEETING
RECOMMENDATION: Discuss and Schedule

3. OPEN AGENDA - PUBLIC COMMENTS WELCOME

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.

4. ADJOURNMENT

Documents pertaining to an agenda item received after the posting of the agendas 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.: 2.A
Mtg. Date: 11/17/2021

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

FROM: **ASHFORD BALL, SENIOR MANAGEMENT ANALYST**

THRU: **ELAINE JENG P.E., CITY MANAGER**

SUBJECT: **DISCUSS AND CONSIDER THE DRAFT VEGETATION ORDINANCE FOR CANYON MANAGEMENT AND FIRE FUEL ABATEMENT**

DATE: **November 17, 2021**

BACKGROUND:
On June 30, 2021 the Fire Fuel Committee discussed ideas regarding mitigating fuel in the canyons after discussing an annual project for long term goals to resolve fire fuel in the canyons. From the discussion the idea of developing a new vegetation ordinance was prompted. At the next Fire Fuel Committee meeting on July 21, 2021 Councilmember Mirsch presented a draft recommendation intended for the City Council about fire fuel reduction in the canyons to discuss with her fellow committee member Mayor Pro Tem Black.

The recommendation consisted of the following:

Property owners with hazardous levels of vegetation would be given the option of:

A) Performing the abatement work themselves, to be completed by the xx/xx/xx date

B) Joining a city-lead effort where the city would:
- **obtain scope of work specifications**
- **obtain bids for entire job (by property) and select the vendor(s) to perform the work**
- **provide the cost of the work to each property owner**
- **determine start date**
- **ensure quality of work meets contractual specifications**

C) Do nothing

If a property owner with hazardous levels of vegetation decides to do nothing, fails to authorize the city to work on their property, fails to remit payment due for remediation work, or does not perform their own abatement work by the specified date, then the property would be declared a nuisance, and the city would begin nuisance abatement process (Chapter 8.24). This process would be one time only, in each of the canyons specified as High Risk by the Fire Dept. Going

forward, all required maintenance will be the total responsibility of the property owner. If unsafe conditions re-occur on the property and a nuisance is declared, the city will begin the nuisance abatement process

From this recommendation Staff was then given direction to assist with the development of the ordinance before presentation to City Council.

At the August 30, 2021 Fire Fuel meeting the Committee discussed defining a nuisance and amendments to the current dead vegetation ordinance. City staff and Councilmember Mirsch met with legal counsel on September 2, 2021. City staff, legal counsel, and Councilmember Mirsch discussed development of the ordinance and the details involved to construct it. On September 13, 2021 at the City Council meeting the Fire Fuel Committee presented a report from the August 30, 2021 Fire Fuel Committee meeting regarding the recent work the fire fuel committee had performed thus far and the Council provided feedback. The feedback from the City Council was discussed during the September 29, 2021 Fire Fuel meeting.

The feedback and details from this meeting lead to more research which resulted in a meeting with the Fire Department and Sheriff's department on November 4, 2021 to talk about more specifics for the draft ordinance.

DISCUSSION:
The City Attorney's office drafted the ordinance and the ordinance was provided to Los Angeles Fire Department Acting Assistant Chief for review and comment on Friday, October 29, 2021. The Assistant Chief circulated the draft ordinance to the Forestry Division and the Forestry Division provided feedback.

<u>The feedback is summarized as follows:</u>

• Defensible space is an area where firefighters may safely operate and may extend to 200 feet from structures.
• Areas beyond 200 feet from structures should not be characterized as defensive space.
• Defensible space is focused primarily on structure survival and does not identify distances for personnel safety.
• Defensible space of 200 feet is the standard for LA County and this is clear is the Fire Code.
• Fuel treatment beyond 200 feet should not be called defensible space; it could be called habitat enhancement, invasive species removal or visual quality improvement. Defensible space should always be related to structures, fire access and firefighter safety.

During the November 10, 2021 Fire Fuel meeting Staff reported to the committee that the ordinance was being reviewed by the Fire Department and that staff may have a draft ready by next week to present to the Fire Fuel Committee. The Committed received and filed the report. The Fire Department also noted that they will not be enforcing defensible space beyond 200 feet from structures. The City Attorney's office provided an updated version of the draft ordinance on Friday, November 12, 2021. Updates were made to areas that the City Attorney's office was still researching from the initial draft.

Today the committee will discuss the the purpose and details of the draft ordinance to decide whether they will make a recommendation to City Council.

FISCAL IMPACT:
None.

RECOMMENDATION:
Discuss and Consider the draft vegetation ordinance to make recommendation to City Council.

ATTACHMENTS:
FF Meeting 11.17.21- Fire Fuel Management Draft Ordinance.DOCX

EXHIBIT A

Chapter 8.30 Abatement and Management of Certain Vegetation and Waste Matter

Section 8.30.010 Purpose and Intent
Section 8.30.020 Definitions
Section 8.30.030 Minimum General Requirements for Parcel Maintenance
Section 8.30.040 Creating Additional Defensible Space
Section 8.30.050 Increased and Decreased Defensible Space
Section 8.30.060 Defensible Space Near Adjacent Property Improvements
Section 8.30.070 Fire Extinguishers
Section 8.30.080 Grading
Section 8.30.090 Exemptions
Section 8.30.100 Violation

Section 8.30.010 Purpose and Intent

A. Uncontrolled wildfires pose a serious threat to the health, welfare, and safety of the City of Rolling Hills residents and their animals and property.

B. The City is located in a Very High Fire Hazard Severity Zone and is almost an entirely residential community of large one+ acre parcels. It is characterized by California ranch style homes and an abundance of equestrian facilities. Early landscaping on these large parcels matured, rendering the City a heavily wooded setting.

C. The City values the wooded setting and recognizes the benefits that vegetation offers to the community, such as maintaining soil stability, fostering wildlife, and providing shade and privacy. The City also recognizes the inherent danger in allowing such vegetation to grow unchecked without maintenance recommended by fire officials and experts based on the unique characteristics of the City and environmental changes, which have resulted in hotter and dryer weather.

D. The topography of the City also increases the risk of fire transmission. The City contains canyons and steep slopes, which influence how fires behave. Canyons provide narrow openings that accelerate winds, making fires spread more quickly and easily. Further, when a fire ignites at the bottom of a steep slope, it spreads more quickly upwards because it can preheat the upcoming fuels with rising hot air.

E. The City Council has taken action to address this threat of uncontrolled wildfires through the adoption of the Fire Fuel Abatement Ordinance in Chapter 8.30 of the Rolling Hills Municipal Code, which prohibits the maintenance of dead and alive tumbleweeds and dead trees, shrubs, palm fronds, and other plants.

F. Despite these efforts, the accumulation of other flammable vegetation within the City continues to endanger the lives of the residents, animals, and property.

G. The California Legislature has found and declared that site and structure defensibility is essential to reduce the risk of structure ignition and for effective fire suppression

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by firefighters. (California Government ("Gov.") Code Section 51189.) California law currently requires property owners and others in control of property in the Very High Fire Hazard Severity Zones to maintain defensible space of 100 feet from each side and from the front and rear of a structure. (Gov. Code Section 51182.) California law also authorizes local agencies to require a greater distance than 100 feet of defensible space. (Gov. Code Section 51182.) California allows local agencies to declare a violation as a public nuisance, cause correction of violations to be made when a property owner fails to correct the condition causing the violation, and record a lien against the property to cover the expenses incurred in correcting the violation itself. (Gov. Code Sections 51187 and 51186.)

H. The County of Los Angeles Fire Code, which the City of Rolling Hills adopts by reference, requires property owners and others in control of property in the Very High Fire Hazard Severity Zone to maintain such defensible space. (See Los Angeles County Fire Code Section 4907.1; Rolling Hills Municipal Code Section 15.20.010.) It further authorizes a fire code official to notify all property owners of extra hazardous conditions which require removal of flammable vegetation up to 200 feet from any structure or building. (Los Angeles County Fire Code Section 325.2.2.) Due to the extra hazardous conditions within the City, the Los Angeles County Fire Department currently enforces a defensible space of up to 200 feet from any structure or building within the City.

I. Due to the conditions described above and the City's large lots, additional defensible space is necessary to significantly reduce the risk of flame or heat transmission sufficient to ignite structures and buildings within the City. Requiring an expanded defensible space around improvements within the City from 200 feet to 500 feet of any improvement will ultimately protect the City's valued wooded setting, increase community safety, and give fire suppression personnel sufficient area to conduct operations in the event of a wildfire.

J. This Chapter will allow for public nuisance abatement when property owners allow flammable vegetation to accumulate in violation of this Chapter.

Section 8.30.020 Definitions
The following words and phrases, for the purposes of this chapter, are defined as follows:

"Flammable Vegetation" shall mean material that in its natural state will readily ignite (i.e., burn and transmit fire from native or landscape plants to any Improvement or other vegetation). Flammable Vegetation includes the following plants or vegetation:

1. Dead and dry grass, brush, Weeds, and leaf litter, dead and dying trees, and other flammable vegetation that endanger public safety by creating a Fire Hazard in any portion of the City.
2. Sagebrush, chaparral, and any other brush or vegetation, which attain such large growth so as to become, when dry, a fire menace upon premises or to adjacent property.
3. Plants and vegetation otherwise considered a Noxious Weed or dangerous, including, but not limited to, oleander, castor bean, and poison oak and poison ivy.

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4. Trees, if determined to increase the Fire Hazard due to mortality, insect infestation, disease, or lack of maintenance.
5. Dead and dying groves and forests.
6. Palm trees and all palm fronds with older leaves that persist on the tree, forming a "skirt" of brown thatch.
7. Any other vegetation that in its natural state will readily ignite as determined by the Fire Chief or his or her designee.

"Combustible Mulch" shall mean any layer of material applied to the surface of soil that will, in its natural state, ignite, burn, or be capable of transmitting fire to landscape or to any Improvement. Combustible Mulch shall include, but not be limited to, the following as defined:

1. "Composted Mulch" is defined as screened or refined composted wood chips and other organic materials.
2. "Chipped or Shredded Vegetation Waste, Wood Products, Bark, and Nugget Mulch" shall mean coarsely chipped or shredded organic materials that have been recently produced and have not undergone the composting process. Examples include chipped or shredded vegetation waste and wood products, logging waste, bark or wood nuggets, and needles.
3. "Rubber Mulch" shall mean chipped or shredded mulch coming from 100 percent recycled rubber.

"Dying or Diseased Trees" shall mean pest or pathogen infested trees, abandoned or neglected groves, and other trees which are in a dying condition.

"Defensible Space" shall mean an area, either natural or man-made, where material capable of allowing a fire to spread unchecked has been abated, treated, removed, or modified to slow the rate and intensity of an advancing wildfire.

"Fire Hazard" shall mean any condition or conduct which, in the opinion of the Fire Chief or his or her designee, (a) increases or may increase the threat of fire to a greater degree than customarily recognized as an acceptable condition or conduct by individuals in the public service regularly engaged in preventing, suppressing or extinguishing fire; or (b) may obstruct, delay, hinder, or interfere with the operations of the fire department or the egress of occupants in the event of fire.

"Green Waste" includes organic material including but not limited to yard trimmings, plant waste, untreated wood wastes, paper products, natural fiber products, mulch, and compost.

"Improvement" shall mean any building or structure, permanent or temporary, erected for the support, shelter, or enclosure of persons, animals, chattels, or property of any kind located in the City. For purposes of this term, "Improvement" shall not include fences or any similar barriers enclosing or separating areas of land.

"Noxious Weed" shall mean any species of plant that is, or is liable to be, troublesome, aggressive, intrusive, detrimental, or destructive to agriculture, silviculture, or important native

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species, and difficult to control or eradicate, as defined in Section 5004 of the California Food and Agricultural Code.

"Parcel" shall mean any contiguous quantity of land in the possession of, owned by, or recorded as the property of, the same person or entity, and which is located in the jurisdiction of the City.

"Responsible Party" includes, but is not limited to, any person, firm, or entity owning, renting, leasing, or otherwise controlling any Parcel located in the City. The responsible parties for a property that is leased or rented by a person or entity other than the owner of the property includes the person or entity who is on record with the County Assessor as the owner of that property.

"Weeds" shall mean any vegetation growing upon streets or private property in the City, and may include any of the following, pursuant to Health and Safety Code section 14875:

1. Vegetation that bears seeds of a downy or wingy nature;
2. Vegetation that is not pruned or is otherwise neglected so as to attain such large growth as to become, when dry, a fire menace to adjacent improved property;
3. Vegetation that is otherwise noxious or dangerous;
4. Poison oak and poison ivy when the conditions of growth are such as to constitute a menace to the public health; and
5. Dry grass, stubble, brush, or other flammable material which endangers the public safety by creating a Fire Hazard.

Section 8.30.030 Minimum General Requirements for Parcel Maintenance

A. Dead and alive tumbleweeds and dead trees, shrubs, palm fronds, grasses, or other plants located on any Parcel in the City are prohibited.

B. Exception: Slope area approximated to be steeper than two units horizontal to one unit vertical (fifty percept slope).

Section 8.30.040 Creating Additional Defensible Space

A. In addition to the requirements of Section 8.30.020 of the Rolling Hills Municipal Code and the requirements of Section 4907.1 of the Los Angeles County Fire Code, which the City adopts by reference, Responsible Party for Improvements or controlling land adjacent to Improvements, shall at all times maintain an effective additional Defensible Space from two hundred (200) feet to five hundred (500) feet from any Improvement.

B. The Defensible Space zone from two hundred (200) feet to five hundred (500) feet from an Improvement shall be subject to the following requirements:

1. Flammable Vegetation must be removed by methods such as uprooting, mowing, disking, thinning and trimming. Mowing is preferred when it is desirable to leave the plant root structure intact to stabilize the soil.

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2. Invasive Species. Any noxious or invasive weed or plant designated by a Federal, State, County, or City government as injurious to public health, agriculture, recreation, wildlife, or property shall be removed. Due to their flammable characteristics, potential to increase fuel density, and their ability to degrade natural and planted landscapes, invasive plants are prohibited.
3. Any Weeds or grasses shall be cut to a height not less than four (4) inches and no more than six (6) inches. This section does not apply to single specimens of trees, ornamental shrubbery, or similar plants which are used as ground cover, if they do not form a means of rapidly transmitting fire from the native growth to any Improvement.
4. All trees and shrubs shall be properly maintained free of deadwood, litter, and dying palm fronds.
5. Accumulated leaf litter and any Combustible Mulch may not exceed three (3) inches in depth.
6. Create horizontal and vertical spacing among shrubs and trees using the "Fuel Separation" method, the "Continuous Tree Canopy" method, or a combination of both to achieve Defensible Space requirements. Selection of the appropriate method should be done by reference to the State Board of Forestry and Fire Protection's "General Guidelines for Creating Defensible Space" (Feb. 8, 2006), incorporated herein by reference.
    a. The Fuel Separation method is focused on horizontal spacing and accounts for slope as well as type and size of shrubs or trees. For slopes up to 20%, shrubs are to be horizontally separated by a distance equal to two times the height of the shrub and trees should be 10 feet apart measured at the widest part of their canopy. For slopes measuring 20%-40%, shrubs are to be horizontally separated by four times the height of the shrub and trees should be 20 feet apart measured at the widest part of their canopy. For slopes greater than 40%, shrubs are to be horizontally separated by six times the height of the shrub and trees should be 30 feet apart measured at the widest part of their canopy.
    b. The Continuous Canopy Method eliminates ladder fuels by requiring a minimum vertical clearance of tree branches to 6 feet or 1/3 of the tree height, whichever is less. If shrubs are beneath the tree, the tree branches are to be removed providing clearance of at least three times the height of the shrub.
7. Liquid Propane Gas (LPG) storage tanks shall have the following minimum clearance: ten feet (10 ft.) of clearance to bare mineral soil and no Flammable Vegetation for an additional ten feet (10 ft.) around their exterior.

C. Exception: Slope area approximated to be steeper than two units horizontal to one unit vertical (fifty percept slope).

Section 8.30.050 Increased and Decreased Defensible Space

A. The City Manager or his or her designee may require an increase of Defensible Space due to topographical or geographical concerns. If a Parcel is required to maintain a

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Defensible Space clearance greater than the required five hundred (500) feet from all Improvements, a notice to abate hazard shall be issued in accordance with Chapter 8.24.

B. The City Manager or his or her designee may allow a decrease of Defensible Space to less than the amount required by this Chapter due to topographical or geographical constraints on the Parcel upon a written finding.

Section 8.30.060 Defensible Space Near Adjacent Property Improvements

No Responsible Party shall permit any accumulation of Flammable Vegetation, Dying or Diseased Trees, Green Waste, or other combustible materials within five hundred (500) feet of Improvements on an adjacent property.

Section 8.30.070 Fire Extinguishers

Any person conducting brush abatement or mitigation with a mechanical device must have a fire extinguisher directly located on hand when working with dead or dry vegetation.

Section 8.30.080 Grading

The provisions of this chapter shall not be construed to authorize grading which does not comply with the rules of the City.

Section 8.30.090 Exemptions

This Chapter shall not apply to land or water area acquired or managed for purpose or use of the following:

A. Habitat for endangered or threatened species, or any species that is a candidate for listing as an endangered or threatened species by the state or federal government.

B. Riparian (stream side) zones or vernal pool depressions as recognized by the state or federal government.

Section 8.30.100 Violation

Any violation of this Chapter is deemed a public nuisance and shall be abated in compliance with Chapter 8.24.

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City of Rolling Hills INCORPORATED JANUARY 24, 1957

Agenda Item No.: 2.B
Mtg. Date: 11/17/2021

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

FROM: **ASHFORD BALL, SENIOR MANAGEMENT ANALYST**

THRU: **ELAINE JENG P.E., CITY MANAGER**

SUBJECT: **CONSIDER LIMITING PUBLIC COMMENTS TO 5 MINUTES.**

DATE: **November 17, 2021**

BACKGROUND:
At the previous Fire Fuel Committee meeting on November 10, 2021 staff was directed to place an item on the next agenda to discuss time limitation on public comment.

DISCUSSION:
Public comment is an important part of public meetings in the City of Rolling Hills. The City values its resident's contribution of comments, input, and feedback regarding decisions made in the City and on committees. In an effort to create a more efficient, focused agenda, the committee will discuss limiting public comment to five minutes as opposed to previously having no time limit at all.

FISCAL IMPACT:
None.

RECOMMENDATION:
Discuss and provide direction to staff.

ATTACHMENTS:

City of Rolling Hills INCORPORATED JANUARY 24, 1957

Agenda Item No.: 2.C
Mtg. Date: 11/17/2021

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

FROM: **ASHFORD BALL, SENIOR MANAGEMENT ANALYST**

THRU: **ELAINE JENG P.E., CITY MANAGER**

SUBJECT: **TENTATIVE DATES FOR THE CITY'S NEXT COMMUNAL BIN EVENT: JANUARY 24 - 28, 2022.**

DATE: **November 17, 2021**

BACKGROUND:
Per the City's contract with Republic Services, the City negotiated to receive ten communal 40 cubic yard bins per fiscal year for community usage. City staff partnered with Republic Services to provide this benefit free of charge to residents. The first five communal 40 cubic yard bins were deployed between August 20, 2021 and August 28, 2021. During this period, Republic Services collected a total of 15.64 tons which is equivalent to 31,280 pounds of green waste.

The City also requested the Rolling Hills Community Association (RHCA) to provide another chipping event. The RHCA accepted this request from the City and planned the event for Monday November 15, 2021 starting at 7:00am to complement the City's Fall Cleanup comprised of three events through Republic Services:

1. **Green Waste** Wednesday October 20, 2021
2. **Bulk Items** Wednesday, October 27, 2021
3. **Shredding and Electronic Waste Recycling** October 30, 2021

DISCUSSION:
At the November 10, 2021 Fire Fuel Committee meeting, the Committee requested an update to the next communal bin event. Staff is working with Republic Services to deploy the next set of communal 40 cubic yard bins for green waste on the week of January 24, 2022. Staff will be reporting to the Fire Fuel Committee once the date of deployment is confirmed with Republic Services.

FISCAL IMPACT:
None.

RECOMMENDATION:
Receive and file.

ATTACHMENTS:

City of Rolling Hills INCORPORATED JANUARY 24, 1957

Agenda Item No.: 2.D
Mtg. Date: 11/17/2021

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

FROM: **ASHFORD BALL, SENIOR MANAGEMENT ANALYST**

THRU: **ELAINE JENG P.E., CITY MANAGER**

SUBJECT: **RECEIVE AND FILE AN UPDATED REPORT ON HIRING FIRE EXPERTS TO ASSIST WITH REVIEW OF NEW VEGETATION ORDINANCE AND EDUCATE THE COMMUNITY OF FIRE FUEL ABATEMENT IN THE CANYONS**

DATE: **November 17, 2021**

BACKGROUND:
At the Fire Fuel Committee Meeting on November 10, 2021 staff was directed to provide any additional/new information about hiring a fire expert to assist the city with the draft vegetation ordinance and conducting site visits at resident homes for education on canyon management.

DISCUSSION:
There is no new information since the prior meeting on November 10, 2021 to report.

FISCAL IMPACT:
None.

RECOMMENDATION:
Receive and File

ATTACHMENTS:

City of Rolling Hills INCORPORATED JANUARY 24, 1957

Agenda Item No.: 2.E
Mtg. Date: 11/17/2021

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

FROM: **ASHFORD BALL, SENIOR MANAGEMENT ANALYST**

THRU: **ELAINE JENG P.E., CITY MANAGER**

SUBJECT: **DISCUSS AGENDA ITEMS AND SCHEDULE THE NEXT FIRE FUEL COMMITTEE MEETING**

DATE: **November 17, 2021**

BACKGROUND:
None.

DISCUSSION:
None.

FISCAL IMPACT:
None.

RECOMMENDATION:
Discuss agenda items and set the date for the next meeting.

ATTACHMENTS:

City of Rolling Hills INCORPORATED JANUARY 24, 1957

Agenda Item No.: 10.A
Mtg. Date: 11/22/2021

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

FROM: **ELAINE JENG, CITY MANAGER**

THRU: **ELAINE JENG P.E., CITY MANAGER**

SUBJECT: **REPORT ON SMALL FIRE AT OR NEAR 15 FLYING MANE THAT TOOK PLACE ON SEPTEMBER 30, 2021. (VERBAL REPORT)**

DATE: **November 22, 2021**

BACKGROUND:
None.

DISCUSSION:
None.

FISCAL IMPACT:
None.

RECOMMENDATION:
None.

ATTACHMENTS: