City of Rolling Hills

INCORPORATED JANUARY 24, 1957

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

AGENDA | **CITY COUNCIL** | **CITY OF ROLLING HILLS**
Regular City Council Meeting | **Monday, October 14, 2024** | **7:00 PM**

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

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

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

Next Resolution No. 1382 *Next Ordinance No. 385*

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. PRESENTATIONS/PROCLAMATIONS/ANNOUNCEMENTS

5. APPROVE ORDER OF THE AGENDA

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

6. BLUE FOLDER ITEMS (SUPPLEMENTAL)

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

7. PUBLIC COMMENT ON NON-AGENDA ITEMS

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

8. CONSENT CALENDAR

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

8.A. APPROVE AFFIDAVIT OF POSTING FOR THE CITY COUNCIL REGULAR MEETING OF OCTOBER 14, 2024

RECOMMENDATION: Approve.
CL_AGN_241014_CC_AffidavitofPosting.pdf

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

8.C. APPROVE THE FOLLOWING CITY COUNCIL MINUTES: SEPTEMBER 23, 2024 REGULAR MEETING
RECOMMENDATION: Approve as presented.
CL_MIN_240923_CC_F.pdf

8.D. PAYMENT OF BILLS
RECOMMENDATION: Approve as presented.
CL_AGN_241014_CC_PaymentOfBills_E.pdf

8.E. APPROVE A LIGHT POLE IN FRONT OF THE MAIN GATEHOUSE ON PORTUGUESE BEND ROAD AND IN FRONT OF THE GATEHOUSE ON CREST ROAD WEST ON THE RANCHO DEL MAR SCHOOL PROPERTY
RECOMMENDATION: Approve as presented.
Attachment 1: Letter from RHCA - Proposed Lighting at Gatehouses 2024-10-08.pdf

8.F. ZONING CASE NO. 24-073: REQUEST FOR APPROVAL TO ENLARGE AND MOVE A DRIVEWAY APRON APPROXIMATELY 10 FEET ON A PROPERTY LOCATED AT 10 CREST ROAD WEST (LOT 2-CH), ROLLING HILLS, CA 90274 (FRYKMAN), AND DETERMINING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT
RECOMMENDATION: Approve the recommendation of the Traffic Commission to approve the widening and moving of a driveway apron.
Attachment 1: Memo from City Traffic Engineer - 10 Crest West Dwy 09.18.pdf
Attachment 2: CO_TRC_240926_10CrestRdW_Driveway_Pics.pdf
Attachment 3: PL_ADR_240906_10CrestRdW_ZC24-073_LotCoverageCalcs_240909_Ext.Dwy.pdf
Attachment 4: PL_ADR_240906_10CrestRdW_ZC24-073_Driveway_Closeup.pdf
Attachment 5: PL_ADR_240906_10CrestRdW_ZC24-073_RevisedSitePlan.pdf

9. EXCLUDED CONSENT CALENDAR ITEMS

10. COMMISSION ITEMS

11. PUBLIC HEARINGS

11.A. ZONING CASE NO. 23-070: SITE PLAN REVIEW TO DEVELOP A VACANT LOT INCLUDING NON-EXEMPT GRADING AND THE CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE WITH ACCESSORY STRUCTURES FOR A PROPERTY LOCATED AT 23 CREST ROAD EAST, AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO STATE CEQA GUIDELINES SECTION 15303 (LOT 132A-MS) (OGASAWARA)

RECOMMENDATION: Open the public hearing, take public testimony, and adopt Resolution No. 1376 approving the Project (Attachment 3A).

Attachment 1A: PL_ADR_23CrestRdE_ZC23-070_StaffReports_CC240812_CCStaffReport.pdf
Attachment 1B: PL_ADR_240711_23CRE_RadiusMap_VicinityMap_Google.pdf
Attachment 1C: PL_ADR_23CrestRdE_ZC23-070_ProximityMap.pdf
Attachment 2A: PL_ADR_240607_23CrestRdE_ZC23-070_DevelopmentTable.pdf
Attachment 2B: 240605_Comparison_Table_23_Crest_Road_East_CCMeeting_8.12.pdf
Attachment 2C: 22324_Application Takeoffs-grading page 10.03.24.pdf
Attachment 2D: PL_ADR_23CrestRdE_ZC23-070_StaffReports_CC241014_ChangeLog.pdf
Attachment 3A: ResolutionNo1376_23CrestRoadE_ZC23-070_241014_F.pdf
Attachment 3B: 2024-06_PC_Resolution_23CrestRoadE_ZC23-070_F_E.pdf
Attachment 4: 240613_23 Crest Road East_ZC23-070_PhotosForCCAgenda.pdf
Attachment 5A: PL_ADR_240118_23CrestRdE_ZC23-070_CopyofEmailfromResidents17CRE_01.17.24.pdf
Attachment 5B: PL_ADR_240521_23CrestRdE_ZC23-070_EmailfromPaulHuh.pdf
Attachment 5C: CL_AGN_241014_CC_Item11A_PublicComment01_Redacted.pdf
Attachment 6: Attachment06_LandscapeReviewComments_23CrestRoadEast (ZC23-070)
Attachment 7A: CL_AGN_240812_CC_Item11A_GMED_Referral.pdf
Attachment 7B: CL_AGN_240812_CC_Item11A_LomitaAgencyRef_Rev_5-2024.pdf
Attachment 7C: CL_AGN_240812_CC_Item11A_PagesFromGradingReviewSheet_02-23.pdf
Attachment 8: PL_ADR_240612_23CrestRdE_ZC23-070_TechRep_GeotechnicalReport.pdf
Attachment 9: PL_ADR_241002_23CrestRdE_ZC23-070_TechRep_HydrologyReport.pdf
Attachment 10A: CL_PBN_241014_PH_CC_23CrestRdE_ZC23-070_Proof_Affidavit.pdf
Attachment 10B: CL_PBN_240812_PH_CC_23CrestRdE_ZC23-070_Affidavit.pdf
Attachment 11: 22324_CIVIL PLANNING SET_10.02.24.pdf
Attachment 12: Drawing_SitePlanComparison_2024-10-02.pdf
Attachment 13A: PL_ADR_23CRE_ZC23-070_Plans_Architecture_CityCouncil_2024-10-14_P1p.pdf
Attachment 13B: PL_ADR_23CRE_ZC23-070_Plans_Architecture_CityCouncil_2024-10-14_P2p.pdf
Attachment 13C: PL_ADR_23CRE_ZC23-070_Plans_Architecture_CityCouncil_2024-10-14_P3.pdf
Attachment 13D: PL_ADR_23CRE_ZC23-070_Plans_Architecture_CityCouncil_2024-10-14_P4.pdf
Attachment 14: PL_ADR_23CRE_ZC23-070_Plans_Civil_CityCouncil_10.14.24.pdf
Attachment 15: PL_ADR_23CRE_ZC23-070_Plans_Landscape_CityCouncil_2024-10-14.pdf

12. OLD BUSINESS

12.A. UPDATE ON THE CITY HALL ADA IMPROVEMENT PROJECT AND PACIFIC ARCHITECTURE AND ENGINEERING'S INC. (PAE) REQUEST FOR ADDITIONAL BUDGET TO COMPLETE RESPONSES TO PLAN REVIEW COMMENTS; ADOPT BY RESOLUTION NO. 1379 AUTHORIZING A FISCAL YEAR 2024-2025 BUDGET MODIFICATION TO APPROPRIATE $4,000.00 IN THE CAPITAL PROJECTS FUND FUNDED FROM A TRANSFER FROM GENERAL FUND RESERVES AND APPROVE FIFTH AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT WITH PAE COVERING ADDITIONAL SERVICES FOR THE CITY HALL ADA IMPROVEMENT PROJECT

RECOMMENDATION: Receive and file. Approve as presented.
ResolutionNo1379_CityHallADA_PAE_BudgetAmendment_F.pdf
CA_AGR_240909_PAE_5thAmendment_F.pdf
CA_AGR_240827_PAE_5A_ScopeChange_Proposal.pdf
CL_AGN_240909_CC_Item12A_PublicComment01.pdf

13. NEW BUSINESS

13.A. RECEIVE AND FILE PRELIMINARY YEAR END RESULTS FOR THE FISCAL YEAR ENDED JUNE 30, 2024
RECOMMENDATION: Receive and file.
Attachment 01 - CL_AGN_241014_CC_FY23-24_YearEnd_NarrativeAnalysis.pdf
Attachment 02 - CL_AGN_241014_CC_FY23-24_YearEnd_BudgetSummary.pdf
Attachment 03 - CL_AGN_241014_CC_FY23-24_YearEnd_GeneralFund_Revenues.pdf
Attachment 04- CL_AGN_241014_CC_FY23-24_YearEnd_GF_ExpendituresByDept.pdf
Attachment 05 - CL_AGN_241014_CC_FY23-24_YearEnd_GF_Expenditures_Details.pdf
Attachment 06 - CL_AGN_241014_CC_FY23-24_YearEnd_GF_BudgetAmendments_ReserveStatus.pdf
Attachment 07 - CL_AGN_241014_CC_FY23-24_YearEnd_OtherCityFunds.pdf

14. MATTERS FROM THE CITY COUNCIL

15. MATTERS FROM STAFF

15.A. REVIEW AND APPROVE THE 2024 HOLIDAY OPEN HOUSE FINAL GUEST LIST
RECOMMENDATION: Approve list as presented; provide direction to staff.
CL_AGN_240923_CC_HolidayOpenHouse_ProposedInviteList.pdf

16. RECESS TO CLOSED SESSION

16.A. EXISTING LITIGATION - GOVERNMENT CODE SECTION 54956.9(D)(1)THE CITY FINDS, BASED ON ADVICE FROM LEGAL COUNSEL, THAT DISCUSSION IN OPEN SESSION WILL PREJUDICE THE POSITION OF THE CITY IN THE LITIGATION. (1 CASE) a. NAME OF CASE: CONNIE ANDERSEN, ET AL. V. CALIFORNIA WATER COMPANY, ET AL. (SEAVIEW CASE) CASE NO.: 24STCV20953
RECOMMENDATION: None.

16.B. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION GOVERNMENT CODE SECTION 54956.9 (2 Cases) CPUC Complaints against Sothern California Edison and SoCal Gas
RECOMMENDATION: None.

17. RECONVENE TO OPEN SESSION

18. ADJOURNMENT
Next regular meeting: Monday, October 28, 2024, 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.: 8.A
Mtg. Date: 10/14/2024

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

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

THRU: **KARINA BAÑALES, CITY MANAGER**

SUBJECT: **APPROVE AFFIDAVIT OF POSTING FOR THE CITY COUNCIL REGULAR MEETING OF OCTOBER 14, 2024**

DATE: **October 14, 2024**

BACKGROUND:
None.

DISCUSSION:
None.

FISCAL IMPACT:
None.

RECOMMENDATION:
Approve.

ATTACHMENTS:
CL_AGN_241014_CC_AffidavitofPosting.pdf

Administrative Report

8.A., **File #** 2491 **Meeting Date**: 10/14/2024

To: MAYOR & CITY COUNCIL

From: Christian Horvath, City Clerk

TITLE

APPROVE AFFIDAVIT OF POSTING FOR THE CITY COUNCIL ADJOURNED REGULAR MEETING OF OCTOBER 14, 2024

EXECUTIVE SUMMARY

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

AFFIDAVIT OF POSTING

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

Legislative Body	City Council
Posting Type	Adjourned Regular Meeting Agenda
Posting Location	2 Portuguese Bend Road, Rolling Hills, CA 90274 City Hall Window City Website: https://www.rolling-hills.org/government/agenda/index.php https://www.rolling-hills.org/government/city_council/city_council_archive_agendas/index.php
Meeting Date & Time	OCTOBER 14, 2024 7:00pm Open Session

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

Christian Horvath, City Clerk

Date: October 11, 2024

City of Rolling Hills INCORPORATED JANUARY 24, 1957

Agenda Item No.: 8.B
Mtg. Date: 10/14/2024

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

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

THRU: **KARINA BAÑALES, CITY MANAGER**

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

DATE: **October 14, 2024**

BACKGROUND:
None.

DISCUSSION:
None.

FISCAL IMPACT:
None.

RECOMMENDATION:
Approve.

ATTACHMENTS:

Agenda Item No.: 8.C
Mtg. Date: 10/14/2024

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

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

THRU: **KARINA BAÑALES, CITY MANAGER**

SUBJECT: **APPROVE THE FOLLOWING CITY COUNCIL MINUTES: SEPTEMBER 23, 2024 REGULAR MEETING**

DATE: **October 14, 2024**

BACKGROUND:
None.

DISCUSSION:
None.

FISCAL IMPACT:
None.

RECOMMENDATION:
Approve as presented.

ATTACHMENTS:
CL_MIN_240923_CC_F.pdf

Minutes
Rolling Hills City Council
Monday, September 23, 2024
Regular Meeting 7:00 p.m.

1. CALL TO ORDER

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

2. ROLL CALL

Councilmembers Present:	Dieringer, Pieper, Mayor Mirsch
Councilmembers Absent:	Wilson, Black,
Staff Present:	Karina Bañales, City Manager
	Christian Horvath, City Clerk / Executive Assistant to the City Manager
	John Signo, Planning & Community Services Director
	Samantha Crew, Management Analyst
	Pat Donegan, City Attorney

3. PLEDGE OF ALLEGIANCE – Councilmember Dieringer

Mayor Mirsch moved to Item 5.

5. APPROVE ORDER OF THE AGENDA

Motion by Councilmember Dieringer, seconded by Mayor Pro Tem Pieper to move Item 11A to a date uncertain. Motion carried unanimously with the following vote:

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

6. BLUE FOLDER ITEMS (SUPPLEMENTAL)

Motion by Mayor Pro Tem Pieper, seconded by Councilmember Dieringer to receive and file Blue Folder Item 13A. Motion carried unanimously with the following vote:

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

Mayor Mirsch moved to Item 4.

4. PRESENTATIONS / PROCLAMATIONS / ANNOUNCEMENTS

4.A. VERBAL UPDATE ON NATURAL GAS UTILITY, ELECTRIC UTILITY, AND TELECOMMUNICATION SERVICE DISCONNECTIONS IN THE CITY OF ROLLING HILLS

City Manager Bañales introduced the item. City Clerk / Executive Assistant to the City Manager Horvath provided an explanation of the process by which the meeting would be conducted to ensure public

participation from as many individuals as possible, and the overflow capabilities created to accommodate a larger assembly.

Presentation by Southern California Gas Company:
Gina Orozco, Vice President of Gas Engineering and Systems Integration
Maria Martinez, Director of Gas Engineering
Travis Sera, Director of Integrity Management

Presentation by Southern California Edison:
Larry Chung, Vice President, Customer Engagement Division
George Mundorf, Vice President, Distribution Ops.

Presentation by COX Communications:
Jennifer Bullard, Director, Government Affairs
Colleen Dillaway, Market Vice President, Orange County/Palos Verdes

The City Council asked questions and stated concerns separately for each presentation group.

Public Comment: Amy Zimmerman, Karl Frykman, Charlie Raine, Melissa McNabb, Aryan papoli, Milad Goodarzi, Fred Lorig, James Bellis, Alfred Visco, Marian Visco, Hannah Carlson, Dimitri Bizoumis, James Wald, Diane Montaldo

Public Comment as read by the Clerk into the record: Gretchen Goldsmith, John Loizeaux-Witte

Each group of presenters returned separately for follow-up questions from the City Council.

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

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

7. PUBLIC COMMENT ON NON-AGENDA ITEMS

Public Comment: Alfred Visco, Charlie Raine

8. CONSENT CALENDAR

8.A. APPROVE AFFIDAVIT OF POSTING FOR THE CITY COUNCIL REGULAR MEETING OF SEPTEMBER 23, 2024

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

8.C. APPROVE THE FOLLOWING CITY COUNCIL MINUTES: SEPTEMBER 9, 2024 REGULAR MEETING

8.D. PAYMENT OF BILLS

8.E. REPUBLIC SERVICES RECYCLING TONNAGE AND COMPLAINT REPORTS FOR AUGUST 2024

8.F. RECEIVE AND FILE THE TRAFFIC COMMISSION'S APPROVAL OF A SIGN AT PORTUGUESE BEND ROAD AND RANCHERO ROAD

Motion by Councilmember Dieringer, seconded by Mayor Pro Tem Pieper to approve the Consent Calendar. Motion carried unanimously with the following vote:

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

9. EXCLUDED CONSENT CALENDAR ITEMS – NONE

10. COMMISSION ITEMS – NONE

11. PUBLIC HEARINGS

11.A. A HEARING REGARDING A NUISANCE ABATEMENT AT 20 PORTUGUESE BEND ROAD (LOT 58-A-RH), AND CONSIDERATION OF A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROLLING HILLS DECLARING THE CONDITION OF THE PROPERTY TO BE A PUBLIC NUISANCE AND ORDERING THE ABATEMENT THEREOF

Per the motion in Item 5, this item was continued to a date uncertain.

12. OLD BUSINESS – NONE

13. NEW BUSINESS

13.B. CONSIDERATION AND DISCUSSION REGARDING AUTHORIZING THE CITY MANAGER TO PROCURE ADDITIONAL LAW ENFORCEMENT SERVICES IN RESPONSE TO UTILITY SHUTOFFS IN THE CITY OF ROLLING HILLS; TO RETURN WITH A BUDGET AMENDMENT RESOLUTION; AND TO SEND A LETTER TO LOS ANGELES COUNTY SUPERVISOR JANICE HAHN REQUESTING FINANCIAL ASSISTANCE FOR THE AFOREMENTIONED LAW ENFORCEMENT SERVICES AND ADDITIONAL COUNTY SERVICES

Presentation by City Manager Karina Bañales
Los Angeles Sherriff's Department, Lomita Station Captain Kimberly Guerrero

Public Comment: Dustin McNabb, Melissa McNabb

Motion by Mayor Mirsch, seconded by Mayor Pro Tem Pieper directing the City Manager to seek any and all outside funding sources for increased potential law enforcement purposes and report back to the City Council. Motion carried unanimously with the following vote:

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

13.C. REVIEW AND CONSIDER THE LEAGUE OF CALIFORNIA CITIES (CAL CITIES) PROPOSED 2024 RESOLUTION PACKET AND PROVIDE DIRECTION TO THE CITY'S VOTING DELEGATE FOR ACTION TO BE TAKEN ON OCTOBER 18, 2024 AT THE 2024 GENERAL ASSEMBLY DURING THE ANNUAL CONFERENCE AND EXPO

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

Councilmember Dieringer noted that certain aspects of the Cal Cities proposed Resolution had been modified slightly from what is presented in the Agenda Packet.

Motion by Mayor Mirsch, seconded by Mayor Pro Tem Pieper directing Councilmember Dieringer or Councilmember Wilson, as the delegates to the 2024 League of California Cities General Assembly, to vote yes on the proposed Resolution. Motion carried unanimously with the following vote:

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

13.A. (1) CONSIDERATION AND POSSIBLE ACTION TO ADOPT RESOLUTION NO. 1381 A LOCAL PROCLAMATION OF EMERGENCY RELATED TO LAND MOVEMENT AND UTILITY SHUTOFFS; AND (2) DIRECT CITY MANAGER TO SEND LETTER TO LOS ANGELES COUNTY SUPERVISOR JANICE HAHN REQUESTING FINANCIAL ASSISTANCE FOR IMMEDIATE NEEDS RELATED TO COUNTY FEES

Presentation by Management Analyst Samantha Crew
Area G Disaster Management Area Coordinator Brandy Villanueva

Councilmember Black arrived at 11:10 p.m.

Public Comment: James Wald

Motion by Mayor Pro Tem Pieper, seconded by Councilmember Black to not pass a proclamation of emergency and direct the City Manager to reach out to any pertinent party regarding waivers or reduction of any fees, permitting or otherwise, that would impact residents in the affected areas. Motion carried unanimously with the following vote:

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

14. MATTERS FROM THE CITY COUNCIL

Councilmember Pieper requested staff return with information on the potential dangers of individually owned propane systems in the community.

15. MATTERS FROM STAFF – NONE

16. RECESS TO CLOSED SESSION – 11:29 P.M.

16.A. EXISTING LITIGATION - GOVERNMENT CODE SECTION 54956.9(D)(1) THE CITY FINDS, BASED ON ADVICE FROM LEGAL COUNSEL, THAT DISCUSSION IN OPEN SESSION WILL PREJUDICE THE POSITION OF THE CITY IN THE LITIGATION. (1 CASE) a. NAME OF CASE: CONNIE ANDERSEN, ET AL. V. CALIFORNIA WATER COMPANY, ET AL. CASE NO.: 24STCV20953

16.B. CONFERENCE WITH LEGAL COUNSEL - INITIATION OF LITIGATION GOVERNMENT CODE SECTION 54956.9(D)(1) THE CITY FINDS, BASED ON ADVICE FROM LEGAL COUNSEL, THAT DISCUSSION IN OPEN SESSION WILL PREJUDICE THE POSITION OF THE CITY IN THE LITIGATION. (2 CASES)

Mayor Mirsch recused herself for this item.

17. RECONVENE TO OPEN SESSION – 12:14 A.M. SEPTEMBER 24, 2024

City Attorney Donegan reported that by a unanimous vote on closed session Item 16B (with Councilmember Wilson absent and Mayor Mirsch recusing due to a financial conflict of interest because her home is in the impacted area), the City Council directed the City Attorney to file complaints with the CPUC against both SoCalGas and SCE. These complaints with the CPUC are prerequisites to the filing of any lawsuit.

18. ADJOURNMENT: 12:15 A.M.

The meeting was adjourned at 12:15 a.m. on September 24, 2024. The next regular meeting of the City Council is scheduled to be held on Monday, October 14, 2024 beginning at 7:00 p.m. in the City Council Chamber at City Hall, 2 Portuguese Bend Road, Rolling Hills, California. It will also be available via City's website link at: https://www.rolling-hills.org/government/agenda/index.php

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

Respectfully submitted,

_____
Christian Horvath, City Clerk

Approved,

_____
Leah Mirsch, Mayor

City of Rolling Hills INCORPORATED JANUARY 24, 1957

Agenda Item No.: 8.D
Mtg. Date: 10/14/2024

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

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

THRU: **KARINA BAÑALES, CITY MANAGER**

SUBJECT: **PAYMENT OF BILLS**

DATE: **October 14, 2024**

BACKGROUND:
None.

DISCUSSION:
None.

FISCAL IMPACT:
None.

RECOMMENDATION:
Approve as presented.

ATTACHMENTS:
CL_AGN_241014_CC_PaymentOfBills_E.pdf

CITY OF ROLLING HILLS
AP25-006, ACH25-006
Check Run 10/9/2024

Check No.	Check Date	Payee	Description	Amount
028726	10/9/2024	Alan Palermo Consulting	September 2024 Svcs - ADA, Sewer, Siren, Tennis Crt	1,196.25
028727	10/9/2024	Best Best & Krieger LLP	Legal-Land Use for September 2024	3,059.00
028728	10/9/2024	Cell Business Equipment	Sharp Printer Copies - July 5 to October 4 2024	1,672.06
028729	10/9/2024	Cox Communications	Phone Service from Sept 26 - Oct 25, 2024	88.66
028730	10/9/2024	Southern California News Group	ADU Ordinance 2024 - PC	511.83
028730	10/9/2024	Southern California News Group	Public Notice - 2 Possum Ridge	656.39
028730	10/9/2024	Southern California News Group	Public Notice - 23 Crest Rd Continued Hearing	618.01
CHECK TOTAL			**$ 1,786.23**	
028731	10/9/2024	County of Los Angeles	August 2024 Animal Care Housing Costs	955.56
028732	10/9/2024	LSL CPAs	2023 Audit - Final Bill	5,085.00
028733	10/9/2024	Palos Verdes Peninsula Unified	Printing - Public Notice Envelopes	596.78
028734	10/9/2024	PVS, Inc.	Alarm Service for October 2024	360.00
028735	10/9/2024	Race Communications	Race Communications Fiber October 2024	1,020.00
028736	10/9/2024	City of Rolling Hills Estates	FY23-24 Prop C Donation - Per Resolution No. 1367	89,000.00
028737	10/9/2024	City of Rancho Palos Verdes	RPV-Lidar/Radar Shared Cost FY 23/24	658.21
028738	10/9/2024	VR Plumbing Inc.	Flagpole Repair - 2 Portuguese Bend Rd	395.00
ACH-634	10/1/2024	CalPERS	Health Premium Statement for October 2024	14,974.34
ACH-635	9/17/2024	CalPERS	CalPERS Retirement Payroll Ending 09-17-24	4,060.01
ACH-636	10/1/2024	Delta Dental	Dental Coverage for October 2024	1,084.38
ACH-637	10/1/2024	Forum Info-Tech. Inc./Levelcloud	October 2024 Monthly Cloud Service	6,078.93
ACH-638	10/1/2024	Nextiva	Business Phone Service for October 2024	290.21
ACH-639	9/23/2024	Pacific Premier Bank / FNBO	Pacific Prem Credit Card Stmt #0306 Sept. 2024	180.68
ACH-640	9/23/2024	Pacific Premier Bank / FNBO	Pac Premier Credit Card Stmt #1746 Sept. 2024	439.72
ACH-641	9/23/2024	Pacific Premier Bank / FNBO	Pac Prem Credit Card Stmt Acct#5191 Sept. 2024	813.00
ACH-642	9/26/2024	PITNEY BOWES GLOBAL	Postage Lease from 06/27/24 to 09/26/24	556.58
ACH-643	9/27/2024	Southern California Edison	Electricity usage 08-16-24 to 09-16-24 ACCT#4218	473.41
ACH-644	9/22/2024	Southern California Edison	Electricity usage 08-22-24 to 09-22-24 Acct#8030	1,482.68
ACH-645	9/17/2024	Vantagepoint Transfer Agents -	Deferred Comp Contributions PR Ending 09-17-24	1,891.87

ACH-646	10/1/2024	Vision Service Plan - (CA)	Vision Coverage for October 2024	164.32
ACH-647	10/1/2024	Xpress Bill Pay	Online Bill Pay Service for October 2024	35.00
PR LINK	9/20/2024	PR LINK - Payroll & PR Taxes PR#19	Payroll Processing Fee PR#19_09/04/24 - 09/17/24	77.71
PR LINK	9/20/2024	PR LINK - Payroll & PR Taxes PR#19	Pay Period PR#18_09/04/24 - 09/17/24	23,344.88
				161,820.47

I, Karina Banales, City Manager of Rolling Hills, California certify that the above demands are accurate and there is available in the General Fund a balance of
$ 161,820.47 for the payment of above items.

Karina Banales, City Manager

Agenda Item No.: 8.E
Mtg. Date: 10/14/2024

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

FROM: **JOHN SIGNO, DIRECTOR OF PLANNING & COMMUNITY SERVICES**

THRU: **KARINA BAÑALES, CITY MANAGER**

SUBJECT: **APPROVE A LIGHT POLE IN FRONT OF THE MAIN GATEHOUSE ON PORTUGUESE BEND ROAD AND IN FRONT OF THE GATEHOUSE ON CREST ROAD WEST ON THE RANCHO DEL MAR SCHOOL PROPERTY**

DATE: **October 14, 2024**

BACKGROUND:
The Rolling Hills Community Association (RHCA) is requesting a light pole in front of the main gatehouse on Portuguese Bend Road and in front of the gatehouse at Crest Road West. It will be on the City's property within the RHCA roadway easement. The light poles will be approximately 12 feet high. The pole at Crest Road West will be approximately 64 feet in front of the gatehouse near the driveway entrance to Rancho Del Mar High School. The light pole will be located on the Rancho Del Mar High School property and, according to RHCA, will not be in the street easement. The light pole in front of the main gatehouse will be on the western side of the road next to the tennis court approximately 80 feet from the gatehouse on City property. The poles will be supplied by an underground electrical wire connected to the gatehouses.

DISCUSSION:
According to RHCA, the lights are for security purposes in response to recommendations made in three separate security reports provided to RHCA over the years. Additional lighting will improve safety for pedestrians and vehicles exiting and entering the school district driveway. The School District has been informed and is in support of the lighting.

FISCAL IMPACT:
None.

RECOMMENDATION:
Approve as presented.

ATTACHMENTS:
Attachment 1: Letter from RHCA - Proposed Lighting at Gatehouses 2024-10-08.pdf

Rolling Hills Community Association
of Rancho Palos Verdes
No. 1 Portuguese Bend Rd. • Rolling Hills, Calif. 90274

(310) 544-6222 ROLLING HILLS CALIFORNIA (310) 544-6766 Fax

October 3, 2024

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

Re: Request to install new lights at Crest & Main Gatehouses

Honorable Council Members,

The Rolling Hills Community Association is requesting the Council's permission to install a security light at the Crest and Main gates. We are proposing this lighting in response to recommendations made in three separate security reports provided to the RHCA over the years to improve the lighting and visibility around the gatehouses.

Currently, Gate Staff only has visibility approximately 8'-10' around the exterior of the gatehouses at night. Additionally, when the interior gatehouse light is on, GSRs can only see their reflection in the windows unless a car is approaching. To remedy the issue of low visibility, a 12' pole light (similar to a parking lot light) is proposed at each gate.

Attached are the proposed locations and specifications for the fixtures. The placement of the fixtures was carefully considered so the light does not go beyond the roadway and does not impact neighboring properties.

The School District has been informed of the proposed light at the Crest gate and supports the installation as proposed.

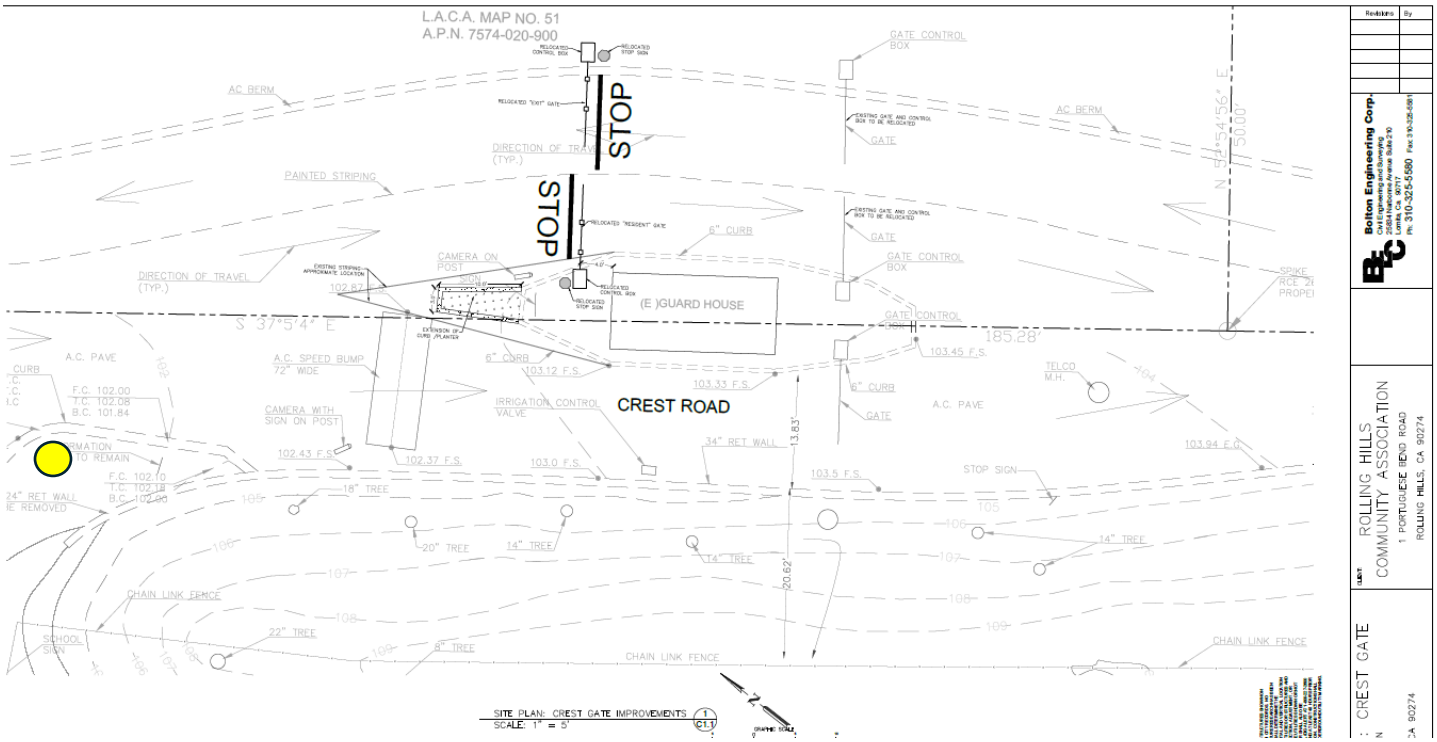
Thank you for your consideration.

Sincerely,

Kristen Raig
RHCA Manager

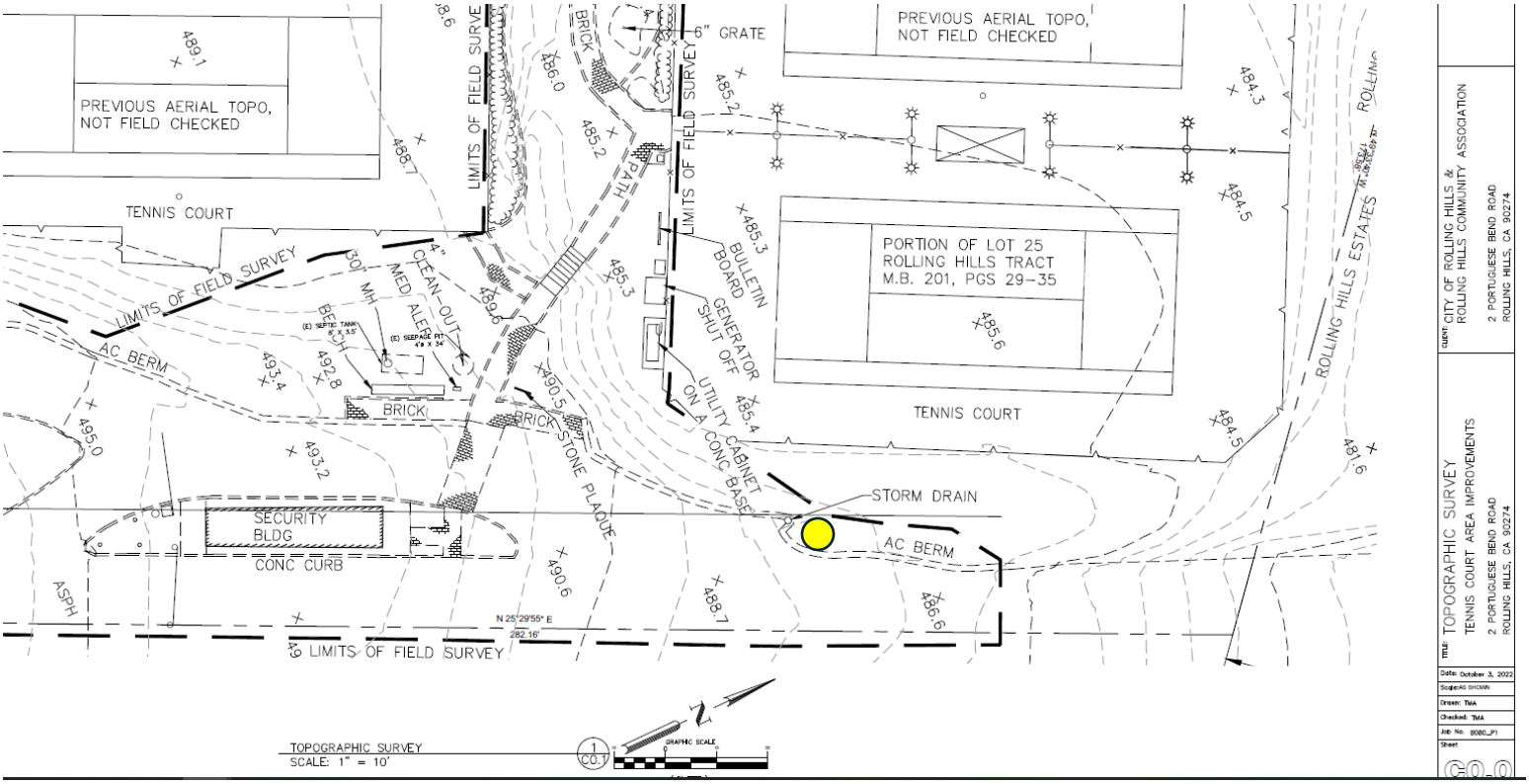
Crest Gate


Crest Rd W
Rolling Hills Crest Gate
30’ Area


L.A.C.A. MAP NO. 51
A.P.N. 7574-020-900
STOP
STOP
(E)GUARD HOUSE
CREST ROAD
SITE PLAN: CREST GATE IMPROVEMENTS
SCALE: 1" = 5'
Bolton Engineering Corp.
ROLLING HILLS
COMMUNITY ASSOCIATION
1 PORTUGUESE BEND ROAD
ROLLING HILLS, CA 90274
CREST GATE

Main Gate


30’ Area
Rolling Hills City Hall
Data SIO, NOAA, U.S. Navy, NGA, GEBCO
1985

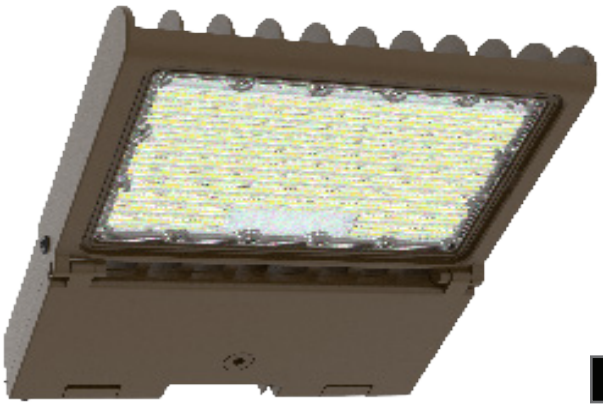

PREVIOUS AERIAL TOPO, NOT FIELD CHECKED
TENNIS COURT
LIMITS OF FIELD SURVEY
AC BERM
BRICK
SECURITY BLDG
CONC CURB
ASPH
LIMITS OF FIELD SURVEY
PATH
6" GRATE
BULLETIN BOARD
GENERATOR SHUT OFF
UTILITY CABINET ON A CONC BASE
STONE PLAQUE
PORTION OF LOT 25
ROLLING HILLS TRACT
M.B. 201, PGS 29-35
TENNIS COURT
STORM DRAIN
AC BERM
ROLLING HILLS ESTATES
N 25°29'55" E
282.16'
TOPOGRAPHIC SURVEY
SCALE: 1" = 10'
GRAPHIC SCALE
CITY OF ROLLING HILLS & ROLLING HILLS COMMUNITY ASSOCIATION
2 PORTUGUESE BEND ROAD
ROLLING HILLS, CA 90274
TOPOGRAPHIC SURVEY
TENNIS COURT AREA IMPROVEMENTS
2 PORTUGUESE BEND ROAD
ROLLING HILLS, CA 90274
Date: October 3, 2022
Scale: AS SHOWN
Drawn: TMA
Checked: TMA
Job No. 9080_P1
Sheet
C-0.0

LFXPRO SERIES Outdoor Lighting

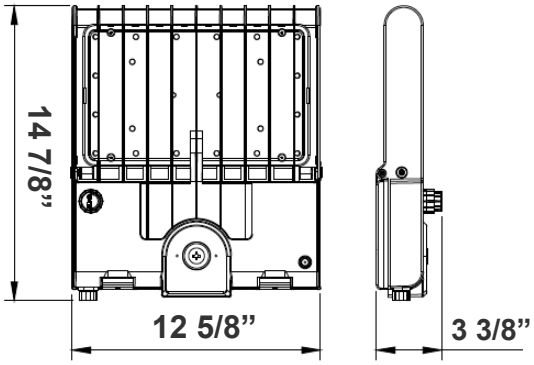
WESTGATE
THE FUTURE IS HERE...AND IT'S QUITE BRIGHT!

LFXPRO-LG-50-150W-MCTP
POWER & CCT ADJUSTABLE FLOOD/AREA LIGHT
MCTP Multi Color Temperature & Multi Power/Wattage (Selectable)

Customer Name:
Project Name:
Note: | Type:



AVAIL. FINISHES



14 7/8"(L) x 12 5/8"(W) x 3 3/8"(H)

Ideal for general site lighting, alleys, loading docks, doorway, pathway, and parking areas.

Features

- LED FLood Light
- With snap-on & bolt mounting options for one-person Installations.
- Select a mounting option (Sold separately)
- 70,000 Hours Rated Life
- 7-Year Warranty
- Optic Lens Type: III
- Multi-CCT & Multi-Power - The Switches are on the Bottom of the Fixture

Technical Specifications

Electrical:

- Voltage: 100-277V AC 50/60Hz
- Wattage: 50W/ 80W/ 100W/ 150W
- Power Factor: >0.9
- Output Current: 0.25A
- Efficacy: 125 LPW
- THD: <20%

Mechanical:

- Housing: Die-cast Aluminum Housing with Powder Coat Finish (Dark Bronze)
- 10KV Lightning Surge Protection
- Operating Temperature: -40°F to 104°F
- IP Rating: IP65
- Suitable for Wet Locations
- Effective projected areas (EPA's) are:
  Front = 0.38 square feet
  Side = 0.30 square feet
  Face = 1.05 square feet

Lighting:

- Dimmable: 0~10V
- Solid State Lighting technology for long life, no Maintenance needed and High-Efficiency
- Lens Type: Optical TYPE III Lens, High Light Transmittance PC, Anti-UV and Flame Resistant
- Cord Type: 3.2' SJTW 18/3 AWG cable
- Total lumens: 19200LM Max.
- Color temperature: 3000K/ 4000K/ 5000K/ 5700K
- Color rendering index: CRI ≥ 70
- Beam Angle:90°x120°

Applications:

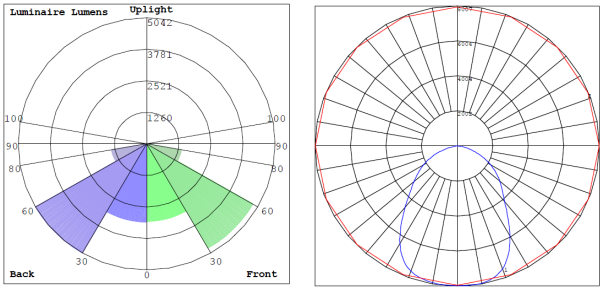
- Ideal for general site lighting, alleys, loading docks, doorway, pathway and parking areas.
- Replace existing HID flood lights/ wall packs

Other Models:

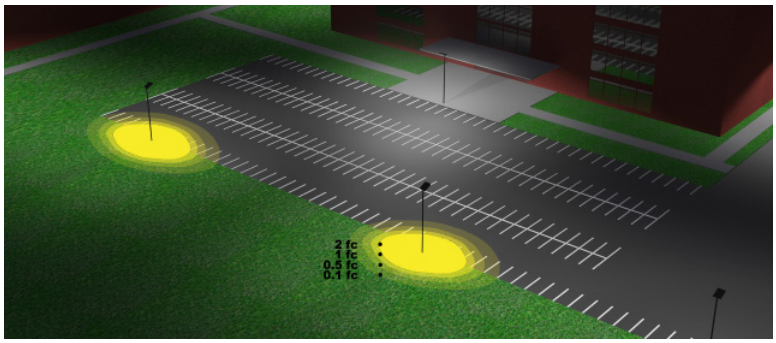
- 300W | 38000LM | LFXPRO-XL-150-300W-MCTP

Photometrics: LFXPRO-LG-50-150W-MCTP

TYPE III



BUG Rating: B4-U0-G1



Area 65'x 75' Mounting Height: 20'

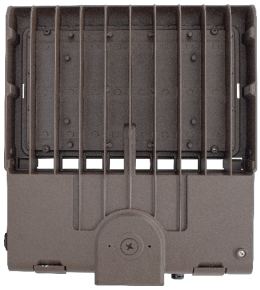
Other Views:



Side View



Front View



Back View

Performance Table: LFXPRO-LG-50-150W-MCTP

MODEL NO.	Wattage	Voltage	Lumens	Color Temp.	BUG Rating	LPW
LFXPRO-LG-50-150W-MCTP	50W	120~277V	6800LM	3000K 4000K 5000K 5700K	B4-U0-G1	125
			6950LM			
			7510LM			
			7510LM			
	80W		11000LM			
			11200LM			
			11500LM			
			11500LM			
	100W		13200LM			
			13500LM			
			14000LM			
			14000LM			
	150W		18700LM			
			18900LM			
			19200LM			
			19200LM			

Sample Ordering

Model	Size	Min. Wattage	Max. Wattage	Color Temp.
LFXPRO	LG	50	150W	MCTP

Accessories Options

Blank = No Option For Accessories
WEC-8RC =Optional Motion Sensor Remote Control

Factory-Installed Options

Blank = No Option For Accessories
OPT-EM-OD2EXT = Emergency Battery Backup
OPT-3MPC = Microwave Photocell with a 1/2" threaded
OPT-SEN-3MR-3 = Programmable Microwave Bi-Level Sensor

Example:

1.LFXPRO-LG-50-150W-MCTP (For LFXPRO 150W MCTP fixture 120-277V)

2.LFXPRO-LG-50-150W-MCTP (For LFXPRO 150W MCTP fixture 120-277V)
WEC-8RC (Remote Control)

ACCESSORIES:



WEC-8RC

Factory-Installed Opetions:



OPT-SEN-3MR-3

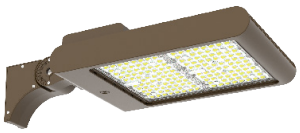


OPT-3MPC

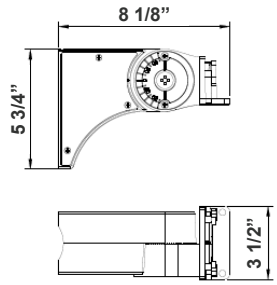


OPT-EM-OD2EXT

Mounting Options:

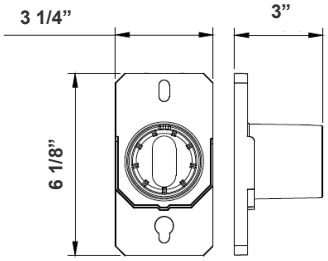


LFX-ASA
Adjustable Straight Arm
3 1/3" x 7 7/8"



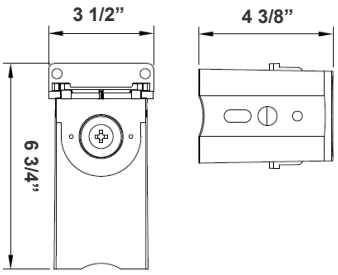


LFX-SF + LFX-PASF
Pole Adapter for Slip Fitter
6 1/8" x 3 1/4" x 3"



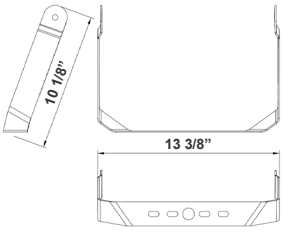


LFX-EXT
Straight Arm
3 1/3" x 6 3/4" x 4 3/8"



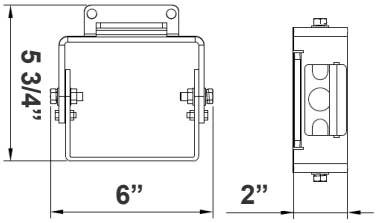


LFX-TR-A
U Bracket
13 3/8" x 10 1/8"



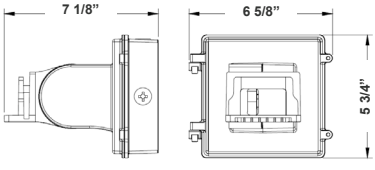


LFX-YK
Yoke
5 3/4" x 6" x 2"



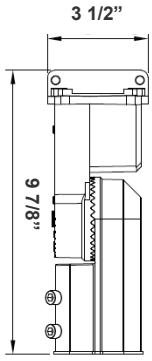


LFX-AWB
Adjustable Wall Junction Box
7 1/8" x 6 5/8" x 5 3/4"





LFX-SF
Slip Fitter
3 1/3" x 7 7/8"
Inside Diameter: 2-3/4"



Color Options: LFXPRO-LG-50-150W-MCTP

Custom Color Available

Black Silver White **Dark Bronze** Green Red Yellow

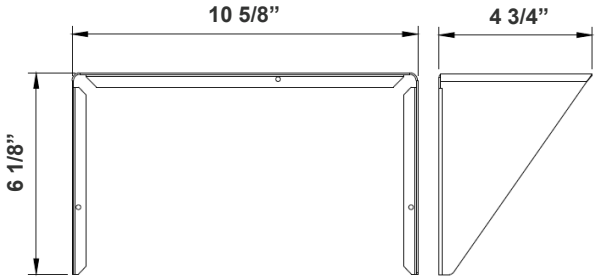
Default color

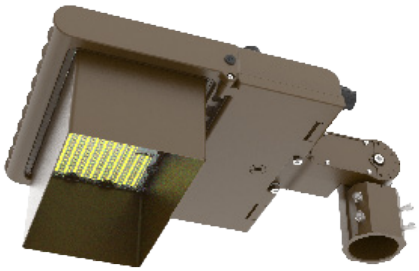


Shroud & Wire Guard: LFXPRO-LG-50-150W-MCTP

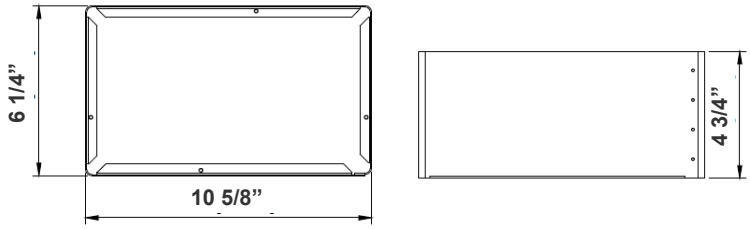


LF-SHROUD-A
Shroud
6 1/8" x 10 5/8" x 4 3/4"
Can be painted





LF-SHROUD-D
Full-Glare Shroud
6 1/4" x 10 5/8" x 4 3/4"
Can be painted





LFXPRO-WG-A
Wire Guard
Can be painted

COLOR CHART: * Choose from one of our Premium Colors with no set-up fee.

Gloss:


SILVER METALLIC
70 GLOSS
T357-GR105


SILVER METALLIC
30 GLOSS
T353-GR06

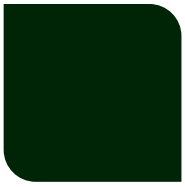

DARK RED 90
GLOSS
P009-RD02

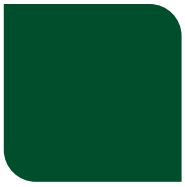

INTERNATIONAL
ORANGE 90
GLOSS
T009-OG26


SAFETY ORANGE
90 GLOSS
T009-OG01


YELLOW 90
GLOSS
T009-YL14


YELLOW 90
GLOSS
T009-YL01


TRAFFIC GREEN
70 GLOSS
T007-GN16


GREEN 70 GLOSS
T007-GN13


GREEN 60 GLOSS
C006-GN03


BLUE 90 GLOSS
T009-BL01


DARK BLUE 80
GLOSS
T008-BL20


RAL 8028 TERRA
BROWN 90 GLOSS
C209-BR358

Hammer:

WHITE HAMMER
T013-WH09


BEIGE HAMMER
T013-BG38

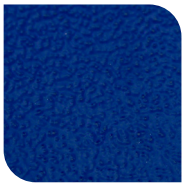

GREY HAMMER
C013-GR08


SILVER
HAMMERTONE
T064-GR05


BLACK HAMMER
T013-BK62


RED HAMMER
T013-RD15


GREEN HAMMER
T013-GN220


BLUE HAMMER
T013-BL468


BRONZE HAMMER
T012-BR161

Texture:

WHITE TEXTURE
C031-WH120


FLINT GRAY
TEXTURE
T243-GR522


BLACK TEXTURE
C241-BK109


RED TEXTURE
T241-RD129


BLUE TEXTURE
C241-BL544


OIL RUBBED
BRONZE TEXTURE
T291-BR251

Vein:


BLACK/WHITE
VEIN
T075-WH34


SILVER VEIN
T375-BK26


COPPER VEIN
EXTERIOR
T075-BK211


GOLD VEIN
T375-BK10


COPPER VEIN
T375-BK07

Agenda Item No.: 8.F
Mtg. Date: 10/14/2024

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

FROM: **JOHN SIGNO, DIRECTOR OF PLANNING & COMMUNITY SERVICES**

THRU: **KARINA BAÑALES, CITY MANAGER**

SUBJECT: **ZONING CASE NO. 24-073: REQUEST FOR APPROVAL TO ENLARGE AND MOVE A DRIVEWAY APRON APPROXIMATELY 10 FEET ON A PROPERTY LOCATED AT 10 CREST ROAD WEST (LOT 2-CH), ROLLING HILLS, CA 90274 (FRYKMAN), AND DETERMINING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**

DATE: **October 14, 2024**

BACKGROUND:
On September 26, 2024, the Traffic Commission voted unanimously, 3-0 (Wilson and Raine absent), to recommend approval to the City Council of widening and moving a driveway apron at 10 Crest Road East. Per Rolling Hills Municipal Code (RHMC) Section 10.08.020.A, the Traffic Commission is an advisory body that makes recommendations to the City Council on driveway curb cuts (aprons).

Zoning, Location, and Lot Description

The property is zoned RAS-1 and the gross lot area is 49,658 square feet (SF) (1.14 acres). For development purposes, the net lot area is 40,914 SF (0.94 acres), which excludes the roadway easement and 10 feet around the property. The lot is developed with a 4,385 SF main residence, 750 SF attached garage, 1,104 SF swimming pool, 100 SF pool equipment area, 735 SF stable, 234 SF attached covered porches, 450 SF attached trellises, and other improvements. The total structural coverage, excluding exempt structures, is 7,848 SF or 19.18% of the lot (Attachment 3).

The existing driveway is 3,340 SF with an additional 480 SF for a motor court and parking. The area of the driveway in the front setback area is 11%. The area of the driveway in the side setback area is 38.4% and the area of the motor court in the side setback is 9.4%, for a total of 48%.

Applicant Request

On September 3, 2024, the applicant, Dan Bolton, on behalf of the property owner, Karl Frykman, submitted an application to repave and move the driveway approximately 10 feet east (8'-7" according to site measurement; see Attachment 2). The maximum width of the driveway will be 20 feet. According to site measurements, the driveway apron will be approximately 29'-5"; the existing driveway is approximately 24' wide based on aerial photo measurements. The existing asphalt will be removed and replaced with permeable pavers. An increase of 30 SF will be added to the driveway bringing the total to 3,370 SF (Attachment 4 and 5).

Pursuant to Section 17.16.150 of the Rolling Hills Municipal Code (RHMC), the driveway may not cover more than 20% of the setback area in which it is located and uncovered parking areas and motor courts may not cover more than 10%. The project will increase the front yard setback coverage from 11.0% to 11.3%, which is under the 20% maximum. No change will be made to the side yard setback coverage for the driveway and motor court, which are legal nonconforming at 38.4% and 9.4%, respectively. The project will eliminate 3,820 SF of impervious area and replace it with 4,113 SF of pervious surface.

Approximately 4 cubic yards (CY) of balanced grading is required to level the site. No dirt will be exported or imported to the site and no retaining walls are proposed. The maximum drainage allowed for a driveway is 12%, and the first 20 feet of the driveway cannot exceed 7%. The existing driveway is steeper than 12%, however, the project will improve this condition by being slightly less steep.

DISCUSSION:
Traffic Commission Review

Pursuant to Section 10.08.020(A) of the Rolling Hills Municipal Code (RHMC), the Traffic Commission makes a recommendation to the City Council regarding driveway curb cuts (aprons). Section 15.04.100 of the RHMC states "all new and relocated driveways require approval of the City of Rolling Hills Traffic Commission prior to construction."

The driveway is existing, but the applicant is requesting moving it approximately 10 feet east to improve access as the existing driveway is slightly angled. The existing driveway already encroaches into the Rolling Hills Community Association (RHCA) easement and the proposed project has been forwarded to RHCA for review.

The City's traffic engineer has reviewed the proposal and visited the site and finds the proposal acceptable (Attachment 1).

At the September 26, 2024 Traffic Commission meeting, staff gave a presentation, the City traffic engineer provided a recommendation of approval, and commissioners discussed the project. There were no speakers from the public. Traffic Commission unanimously voted, 3-0 (Wilson and Raine absent) to recommend approval of the project to the City Council.

Other Approvals
The project is subject to Traffic Commission review because it moves and widens the driveway apron. Typically, driveway improvements are approved administratively provided

code requirements are met. Approval by RHCA is still required.

Environmental Review

The project has been determined to be categorically exempt pursuant to the California Environmental Quality Act (CEQA) under Class 3, Section 15303. The project is for new construction for accessory structures to a single-family residence.

FISCAL IMPACT:
None.

RECOMMENDATION:
Approve the recommendation of the Traffic Commission to approve the widening and moving of a driveway apron.

ATTACHMENTS:
Attachment 1: Memo from City Traffic Engineer - 10 Crest West Dwy 09.18.pdf
Attachment 2: CO_TRC_240926_10CrestRdW_Driveway_Pics.pdf
Attachment 3: PL_ADR_240906_10CrestRdW_ZC24-073_LotCoverageCalcs_240909_Ext.Dwy.pdf
Attachment 4: PL_ADR_240906_10CrestRdW_ZC24-073_Driveway_Closeup.pdf
Attachment 5: PL_ADR_240906_10CrestRdW_ZC24-073_RevisedSitePlan.pdf

Memorandum

TO: John Signo, AICP Director of Planning and Community Services

FROM: Vanessa Munoz PE, TE, City Traffic Engineer

DATE: September 18, 2024

SUBJECT: 10 Crest Road West Driveway

This memorandum is in response to the request by the city to review and provide input on the proposed driveway improvements submitted by the residents of 10 Crest Road West. The project is realigning the existing driveway and shifting it to the east approximately 10 feet, the proposed driveway aisle width is 20-feet and permeable pavers will be used for the surface.

A field review of the existing conditions was performed, and the proposed driveway was staked for visual inspection. Based on review of the plans, visual field observations and engineering judgement, the proposed driveway location and width is acceptable.

10 CREST ROAD WEST – DRIVEWAY RELOCATION



TOP: Driveway at 10 Crest Road West viewed from across street

BOTTOM LEFT: Width of driveway apron (approx. 29’-5”)
BOTTOM RIGHT: Movement of eastern edge (approx. 8’7”)





10 CREST ROAD WEST – DRIVEWAY RELOCATION



TOP: View looking eastward.

BOTTOM: View looking westward.



DATE: 8/30/2024 ZONING CASE NO.: 0 ADDRESS: 10 Crest Road West

ALL STRUCTURES MUST BE SHOWN ON THE PLAN

CALCULATION OF LOT COVERAGE

AREA AND STRUCTURES	EXISTING	PROPOSED	TOTAL
NET LOT AREA	40,914 sq.ft	0 sq.ft	40,914
RESIDENCE	4,385 sq.ft	0 sq.ft	4,385 sq.ft
GARAGE	750 sq.ft	0 sq.ft	750 sq.ft
SWIMMING POOL/SPA	1,104 sq.ft	0 sq.ft	1,104 sq.ft
POOL EQUIPMENT	100 sq.ft	0 sq.ft	100 sq.ft
GUEST HOUSE	0 sq.ft	0 sq.ft	0 sq.ft
CABANA	0 sq.ft	0 sq.ft	0 sq.ft
STABLE (dirt volume to be included in grading quantities	735 sq.ft	0 sq.ft	735 sq.ft
RECREATION COURT	0 sq.ft	0 sq.ft	0 sq.ft
ATTACHED COVERED PORCHES	234 sq.ft	0 sq.ft	234 sq.ft
ENTRYWAY/PORTE COCHERE, BREEZEWAYS	0 sq.ft	0 sq.ft	0 sq.ft
ATTACHED TRELLISES	450 sq.ft	0 sq.ft	450 sq.ft
*DETACHED STRUCTURES: (circle all that applies)			
SHEDS, TRELLISES, GAZEBO, BARBEQUE,	32 sq.ft	0 sq.ft	32 sq.ft
OUTDOOR KITCHEN,ROOFED PLAY EQUP.-	227 sq.ft	0 sq.ft	227 sq.ft
over 15 ft. high and over 120 sq.ft. in area,	0 sq.ft	0 sq.ft	0 sq.ft
WATER FEATURES, ETC.	72 sq.ft	0 sq.ft	72 sq.ft
SERVICE YARD	90 sq.ft	0 sq.ft	90 sq.ft
OTHER: _____	0 sq.ft	0 sq.ft	0 sq.ft
BASEMENT AREA: (Volume to be included in grading quantities)	0 sq.ft	0 sq.ft	0 sq.ft
DEPTH OF BASEMENT	0 sq.ft	0 ft	0 ft
TOTAL STRUCTURE	8,179 sq.ft	0 sq.ft	8,179 sq.ft
%STRUCTURAL COVERAGE	19.99% sq.ft	0.00% sq.ft	19.99% sq.ft
TOTAL STRUCTURES			
EXCLUDING UP TO 5 AND UP TO 800 sq.ft. detached structures that are not higher than 12 ft.	7,848 sq.ft	0 sq.ft	7,848 sq.ft
% STRUCTURAL COVERAGE	19.18% sq.ft	0.00% sq.ft	19.18% sq.ft

DATE: 8/30/2024 ZONING CASE NO.: 0 ADDRESS: 10 Crest Road West

ALL FLATWORK MUST BE SHOWN ON THE PLAN

	EXISTING	PROPOSED	TOTAL
PRIMARY DRIVEWAY	3,340 sq.ft	30 sq.ft	3,370
PAVED WALKS, PATIO AREAS, COURTYARDS	2,231 sq.ft	0 sq.ft	2,231 sq.ft
POOL DECKING	230 sq.ft	0 sq.ft	230 sq.ft
OTHER PAVED DRIVEWAYS, ROAD EASEMENTS, PARKING PADS	480 sq.ft	0 sq.ft	480 sq.ft
TOTAL FLATWORK	6,281 sq.ft	30 sq.ft	6,311 sq.ft
%TOTAL FLATWORK COVERAGE	15.35%	0.07%	15.43%
TOTAL STRUCTURAL & FLATWORK COVERAGE	14,460 sq.ft	30 sq.ft	14,490 sq.ft
%TOTAL COVERAGE	35.34%	0.07%	35.42%
TOTAL STRUCTURAL & FLATWORK COVERAGE Excl. the allowance of up to 5- 800 sq.ft. structures from previous page.	14,129 sq.ft	30 sq.ft	14,159 sq.ft
% TOTAL COVERAGE	34.53%	0.07%	34.61%
TOTAL DISTURBED AREA	27,046 sq.ft	0 sq.ft	27,046 sq.ft
% DISTURBED AREA	66.10%	0.00%	66.10%
GRADING QUANTITY (include future stable, corral, and access way; basement and all other areas to be graded)			4 C.Y.

All structures (attached and detached) must be listed.

*Free standing accessory structures such as sheds, trellises, covered patios, gazebo, fountains, barbecue, outdoor fireplace, etc. are not counted towards coverage and disturbed area unless their combined area exceeds 800 sq.ft., or if there are more than 5 such structures on the property.

DATE: 8/30/2024 ZONING CASE NO.: 0 ADDRESS: 10 Crest Road West

CALCULATION OF BUILDING PAD COVERAGE

PAD NO. 1- MAIN RESIDENCE

BUILDABLE PAD AREA AND STRUCTURES	EXISTING	PROPOSED	TOTAL
BUILDING PAD	11,050 sq.ft	0 sq.ft	11,050
RESIDENCE	4,385 sq.ft	0 sq.ft	4,385 sq.ft
GARAGE	750 sq.ft	0 sq.ft	750 sq.ft
SWIMMING POOL/SPA	1,104 sq.ft	0 sq.ft	1,104 sq.ft
POOL EQUIPMENT	100 sq.ft	0 sq.ft	100 sq.ft
GUEST HOUSE	0 sq.ft	0 sq.ft	- sq.ft
CABANA	0 sq.ft	0 sq.ft	0 sq.ft
STABLE	- sq.ft	0 sq.ft	0 sq.ft
SPORTS COURT	0 sq.ft	0 sq.ft	0 sq.ft
SERVICE YARD	90 sq.ft	0 sq.ft	90 sq.ft
ATTACHED COVERED PORCHES			
Primary Residence	0 sq.ft	0 sq.ft	0 sq.ft
Accessory Structures	0 sq.ft	- sq.ft	0 sq.ft
AREA OF ATTACHED COVERED PORCHES THAT EXCEED 10% OF THE SIZE OF RESIDENCE/ACCS. STRUCTURES	0 sq.ft	sq.ft	0 sq.ft
ENTRYWAY/PORTE COCHERE, BREEZEWAYS	0 sq.ft	0 sq.ft	0 sq.ft
ATTACHED TRELLISES	450 sq.ft	0 sq.ft	450 sq.ft
*DETACHED STRUCTURES: (From 1st page)	331 sq.ft	0 sq.ft	331 sq.ft
ALL DETACHED STRUCTURES (From 1st page not including allowed deductions)	72 sq.ft	0 sq.ft	72 sq.ft
OTHER:	0 sq.ft	0 sq.ft	0 sq.ft
TOTAL STRUCTURES ON PAD NO. 1	7,210 sq.ft	0 sq.ft	7,210 sq.ft
%BUILDING PAD COVERAGE	65.25% sq.ft	0.00% sq.ft	65.25% sq.ft
TOTAL STRUCTURES ON PAD NO. 1 Not incl. attached trellises, Not incl. allowed deductions, and incl. the area of covered porches that exceed 10% of the size of the residence / accs structures	6,501 sq.ft	0 sq.ft	6,501 sq.ft
% BUILDING PAD COVERAGE	58.83% sq.ft	0.00% sq.ft	58.83% sq.ft

DATE: 8/30/2024 ZONING CASE NO.: 0 ADDRESS: 10 Crest Road West

CALCULATION OF BUILDING PAD COVERAGE

PAD NO. 2-- STABLE PAD

BUILDABLE PAD AREA AND STRUCTURES	EXISTING	PROPOSED	TOTAL
BUILDING PAD	1,371 sq.ft	0 sq.ft	1,371
RESIDENCE	0 sq.ft	0 sq.ft	0 sq.ft
GARAGE	0 sq.ft	0 sq.ft	0 sq.ft
SWIMMING POOL/SPA	0 sq.ft	0 sq.ft	0 sq.ft
POOL EQUIPMENT	0 sq.ft	0 sq.ft	0 sq.ft
GUEST HOUSE	- sq.ft	0 sq.ft	0 sq.ft
CABANA	0 sq.ft	0 sq.ft	0 sq.ft
STABLE	735 sq.ft	0 sq.ft	735 sq.ft
SPORTS COURT	0 sq.ft	0 sq.ft	0 sq.ft
SERVICE YARD	0 sq.ft	0 sq.ft	0 sq.ft
ATTACHED COVERED PORCHES			
Primary Residence	0 sq.ft	0 sq.ft	0 sq.ft
Accessory Structures	234 sq.ft	0 sq.ft	234 sq.ft
AREA OF ATTACHED COVERED PORCHES THAT EXCEED 10% OF THE SIZE OF RESIDENCE/ACCS. STRUCTURES	161 sq.ft	0 sq.ft	161 sq.ft
ENTRYWAY/PORTE COCHERE, BREEZEWAYS	0 sq.ft	0 sq.ft	0 sq.ft
ATTACHED TRELLISES	0 sq.ft	0 sq.ft	0 sq.ft
*DETACHED STRUCTURES: (From 1st page)	0 sq.ft	0 sq.ft	0 sq.ft
ALL DETACHED STRUCTURES (From 1st page not including allowed deductions)	0 sq.ft	0 sq.ft	0 sq.ft
OTHER:	- sq.ft	- sq.ft	0 sq.ft
TOTAL STRUCTURES ON PAD NO. 2	969 sq.ft	0 sq.ft	969 sq.ft
%BUILDING PAD COVERAGE	70.68% sq.ft	0.00% sq.ft	70.68% sq.ft
TOTAL STRUCTURES ON PAD NO. 2 Not incl. attached trellises, Not incl. allowed deductions, and incl. the area of covered porches that exceed 10% of the size of the residence / accs structures	896 sq.ft	0 sq.ft	896 sq.ft
% BUILDING PAD COVERAGE	65.32% sq.ft	0.00% sq.ft	65.32% sq.ft

DATE: 8/30/2024 ZONING CASE NO.: 0 ADDRESS: 10 Crest Road West

GRADING AND EXCAVATION INFORMATION

PAD 1: HOUSE

Grading Quantities:	Cubic Yds.	Max Depth	Max Depth Location
CUT/EXCAVATION			
For house/addition	0	N/A	
For other structures (i.e. walls)			
List	0	N/A	
For driveway(s)	2	N/A	Widened Driveway
For yard areas	0	N/A	
For basement excavation	0	N/A	
For pool/spa excavation	0	N/A	
Overexcavation	0	N/A	
TOTAL CUT	2	2	
TOTAL **Balanced**		**Export**	0
FILL			
For house/addition	0	N/A	
For other structures (i.e. walls)			
List	0	N/A	
		-	
For driveway(s)	2	N/A	Widened Driveway
For yard areas	0	N/A	
For basement excavation	0	N/A	
For pool/spa excavation	0	N/A	
Recompaction	0	N/A	
TOTAL FILL	2	2	

TOTAL GRADING (Sum of total cut and total fill): 4

PAD/FLOOR ELEVATIONS

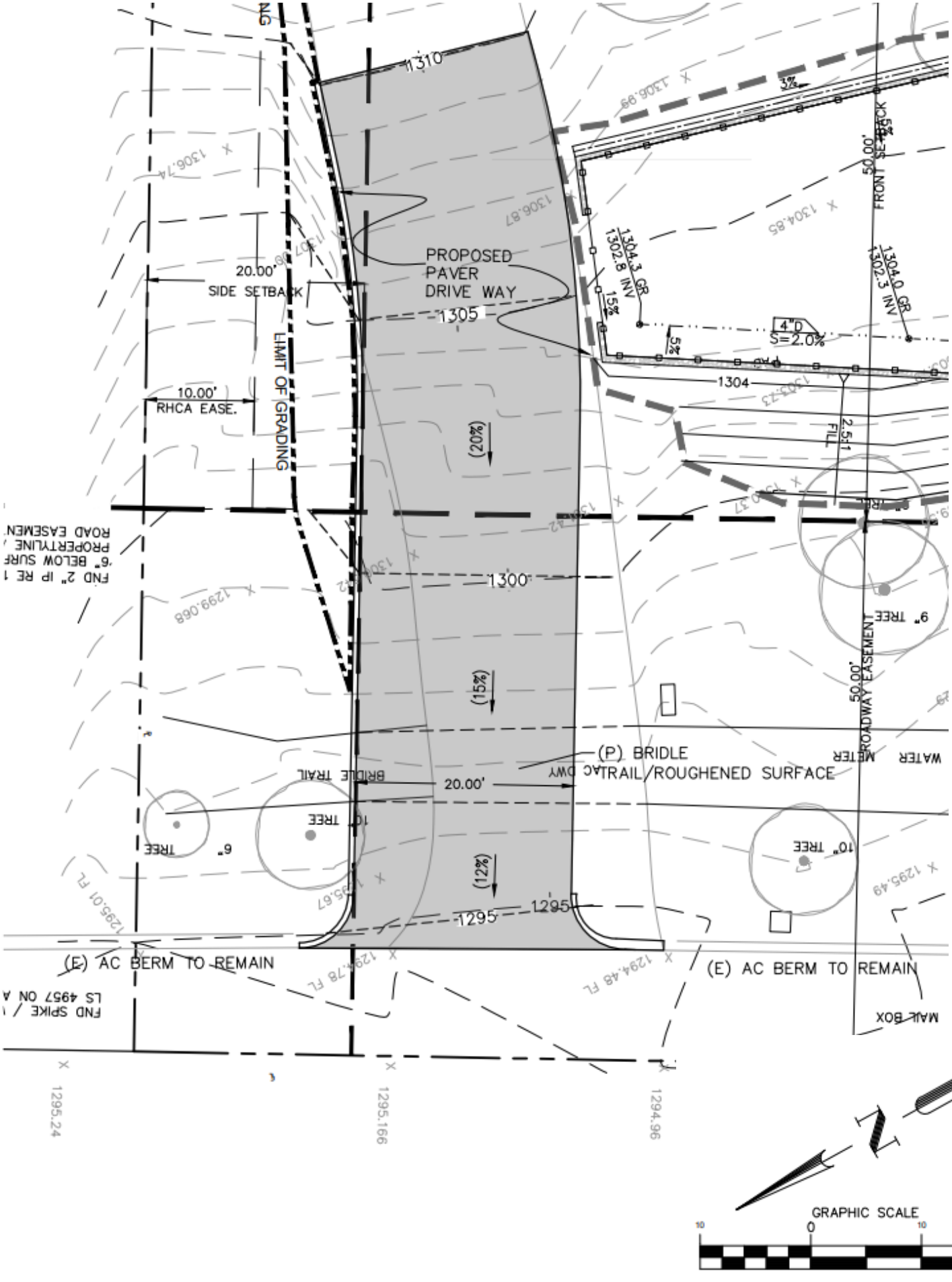
Existing pad elevations	House	Other Pad:	
Finished Floor	799.00		-
Finished Grade	798.00		-
Proposed pad elevations			
Finished floor			
Finished grade			

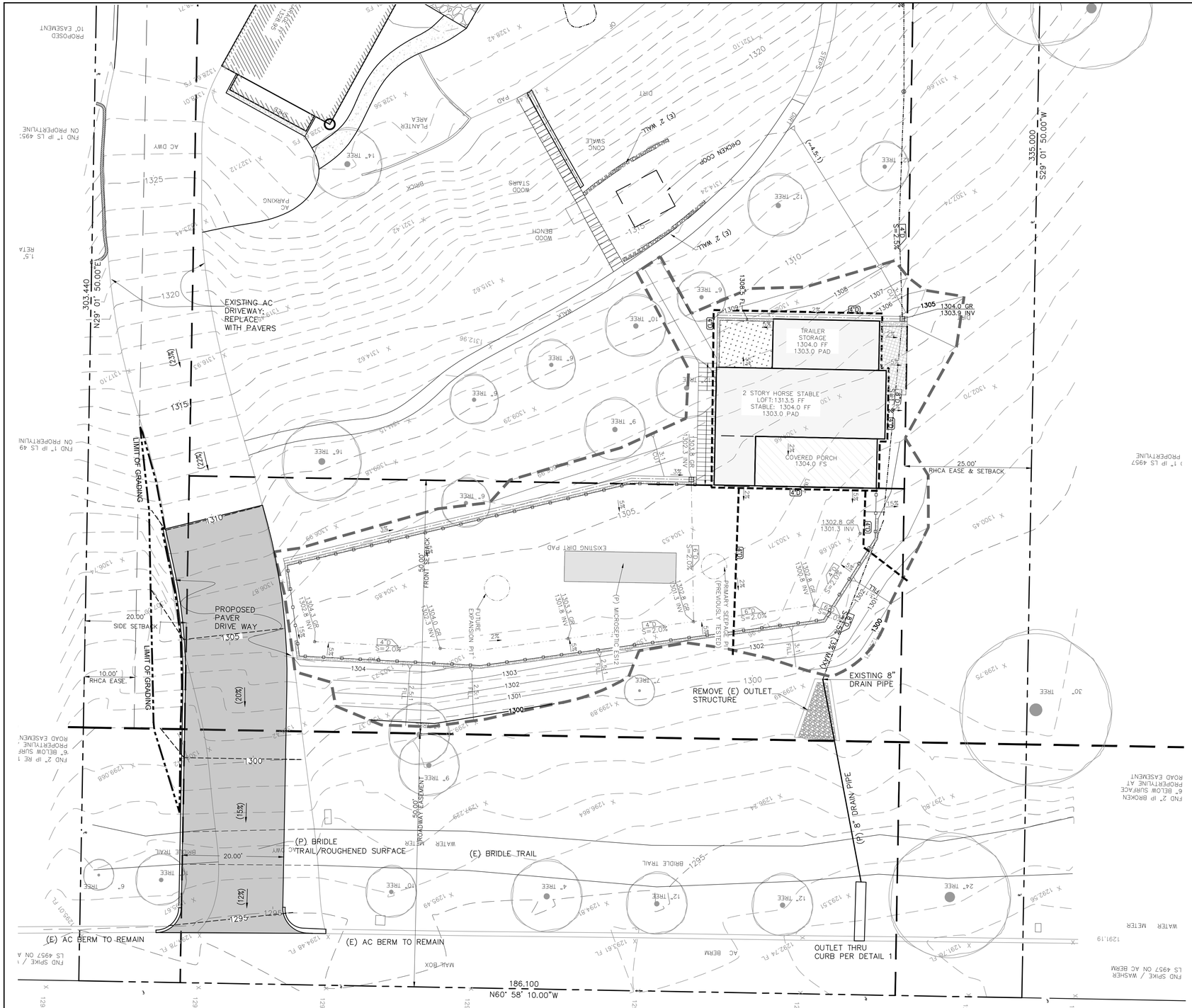
DATE: 9/9/2024 ZONING CASE NO.: 0 ADDRESS: 10 Crest Road West

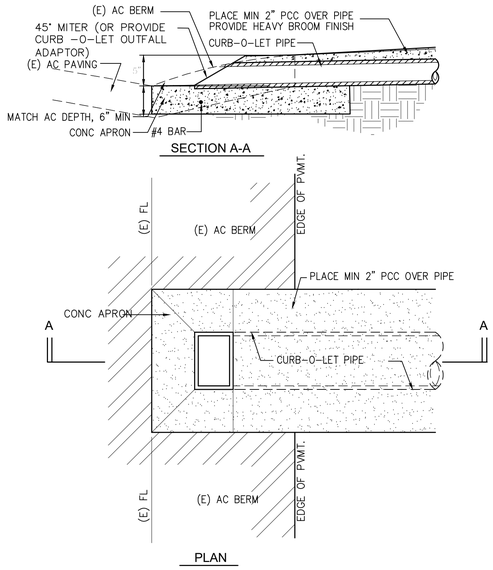
CALCULATION OF DRIVEWAY(S) AND MOTOR COURT(S) COVERAGE; IMPERVIOUS/PERVIOUS SURFACES AND INCLUDING FIRE DEPARTMENT TURNAROUND, IF REQUIRED

	EXISTING	TOTAL PROPOSED
TOTAL DRIVEWAYS	3340 sf	3370 sf
TOTAL MOTOR COURTS AND PARKING PADS	480 sf	480 sf
AREA OF FRONT SETBACK	9,342 sf	9,342 sf
AREA OF SIDE SETBACK	5,098 sf	5,098 sf
AREA OF DRIVEWAYS IN SIDE SETBACK	1,960 sf	1,960 sf
% OF SIDE SETBACK COVERED	38.4%	38.4%
AREA OF MOTORCOURT IN SIDE SETBACK	480 sf	480 sf
% OF SIDE SETBACK COVERED	9.4%	9.4%
AREA OF DRIVEWAYS IN FRONT SETBACK AREA	1,024 sf	1054 sf
% OF FRONT SETBACK COVERED	11.0%	11.3%
AREA OF MOTORCOURT IN FRONT SETBACK	0 sf	0 sf
% OF FRONT SETBACK COVERED	0.0%	0.0%
IMPERVIOUS SURFACE	3,820 sf	0 sf
PERVIOUS SURFACE	0 sf	4113 sf

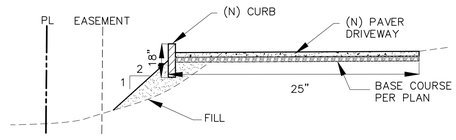
10 CREST ROAD WEST







DRAIN OUTFALL THROUGH AC BERM — 1
SCALE: NTS



TYPICAL DRIVEWAY SECTION — 2
NTS — 0

LEGEND

PROPERTY LINE	
EASEMENT	
SETBACK	
(E) ROADWAY	
(E) CONTOUR	560
(P) CONTOUR	560
LIMIT OF GRADING	
(E) RETAINING WALL	
(P) RETAINING WALL	
(P) SWALE	
(P) LANDSCAPING	
(P) DRAINAGE OUTLET	
(P) FLATWORK	
(P) POOL COPING	
(P) CATCH BASIN	
(P) DRAINLINE	4" PVC S=2.0%
(P) SUBDRAIN	4" PVC

ACROYNMS

A.C.	ACRES
B.W.	BOTTOM OF WALL
(E)	EXISTING
F.F	FINISHED FLOOR
F.G	FINISHED GRADE
F.G.P	FINISHED GRADE OF PLANTER
F.L.	FLOW LINE
F.S.	FINISHED SURFACE
G.R.	GRATE
H.P.	HIGH POINT
INV.	INVERT
L.I.D.	LOW IMPACT DEVELOPMENT
(P)	PROPOSED
P.L.	PROPERTY LINE
S.F.	SQUARE FEET
T.C.	TOP OF CURB
T.W.	TOP OF WALL

DIGALERT
DIAL TOLL FREE
1-800-227-2600
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE PLOTTED FROM CITY RECORDS. NO ADDITIONAL UTILITY OR SUBSTRUCTURE RESEARCH HAS BEEN PERFORMED. THE CONTRACTOR SHALL DETERMINE THE EXISTENCE AND THE TRUE HORIZONTAL AND VERTICAL LOCATION AND SIZE OF ANY UNDERGROUND UTILITIES OR STRUCTURES AND SHALL BE RESPONSIBLE FOR PROTECTION, ADJUSTMENT, OR DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES SHOWN OR NOT SHOWN HEREON. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR NOTIFYING U.S.A./DIG ALERT AT 1-800-227-2600 FOR UNDERGROUND UTILITY MARKING AT LEAST 48 HOURS PRIOR TO COMMENCING ANY CONSTRUCTION. CONSTRUCTION SHALL NOT COMMENCE PRIOR TO SAID UNDERGROUND UTILITY MARKING.

REVISED DRAINAGE AND DRIVEWAY PLAN — 1
SCALE: 1" = 10' — C1.0

planning submittal

Revisions	By

Bolton Engineering Corp.
Civil Engineering and Surveying
25834 Narbonne Avenue Suite 210
Lomita, Ca. 90717
Ph: 310-325-5580 Fax: 310-325-5581

CLIENT: KARL & HELEN FRYKMAN
10 CREST ROAD WEST
ROLLING HILLS, CA 90274

TITLE: REVISED DRIVEWAY AND DRAINAGE PLAN
10 CREST ROAD WEST
ROLLING HILLS, CA 90274

Date: 9/9/24
Scale: AS SHOWN
Drawn: FYW
Checked: TMN
Job No. 13042
Sheet C1.0
Of 6 Sheets

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Agenda Item No.: 11.A
Mtg. Date: 10/14/2024

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

FROM: **JOHN SIGNO, DIRECTOR OF PLANNING & COMMUNITY SERVICES**

THRU: **KARINA BAÑALES, CITY MANAGER**

SUBJECT: **ZONING CASE NO. 23-070: SITE PLAN REVIEW TO DEVELOP A VACANT LOT INCLUDING NON-EXEMPT GRADING AND THE CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE WITH ACCESSORY STRUCTURES FOR A PROPERTY LOCATED AT 23 CREST ROAD EAST, AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO STATE CEQA GUIDELINES SECTION 15303 (LOT 132A-MS) (OGASAWARA)**

DATE: **October 14, 2024**

BACKGROUND:

This item was continued from the August 12, 2024, City Council meeting. At that meeting, Council received the staff report and deliberated on the merits of the Project. Among other things, the City Council directed staff and the applicant to address the following**:**

- *Environmental Determination:* Explore and confirm that the CEQA Class 3 categorical exemption determination for the Project is applicable.
- *Landscaping:* Selection of tree and maturity height for placement on the mound.
- *Trellis:* Re-evaluate the building pad for the 415 square foot trellis on the slope below the proposed residence to determine if grading is necessary:
- *LA County;s HydroCalc Calculator*: Use LA Countys HydroCalc Calcualtor to calculate runoff rates and volume https://pw.lacounty.gov/wmd/dsp_LowImpactDevelopment.cfm
- *Guest House:* Clarify adjustments made to the location of the guest house.
- *Applicant's Technical Team :* Provide the entire applicant team at the next meeting so that technical questions can be answered
- *Resolution Findings:* Ensure that the findings and supporting analysis for the various entitlements in the resolution are consistent with the City's pertinent zoning standards
- *Pad Size*: Explain the applicability of Rolling Hills Municiapl Code ("RHMC") section 17.16.095 abd the minimum 12,000 SF pad size.

- *Building Pad Coverage Guidelines:* Provide analysis of RHMC section 17.16.097 regarding guidelines for pad coverage.

Applicant Request

On June 2, 2023, an application was filed by the applicant, Frank Escher of Escher, Gune, Wardena Architecture on behalf of the property owner, Yuki Ogaswara, requesting a Site Plan Review, Conditional Use Permit, and Variances under Zoning Case No. 23-070 (ZC 23 -070). The proposed project was for construction of a new single-family residence and other improvements on a vacant lot.

The applicant is requesting the following:

- 14,270 SF single-family residence (main residence)
- 1,000 SF garage (attached)
- 1,225 SF stable & 5,190 SF Corral (Discussed under the Conditional Use Permit (CUP) and Variance)
- 7,428 SF basement
- 700 SF accessory dwelling unit (ADU)
- 650 SF guest house
- 280 SF swimming pool
- 155 pool equipment
- 480 SF of attached covered porches
- Service yard
- Lightwell
- Retaining walls to exceed a height of 3 feet (maximum 5 feet)
- 28,389 CY total grading
- 1st Pad: 32,610 SF; 2nd Pad: 1,610 SF; 3rd Pad 2,900 SF; Sunset Terrace: 415 SF
- Oval driveway with center landscape mound
- Landscaping and features

There have been changes to the project since the original submittal, mostly during the Planning Commission process. Since the August 12, 2024, City Council meeting, the following changes or clarifications have been made:

- Underground cisterns updated to capture 100-year storm with changes to the onsite water management plan resulting in minimal changes to the landscaping plan.
- No trees will be planted on the mound.
- Grading calculations updated to show 8 CY cut and 9 CY fill in the "sunset terrace" covered patio located downslope from the residence. The 1 CY difference is an adjustment which is expected to come from the main building pad.

DISCUSSION:

The Project must be analyzed and weighed against the aforementioned required findings for the various entitlements for the Project. The City Council is limited to the record and evidence before it in analyzing the merits of the Project. A decision must be based on the explicit RHMC findings and be supported by evidence in the record.

Requested Entitlements

Site Plan Review

Per Rolling Hills Municipal Code Section 17.46.020.A.1, a Site Plan Review (SPR) is required for the construction of any new buildings or structures that require any grading that is not exempt. The applicants are requesting a Site Plan Review for the construction of the project on a vacant lot. The proposal situates the main house and accessory structures as sensitively on the lot as possible, integrating them into the existing topography. The proposed residence will only be partially visible to adjacent neighbors with the inclusion of landscape features. The footprint of the main residence complies with the setback requirements of the RHMC. The main residence has been integrated into the existing slope to minimize grading and land disturbance by constructing a long and narrow V-shaped floor plan that closely follows the existing topography. The apex of the house is located at the point of the natural slope, with an adjacent west and east wing. The applicant is requesting a Site Plan Review for the following

- 14,270 SF single-family residence (main residence)
- 1,000 SF garage (attached)
- 1,225 SF stable & 5,190 SF Corral (also discussed under the CUP and Variance sections)
- 7,428 SF basement
- 650 SF guest house
- 480 SF of attached covered porches
- Lightwell
- Retaining walls to exceed a height of 3 feet (maximum 5 feet)
- 28,389 CY total grading
- 1st Pad: 32,610 SF; 2nd Pad: 1,610 SF; 3rd Pad 2,900 SF; Sunset Terrace: 415 SF
- Oval driveway with center landscape mound
- Landscaping

Certain aspects of the project, such as the ADU, swimming pool (less than 800 square feet), pool equipment, and service yard, are approved administratively and not subject to Site Plan Review.

Site Plan Review requires that the City Council make the following findings it order to approve or conditionally approve the project:

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

The proposed development is compatible with the General Plan and Zoning ordinance – sans the requested variances. The proposed structures comply with the General Plan requirement of low profile, low-density residential development with sufficient open space between surrounding structures. The Project maintains the maximum possible distances from adjacent neighbors. The main residence has been integrated into the existing slope to minimize grading and land disturbance by constructing a long and narrow V-shaped floor plan that closely follows the existing topography, which will reduce the visual impact from neighboring properties. The Project complies with all of the City of Rolling Hills Development standards with the exception of requiring Variances for the structures to encroach into the front yard as discussed below in this Resolution.

The Project conforms to Zoning Code lot coverage requirements. The net lot area of the lot is 262,368 square feet (6.02 acres) per RHMC Section 17.16.060(A). The structural net lot coverage is proposed at 18,205 square feet or 6.94% (20% max. permitted) excluding exempt structures; and the total lot coverage proposed, including flatwork, would be 36,590 square feet or 13.95% (35% max. permitted). The disturbed area is 87,770 square feet or 33.45% (40% max permitted).

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

The topography and the configuration of the lot have been considered, and the Project will not adversely affect or be materially detrimental to adjacent uses, buildings, or structures; the Project will be built on new building pads which enables Project elements to be the least intrusive to surrounding properties. Further, the Project will be a sufficient distance from nearby residences so views and privacy of surrounding neighbors will not be impacted. The main house is sited to minimize grading and minimize impact on the site below the 1293-foot contour line that defines both the Finished Floor level and the precise orientation of the wings of the house. The landscape below this line will not experience any site disturbance and will be utilized to seed and reestablish a pallet of native species back into the landscape above the house. The Project includes three new building pads: Pad #1 is for the main residence for a total of 32,610 SF; Pad #2 is for the ADU for a total of 1,610 SF; and Pad #3 is for the stable for a total of 2,900 SF.

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

The proposed development, as conditioned, is harmonious in scale and mass with the site, and is consistent with the scale of the neighborhood when compared to new residences in the vicinity of said lot. The proposed site plan is harmonious with the site conditions of the existing lot and neighboring lots. The integration of the into the slope following the topography enables the residence to be largely hidden from view from the street and neighboring residences, maximizing the distance between the main house and the street. The slopes being created have been rounded and it was attempted to mimic the existing natural slopes in the area.

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).

There will be no significant changes to the overall drainage features on the lot. There will be minimal impact to site design, vegetation, and mature trees. The property will be landscaped in accordance with the approved landscape plan.

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 total proposed grading for the Project is 28,389 cubic yards (19,052 CY of cut and 9,337 CY of fill). The excavation for the basement (3,026 CY) and pool (105 CY) are exempt from the Site Plan Review. The non-exempt grading totaling 25,258 CY is subject to Site Plan

Review. The grading will be balanced on site with exception to 6,584 CY of non-exempt export. Rather than retaining the dirt on the property, export is needed to maintain the existing topography as much as possible. The Project has been designed to follow natural contours of the site and minimize grading to the extent feasible.

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

Grading will be balanced on site with exception to 9,715 CY of export (3,131 CY exempt and 6,584 CY non-exempt). Grading has been minimized by integrating the main residence into the natural slope. The width of the main residence is limited to 25 feet, and the result is a long and narrow ranch house rambling along the 1293-foot contour line. The main residence is centered on its site so that runoff is not increased within existing drainage courses on either side of the lot. Control of water collected by impervious surfaces will utilize large cisterns to collect and redistribute storm-water in a controlled manner that does not alter drainage courses or runoff loads from the undeveloped state of the lot. These cisterns are designed to retain runoff in the event of a 100-year storm event.

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

Surrounding native vegetation and mature trees will not be affected or will be replaced. New vegetation will be installed in accordance with the approved landscape plan. The development will be considerate of the environment and will enhance the rural character of the community. As such, the rural character of the community is maintained and privacy is maintained with neighbors. The new landscape will utilize this plant community as the framework for all new plantings in the landscape that will enhance the existing habitat and ecological community already present on site. These native plants are well suited to the existing site without the need for irrigation beyond their establishment period of 1 to 2 years. The trees will provide visual buffers and habitat creation between neighboring properties while preserving and protecting natural drainage patterns on the site. The new landscape adjacent to Crest Road focuses largely on the reestablishment of the coastal sage scrub planting community and providing habit for the local fauna while seamlessly blending the house into the surrounding native hillside without obstructing views

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

The proposed site plan is not detrimental to convenience and safety of pedestrians and vehicles. The proposed continuous driveway allows for the simplest path between all structures, with an attached garage in the main residence accommodating four vehicles, suitable per Rolling Hills guidelines for the main house, guest house and ADU parking requirements. The open agricultural room in the stable will also facilitate storage of maintenance vehicles and equipment, as well as animal transportation equipment.

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

The Project is categorically exempt from further environmental review pursuant to State CEQA

Guidelines, Section 15303, Class 3 (New Construction or Conversion of Small Structures). Class 3 exempts the construction and location of a limited number of new, small facilities or structures, including single family residence and accessory structures, including but not limited to garages, carports, patios, swimming pools and fences. Here, the Project includes development on a vacant lot of a new single-family residence in a residential zone, with attached garage, driveway, stable, swimming pool, ADU, guesthouse and other residential improvements. Accordingly, the Project qualifies for the exemption pursuant to Section 15303. Further, no exceptions to the exemptions in State CEQA Guidelines, section 15300.2, apply.

Conditional Use Permit

Per RHMC section 17.80.050, a conditional use permit is required for stable greater than 200-square-feet and a corral that is greater than 550 square feet in size. The proposed 1,225-square- foot stable exceeds the 200 -square-foot limit by 775 square feet. The proposed stable will not encroach into any required setbacks. The proposed corral encroaches into front yard and front setback. The stable and corral will also require a variance because they are located in the front yard. The corral will also require a variance to encroach into the 50-foot front setback. These are discussed below.

RHMC section 17.16.210 requires a conditional use permit in order to construct a guest house. The proposed 540-square-foot guest will not encroach into any required setbacks.

Further, a conditional use permit is required for an accessory structure that exceeds 200-square-feet. The project includes a detached 415-square-foot trellis at the bottom of the canyon. There are also two existing trails that lead down to the new trellis. The existing trails are currently overgrown and not accessible. The applicant is proposing to redesign and cut the overgrown vegetation the pathways for the new trellis.

In order to approve a CUP, the City Council must make the following findings:

A. That the proposed conditional use is consistent with the General Plan.

The granting of a Conditional Use Permit for a guesthouse, stable, corral, and trellis is consistent with the purposes and objectives of the Zoning Ordinance and General Plan because the use is consistent with similar uses in the community, and meets all the applicable code development standards for such use. The Project is compatible with existing land uses as other properties in the same zone have a guest house and stable.

B. That the nature, condition and development of adjacent uses, buildings and structures have been considered, and that the use will not adversely affect or be materially detrimental to these adjacent uses, building or structures.

The nature, condition, and development of adjacent structures have been considered, and the Project will not adversely affect or be materially detrimental to these adjacent uses, buildings, or structures because the proposed guest house, stable, corral, and trellis will be located on the property with sufficient proximity to neighboring buildings and structures.

C. That the site for the proposed conditional use is of adequate size and shape to accommodate the uses and buildings proposed.

The proposed conditional uses comply with all applicable development standards in the RAS-2

Zone. The net lot area is 262,368 SF (6.02 acres) and is adequate to support the proposed uses. The area of the site considered the "front yard", between the proposed main residence and the street, is the widest and most level part of the site. The exception to this is the location of the stable in the front yard, and the corral in the front yard setback, both are subject to variances. The property will be developed and adequate in size and shape to accommodate the proposed uses and buildings.

D. That the proposed conditional use complies with all applicable development standards of the zone district.

The proposed conditional uses comply with all applicable development standards of the RAS-2 Zone, with exception to the variances requested herein.

E. That the proposed use is consistent with the portions of the Los Angeles County Hazardous Waste Management Plan relating to siting and siting criteria for hazardous waste facilities.

Granting the proposed conditional use for the Project will be consistent with the applicable portions of the Los Angeles County Hazardous Waste Management Plan related to siting criteria for hazardous waste facilities. The Project site is not listed on the current State of California Hazardous Waste and Substances Sites List. The proposed Project would not constitute a hazardous waste facility.

F. That the proposed conditional use observes the spirit and intent of this title.

The proposed Project allows the Applicant the ability to enjoy rights enjoyed by other residents in the City – the development and construction of a single-family home. The proposed uses are consistent with the residential character of the City.

Variance

The Rolling Hills Municipal Code requires a variance for the following project components:

1. Stable, corral, swimming pool, and retaining walls to encroach into the front yard;
2. Corral to encroach into the required 50-foot front setback;
3. Retaining walls that exceed the maximum average height of two-and-one-half feet;
4. Basement with a portion extending beyond the building walls of the residence;
5. Decks/patios that exceed more than one foot above grade; and
6. Grading export.

In granting a variance, City Council must make the following findings:

A. That there are exceptional or extraordinary circumstances or conditions applicable to the property that do not apply generally to other properties in the same vicinity and zone.

There are extraordinary circumstances applicable to this property. The location of stable and corral between the main house and the street is a design adopted by many neighbors on Crest Road East, requiring a variance to allow stables and corrals in the front yard and front yard setback. The area of the site considered the "front yard", between the proposed main residence and the street, is the widest and most level part of the site. Allowing the proposed

pool and retaining walls to encroach into the front yard will be consistent with the natural slope of the existing property. The construction of retaining walls to exceed the maximum average height of two-and one-half-feet, a basement with a portion extending beyond the building walls of the residence, and construction decks/patios more than one foot above grade will minimize grading and support the development. As a result of the shape of the lot, the grading of the Project requires a variance to export non-exempt grading of 3,131 CY of soil to keep the peak of the knoll below the height of the street and out of the view of neighbors.

B. That such variance is necessary for the preservation and enjoyment of substantial property rights possessed by other properties in the same vicinity and zone but which is denied the property in question.

Developments similar to the proposed Project, with stables and corrals in the front yard, are enjoyed by many neighbors on Crest Road East who similarly position main residences away from the street to create privacy and maximize views from their residences, all while making the equestrian uses of the neighborhood visible along the street. The variance requests are necessary for preservation and enjoyment of property rights consistent with other properties in the same vicinity and zone.

C. That the granting of such variance will not be materially detrimental to the public welfare or injurious to properties or improvements in the vicinity.

Granting a variance for the Project will not be detrimental to the public welfare and will not be injurious to properties in the vicinity because it is consistent with the encroachments by the existing residences and structures and contributes to a consistent and equitable treatment of development in the surrounding area.

D. That in granting the variance, the spirit and intent of this title will be observed.

The granting of the variance will allow for a development that is harmonious in scale and mass with the site, the proposed Project is visually harmonious with adjacent properties and in scale with adjacent residential development.

E. That the variance does not grant special privilege to the applicant.

The variance does not grant special privileges for the Applicant; the proposed Project is similar to other properties on Crest Road East that have stables and corrals in the front yard and setbacks. . The Project, together with the variance, will be compatible with the objectives, policies, and general land uses specified in the General Plan.

F. That the variance is consistent with the portions of the County of Los Angeles Hazardous Waste Management Plan relating to siting and siting criteria for hazardous waste facilities.

Granting a variance for the Project will be consistent with the applicable portions of the Los Angeles County Hazardous Waste Management Plan related to siting criteria for hazardous waste facilities. The Project site is not listed on the current State of California Hazardous Waste and Substances Sites List. The proposed Project would not constitute a hazardous waste facility.

G. That the variance request is consistent with the General Plan of the City of Rolling

Hills.

Approvals granting the variance to allow encroachments into the front yard setback will be consistent with the General Plan of the City of Rolling Hills, which encourages residential and equestrian uses.

City Council Concerns

Staff and the Applicant worked together to address the Council's concerns raised the last time this Project was before the City Council:

Environmental Determination: The City has consistently applied Class 3 (CEQA Guidelines section 15303) categorical exemptions to single-family residence projects in the City. This Class 3 CEQA exemption (New Construction or Conversion of Small Structures) exempts the construction and location of a limited number of new, small facilities or structures, including single family residence and accessory structures, including but not limited to garages, carports, patios, swimming pools and fences. Here, the Project involves the construction of a new single -family residence on a vacant lot within a residential zone, along with attached garage, driveway, stable, swimming pool, ADU, guesthouse and other residential improvements. It is staff's position that the Project fits squarely within Section 15303 exemption.

Further, no exceptions to the exemptions in CEQA Guidelines Section 15300.2 apply. The Project is not located in an environmentally sensitive habitat. As a single-family residence with accessory structures and landscaping/hardscaping improvements on a lot that permits a single- family residence, there is no likelihood of successive project on this site due to the City's current development standards

Finally, staff does not believe there is a reasonable possibility that the Project will have a significant effect on the environment due to unusual circumstances. Assertions that this Project will have some different or dispositive impact on land movement issues in the City is not supported by any technical evidence and the Project involves water retention features above and beyond what has been typically required and approved for other projects in the City

Landscaping: Following the August 12th meeting, the applicant has decided to eliminate all trees from the mound. Condition AP in the draft resolution has been updated to eliminate any specific tree type on the mound. Landscaping must be in compliance with the landscape plan as approved by the City's landscape consultant.

Trellis: The applicant proposes a 415 square foot (SF) trellis an existing pad located below the slope. It is accessible via existing trails, however, due to overgrown vegetation access is currently not available. City Council was not able to visit the pad during the August field trip due to the overgrown vegetation. The applicant reevaluated the pad location and determined there will be minor grading of 16 cubic yards (CY) balanced at the same location to level the slab foundation. Vegetation will be cleared for access.

LA County's HydroCal Calculator: The applicant was directed to use LA County's HydroCalc Calculator to calculate runoff rates and volumes: https://pw.lacounty.gov/wmd/dsp_LowImpactDevelopment.cfm. The applicant was able to use the tool and has upgraded the underground cisterns to store the excess runoff from a 100-year storm. To staff's understanding, this Project is unique in the City in that its water retention

design efforts are meant to capture and store 100-year storm runoff. The Summary of Hydrology Analysis is included as Attachment 9.

Guest House: Through the Planning Commission process, the applicant was able to relocate the guest house 10 feet to the northwest to distance the corner from the top of the canyon. Plans showing the proposed project from December 2023, April 2024, and June 2024 are provided as Attachment 12.

Applicant's Technical Team : The City Council requested to have the entire applicant team present in case there were questions for the engineer, geologist, or landscape architect. Staff has contacted the applicant to forward this request that the entire team be present. Staff has reached out to LA County to have representatives from the Public Works Department present as well.

Resolution Findings: The City Council requested that staff ensure the analysis for each finding in the proposed Resolution of approval was supported by the evidence in the record. Findings are listed below and the revised Resolution, supporting each finding, is included as Attachment 3A.

Pad Size: Rolling Hills Municipal Code (RHMC) Section 17.16.095 indicates "The minimum size of a graded building pad shall be twelve thousand square feet [12,000 SF], as specified in the City's Subdivisions Code (Title 16 of this code)." The provisions in the Subdivision Code indicate the pad size is meant to demonstrate a minimum-sized pad for development of a main residence when a lot is subdivided. RHMC Section 17.18.020 requires all residential properties to be developed with a stable, contiguous corral and access thereto, or provide a minimum 1,000 SF to be set aside for such use. Thus, this minimum pad size described in Section 17.16.095 is not meant for accessory structures such as stables and other buildings as there exists another minimum size for these structures elsewhere in RHMC. Historically, the 12,000 SF minimum pad size has been applied to the main building pad and not for pads for stables and accessory structures. If the 12,000 SF minimum were required for all pads, including accessory structures, then a lot of other projects in the City would not have been subject to approval.

Building Pad Coverage Guidelines: RHMC Section 17.16.097 provides a guideline for "determining whether the proportion of the building pad that is proposed for development is appropriate. The Planning Commission's guideline is expressed in terms of a maximum percentage of building pad coverage. A determination as to whether a proposed project satisfies the guideline is determined by first calculating the square footage of the proposed structure(s) and of all existing structures on the lot, dividing that number by the square footage of that portion of the building pad that is not in the setbacks, and then comparing that percentage figure to the Commission's guideline percentage. . . Satisfaction of the Commission's guideline for allowable building pad coverage is only one of several factors for determining project compliance with the general plan and zoning ordinance and all other required findings for the particular approval sought must also be satisfied." , many projects exceeding this building pad guideline have been approved more recently.

Other Items

Traffic Commission Review of Driveway

The proposed driveway connects to Crest Road East and has a driveway apron of 62-feet 5-

inches wide. The driveway entrance will be 26 feet wide and connects to an oval-shaped driveway that will be 15 feet wide. The oval-shaped driveway connects to the barn, ADU, and main residence. Existing eucalyptus trees along Crest Road East will remain. The proposed driveway apron was reviewed and approved by the Traffic Commission on December 11, 2023. The City Council makes the final decision on the Traffic Commission's recommendations.

Rolling Hills Community Association Review

Rolling Hills Community Association will review this project at a later date.

Public Participation

The public was given an opportunity to address the Planning Commission during field trips and meetings, and the City Council at the August 12, 2024 meeting and October 14, 2024 meeting.

Environmental Review

The City has consistently applied Class 3 (CEQA Guidelines section 15303) categorical exemptions to single-family residence projects in the City. This Class 3 CEQA exemption (New Construction or Conversion of Small Structures) exempts the construction and location of a limited number of new, small facilities or structures, including single family residence and accessory structures, including but not limited to garages, carports, patios, swimming pools and fences. Here, the Project involves the construction of a new single-family residence on a vacant lot within a residential zone, along with attached garage, driveway, stable, swimming pool, ADU, guesthouse and other residential improvements. It is staff's position that the Project fits squarely within the Section 15303 exemption.

Further no exceptions to the exemptions in CEQA Guidelines Section 15300.2 apply. The Project is not located in an environmentally sensitive habitat. As a single-family residence with accessory structures and landscaping/hardscaping improvements on a lot that permits a single-family residence, there is no likelihood of successive project on this site due to the City's current development standards.

Finally, staff does not believe there is a reasonable possibility that the Project will have a significant effect on the environment due to unusual circumstances. Assertions that this Project will have some different or dispositive impact on land movement issues in the City is not supported by any technical evidence and the Project involves water retention features above and beyond what has been typically required and approved for other projects in the City.

FISCAL IMPACT:
None.

RECOMMENDATION:
Open the public hearing, take public testimony, and adopt Resolution No. 1376 approving the Project (Attachment 3A).

ATTACHMENTS:
Attachment 1A: PL_ADR_23CrestRdE_ZC23-

070_StaffReports_CC240812_CCStaffReport.pdf
Attachment 1B: PL_ADR_240711_23CRE_RadiusMap_VicinityMap_Google.pdf
Attachment 1C: PL_ADR_23CrestRdE_ZC23-070_ProximityMap.pdf
Attachment 2A: PL_ADR_240607_23CrestRdE_ZC23-070_DevelopmentTable.pdf
Attachment 2B: 240605_Comparison_Table_23_Crest_Road_East_CCMeeting_8.12.pdf
Attachment 2C: 22324_Application Takeoffs-grading page 10.03.24.pdf
Attachment 2D: PL_ADR_23CrestRdE_ZC23-070_StaffReports_CC241014_ChangeLog.pdf
Attachment 3A: ResolutionNo1376_23CrestRoadE_ZC23-070_241014_F.pdf
Attachment 3B: 2024-06_PC_Resolution_23CrestRoadE_ZC23-070_F_E.pdf
Attachment 4: 240613_23 Crest Road East_ZC23-070_PhotosForCCAgenda.pdf
Attachment 5A: PL_ADR_240118_23CrestRdE_ZC23-070_CopyofEmailfromResidents17CRE_01.17.24.pdf
Attachment 5B: PL_ADR_240521_23CrestRdE_ZC23-070_EmailfromPaulHuh.pdf
Attachment 5C: CL_AGN_241014_CC_Item11A_PublicComment01_Redacted.pdf
Attachment 6: Attachment06_LandscapeReviewComments_23CrestRoadEast (ZC23-070)
Attachment 7A: CL_AGN_240812_CC_Item11A_GMED_Referral.pdf
Attachment 7B: CL_AGN_240812_CC_Item11A_LomitaAgencyRef_Rev_5-2024.pdf
Attachment 7C: CL_AGN_240812_CC_Item11A_PagesFromGradingReviewSheet_02-23.pdf
Attachment 8: PL_ADR_240612_23CrestRdE_ZC23-070_TechRep_GeotechnicalReport.pdf
Attachment 9: PL_ADR_241002_23CrestRdE_ZC23-070_TechRep_HydrologyReport.pdf
Attachment 10A: CL_PBN_241014_PH_CC_23CrestRdE_ZC23-070_Proof_Affidavit.pdf
Attachment 10B: CL_PBN_240812_PH_CC_23CrestRdE_ZC23-070_Affidavit.pdf
Attachment 11: 22324_CIVIL PLANNING SET_10.02.24.pdf
Attachment 12: Drawing_SitePlanComparison_2024-10-02.pdf
Attachment 13A: PL_ADR_23CRE_ZC23-070_Plans_Architecture_CityCouncil_2024-10-14_P1p.pdf
Attachment 13B: PL_ADR_23CRE_ZC23-070_Plans_Architecture_CityCouncil_2024-10-14_P2p.pdf
Attachment 13C: PL_ADR_23CRE_ZC23-070_Plans_Architecture_CityCouncil_2024-10-14_P3.pdf
Attachment 13D: PL_ADR_23CRE_ZC23-070_Plans_Architecture_CityCouncil_2024-10-14_P4.pdf
Attachment 14: PL_ADR_23CRE_ZC23-070_Plans_Civil_CityCouncil_10.14.24.pdf
Attachment 15: PL_ADR_23CRE_ZC23-070_Plans_Landscape_CityCouncil_2024-10-14.pdf

Agenda Item No.: 11.A
Mtg. Date: 08/12/2024

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

FROM: **JOHN SIGNO, DIRECTOR OF PLANNING & COMMUNITY SERVICES**

THRU: **KARINA BAÑALES, CITY MANAGER**

SUBJECT: **ZONING CASE NO. 23-070: SITE PLAN REVIEW TO DEVELOP A VACANT LOT INCLUDING NON-EXEMPT GRADING AND THE CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE WITH BASEMENT, RETAINING WALLS EXCEEDING A HEIGHT OF 3 FEET (UP TO A MAXIMUM HEIGHT OF 5 FEET), DRIVEWAY WITH PORTIONS THAT EXCEED A WIDTH OF 20 FEET, AND OTHER IMPROVEMENTS; CONDITIONAL USE PERMITS FOR CONSTRUCTION OF A STABLE, CORRAL, DETACHED TRELLIS, AND GUEST HOUSE; AND VARIANCES TO ALLOW THE STABLE, CORRAL, SWIMMING POOL, AND RETAINING WALLS TO ENCROACH INTO THE FRONT YARD, ALLOW A PORTION OF THE CORRAL TO ENCROACH INTO THE FRONT YARD SETBACK, CONSTRUCT RETAINING WALLS EXCEEDING THE MAXIMUM AVERAGE HEIGHT OF TWO-AND-ONE-HALF FEET, CONSTRUCT A BASEMENT WITH A PORTION EXTENDING BEYOND THE BUILDING WALLS OF THE RESIDENCE, CONSTRUCT DECKS/PATIOS MORE THAN ONE FOOT ABOVE GRADE, AND ALLOW GRADING EXPORT FOR A PROPERTY LOCATED AT 23 CREST ROAD EAST, AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (LOT 132A-MS) (OGASAWARA)**

DATE: **August 12, 2024**

BACKGROUND:
On July 22, 2024, the City Council considered the Planning Commission's action to approve the proposed project and the Traffic Commission's action to approve the driveway apron. The City Council voted 5-0 to take the matter under its own jurisdiction. On August 1, 2024, a public hearing notice was published in the Daily Breeze for the field trip and evening Council meeting on August 12, 2024. Notices were mailed to owners within 1,000 feet of the subject property (Attachments 1A and 10).

Applicant Request
On June 2, 2023, an application was filed by the applicant, Frank Escher of Escher, Gune, Wardena Architecture on behalf of the property owner, Yuki Ogaswara, requesting a Site Plan Review, Conditional Use Permit, and Variances under Zoning Case No. 23-070 (ZC 23-070). The proposed project was for construction of a new 14,680-square-foot (SF) single-family residence with a 7,849 SF basement, 1,000 SF attached garage, 1,225 SF stable, 5,190 SF corral, 600 SF accessory dwelling unit (ADU), 600 SF guest house, 280 SF swimming pool, 155 SF pool equipment, 480 SF of attached covered porches, 95 SF service yard, lightwells, maximum five-foot-high retaining walls, walkways, landscaping, and other improvements (Attachment 2). A 17,700 SF oval driveway was proposed in the front of the property for access to the residence, ADU, and stable.

Previous Projects
On January 2017, the City Council adopted a resolution approving Zoning Case (ZC) No. 902 for construction of an 11,500 SF new single-family residence with an 11,500 SF basement and appurtenances (See City Council Resolution No. 1202).
On December 12, 2018, the Planning Commission granted a two-year time extension for ZC No. 902 to January 23, 2021. Due to COVID-19 several entitlements were placed on hold and Assembly Bill 1561 created an automatic time extension for ZC No. 902 which extended the expiration to July 22, 2022.

On November 9, 2021, an application was received for development of a new 8,460 SF residence, basement, accessory dwelling unit (ADU), guest house, stable, swimming pool, spa, and other improvements (ZC No. 21-11). On March 15, 2022, the Planning Commission conducted a field trip and evening public hearing to discuss the project, and continued the public hearing to April 19, 2022. On March 24, 2022, the Traffic Commission recommended approval of the main driveway, but removal of the secondary driveway. On April 13, 2022, the applicant requested the item be pulled from the Planning Commission agenda since the property had been sold to a new owner who did not want to continue with the project. As such, ZC No. 21-11 was closed; the approval for ZC No. 902 ultimately expired.

Planning Commission Review of ZC 23-070

On January 16, 2024, the Planning Commission reviewed ZC 23-070 for the first time. After conducting a field trip and evening public hearing, the Planning Commission continued the item and directed staff to work with the applicant to revise the plans to address certain issues:

- The height of the mound at the center of the oval driveway. The plans indicated a height of 15 feet from the existing grade at the highest point and showed Coast Live Oak Trees (these can grow up to 80 feet tall) to be planted. This would negatively impact the line of site from Crest Road East. The Commission required that the proposed mound be staked and silhouetted.
- The residents at 17 Crest Road East expressed concerns about privacy and the proximity of the proposed barn.
- The walkway that extends out from the basement and the portion of the basement under the covered patio that is not under the footprint of the residence.
- The discrepancies with the grading calculations, application, and plans.
- Mixed-Use Structure/Stable located in the front yard.
- The guest house's proximity to the canyon.

- Retaining walls along the stable.
- Floor level above the grade/raised decks – various sections of the residence, guest house, stable, and guest house show raised decks.
- Trellis calculations need to be added to the calculations (415 square feet (SF)

On April 16, 2024, this item was presented to the Planning Commission for a second time. That morning, the Planning Commission held a field trip at the site. Commissioners, staff, and attendees viewed the silhouettes of the proposed project. The project was presented later at the evening Planning Commission meeting. The Planning Commissioners voted 4-0 (1 Commissioner was absent) to continue the item to the next meeting. The Planning Commission directed staff to work with the applicant to revise the plans to address the following:

- The basement projection from the main residence;
- The exit from the basement;
- The proposed mount height at 1330' elevation, which must be lowered;
- Privacy; and
- View blockage issues.

On June 18, 2024, the Planning Commission conducted a third field trip and evening public hearing. The applicant and several residents were present at the field trip. The Commission and the public were able to walk the site to better understand the proposed project. At the evening hearing, the Commission listened to the staff's presentation and heard the applicants' testimonies. Several residents spoke about stormwater concerns. At the conclusion of the evening hearing, the Planning Commission voted 3-0 (two commissioners absent) to adopt Resolution No. 2024-06 approving ZC 23-070 (Attachment 3). The action included amending the conditions of approval to address future area drainage, the height of the mound and what can be planted atop, and the orientation of a passageway to the basement.

Traffic Commission Review

On December 11, 2023, the Traffic Commission reviewed the proposed driveway and apron. The proposed driveway connects to Crest Road East and has a driveway apron of 62 feet 5 inches wide. The driveway entrance will be 26 feet wide and connects to an oval-shaped driveway that will be 15 feet wide. The oval-shaped driveway connects to the barn, ADU, and main residence. Existing eucalyptus trees along Crest Road East will remain. At the conclusion of the meeting, the Traffic Commission voted 4-0 (one commissioner absent) to approve the proposed driveway and apron.

Zoning, Location, and Lot Description

The property is zoned RAS-2, and the gross lot area is 7.05 acres or 307,098 SF. The net lot area for development purposes is 6.02 acres or 262,368 SF. The lot is currently undeveloped and vacant (see photos in Attachment 4). The lot is irregularly shaped and has a depth of approximately 820 feet and a width of approximately 480 feet. The property slopes downward from Crest Road East to the rear of the property. The grade elevation between the proposed main building pad and the street is approximately 42 feet. The lot is located in the southern portion of the City and has views of the Pacific Ocean. A natural drainage course is located along the western portion of the lot, and a blue line stream, which is a part of the Klondike Canyon System, is located approximately 200 feet south of the southern property line of the lot. The lot is also located in proximity to the Geotechnical Hazardous area of the City, known

as the Flying Triangle. The existing topography of the project site slopes down approximately 115 feet from Crest Road East to the lowest portion of the lot. The closest structures to the proposed project are 330 feet to the north, 179 feet to the east, 220 feet to the west, and 403 feet to the south (Attachment 1B).

DISCUSSION:

Project Approved by the Planning Commission on June 18, 2024

The applicant revised the project during the public hearing process to address issues discussed at previous meetings. On June 18, 2024, the Planning Commission approved the following:

- 14,680 SF single-family residence
- 7,849 SF basement
- 1,000 SF attached garage
- 652 SF accessory dwelling unit (ADU; not subject to discretionary review)
- 1,225 SF stable and 5,190 SF corral (Discussed under the Conditional Use Permit (CUP) and Variance)
- Retaining walls to exceed a height of 3 feet (maximum 5 feet)
- 28,389 cubic yards (CY) of total grading
- 25,343 SF mound in the center of the oval driveway
- 58,050 SF landscaping
- Native plants & tree species
- 3,000 SF native pollinator meadow in the center of the mound

Three building pads are proposed:

- Pad 1: 32,610 SF main building pad
- Pad 2: 1,610 SF accessory dwelling unit (ADU) pad
- Pad 3: 2,900 SF stable pad

The Planning Commission amended or added conditions to address certain issues:

- Condition AB: Language included to address drainage.
- Condition AP: Condition added regarding the mound height (maximum elevation of 1330 feet) and landscaping.
- Condition AQ: Condition added that basement passageway be redesigned to be angled or zigzagged.

Grading

The total grading is 28,389 CY (see Attachment 8). Grading export is 9,715 CY (3,131 CY exempt and 6,584 CY non-exempt). Grading for the mound was reduced from 11,405 CY to 9,337 CY. A Site Plan Review is required for the non-exempt grading and a Variance is required for non-exempt export.

Site Plan Review

Per Rolling Hills Municipal Code (RHMC) Section 17.46.020.A.1, a Site Plan Review is required for the construction of any new buildings or structures that require any grading that is not exempt. RHMC Section 17.46.50 includes required findings which are listed below.

Conditional Use Permit

Per RHMC Section 17.80.050, a conditional use permit (CUP) is required for a stable greater than 200 SF and a corral that is greater than 550 SF. The proposed 1,225 SF stable exceeds the 200 SF limit by 775 SF. The stable has not changed in this project.

Per RHMC Section 17.16.210, a CUP is also required to construct a guest house. The new proposal for the guest house has been changed to 600 SF, which was reduced from 540 SF. The guest house will not encroach into any required setbacks and was moved away from the top of the canyon.

As per RHMC Section 17.16.210, a CUP is required for an accessory structure that exceeds 200 SF. The project includes a detached 415 SF trellis at the bottom of the canyon. There are also two existing trails that lead down to the new trellis. The existing trails are currently overgrown and not accessible. The applicant is proposing to redesign and cut the overgrown vegetation on the pathways for the new trellis. There are no changes to the trellis.

Variances

The Rolling Hills Municipal Code requires a Variance application and approvals for the following:

1. Stable, corral, swimming pool, and retaining walls to encroach into the front yard;
2. Corral to encroach into the required 50-foot front setback;
3. Retaining walls that exceed the maximum average height of two-and-one-half feet;
4. Basement with a portion extending beyond the building walls of the residence;
5. Decks/patios that exceed more than one foot above grade; and
6. Grading export.

Municipal Code Compliance

Lot and Building Pad Coverage

The net lot area is 262,368 SF. The structural coverage is as follows: the total proposed structural coverage is 18,970 SF or 7.23%, which is well below the 20% maximum (with deductions). The proposed flatwork coverage is 18,385 SF or 7.01%, which is below the 15% maximum. The total proposed structural and flatwork coverage for the entire lot with deductions is 37,355 SF or 14.24%, which is well below the 35% maximum. The project complies with all of the RHMC development standards.

The project exceeds the 30% maximum building pad coverage guidelines, the smaller building pads provides less disturbance to the lot and preserves the natural terrain.

Pad 1: Main Residence will be developed with a 32,610 SF building pad area for a total of 17,799 SF, or 54.58% building pad coverage. This exceeds the maximum 30% guideline by 24.58%.

Pad 2: ADU Pad will be developed with a 1,610 SF building pad area and a total of 700 SF, or 43.48% building pad coverage. This exceeds the maximum 30% guideline by 10.5%.

Pad 3: Stable Pad will be developed with a 2,900-square-foot building pad area and a total of

1,340 square feet, or 46.21% building pad coverage. This exceeds the maximum 30% guideline by 16.21%.

Disturbance

The total disturbed area for the lot will be 87,770 SF, or 33.45% of the lot (40% maximum permitted). The previous proposed disturbed area was 87,920 SF, or 33.51% of the lot (40% maximum permitted). This is a reduction of 150 SF or 0.06%.

Stable/Corral

The project includes a 1,225 SF one-story stable with 2 stalls, a tack room/office, 2 bathrooms, a tack workspace, feed/counter space, and a large agricultural space with a garage accessible from the circular driveway. The ridgeline of the new stable is 13.9 feet maximum height. The stable is accessible from a driveway that is connected off of the northwest portion of the oval-shaped driveway.

Site Access

The new driveway apron will be located at Crest Road East on the northeast side of the lot and will provide access to the oval driveway. The driveway will be 15 feet wide, leading to a stable storage garage, motor court, main entry to the house, and garage. The proposed continuous driveway allows for the simplest path between all structures, with a garage in the main residence accommodating four vehicles, suitable per RH guidelines for the main house, guest house, and ADU parking requirements. The center of the oval driveway will be landscaped with native trees, native plants, a native pollinator meadow, and a 115 SF water feature. An entry gate with pilasters will be located at the driveway entrance.

Walls

The RHMC Section 17.16.190(F), requires a Site Plan Review for any walls that exceed a height of 3 feet. Such walls require a variance if located in the front yard. The project includes 6 wall sections:

- Wall A is located at the east wing of the main residence and connects to the guest house. It has a maximum height of 2.5 feet and an average height of 2.5 feet.
- Wall B is a 3-foot-high retaining wall located at the west wing of the main residence along the swimming pool.
- Wall C is located along the south portion of the mound and extends along the south portion of the driveway with a maximum height of 5 feet high with an average height of 4 feet high (Wall C requires a Variance).
- Wall D is located on the west portion of the mound and west portion of the driveway. The maximum height is 5 feet high, with an average height of 4.1 feet (Wall D requires a variance).
- Wall E located along the southern portion of the driveway, is a maximum of 2.5 feet high with an average height of 2.1 feet.
- Wall F is located just north of the stable walkway, and the maximum height is 3 feet high with an average of 2.4 feet high.

Landscaping

The project includes 58,050 SF of new native landscape area and 3,000 SF of a native

pollinator meadow area with a water feature, and 21 native tree species. The project proposes seven Lyonothamnus Floribundus known as the Catalina Ironwood trees that will grow up to a maximum height of 20 feet and maximum width of 12 feet, six Quercus Argrifolia known as the Coast Live Oak with a maximum height of 30 feet and 30 feet maximum width, and 8 Cercus Canadensis known as the Forest Pansy with a maximum height and width of 12 feet. The project will restore the majority of the new landscape areas to a state similar to the original pre-developed, pre-cleared condition of the site, with few visible changes to the existing topography and to the panoramic views from the street and neighboring houses. A review by the City's landscape consultant is required for compliance with landscape standards and the Water Efficiency Landscape Ordinance (WELO). See Attachment 6 for the landscape review.

Building Height and Pad Elevations (Pads 1 - 3)

The new residence, basement, and attached garage will be developed on the lower southern portion of Pad 1 with a maximum ridge height of 12 feet 9 inches; the ridgeline of these structures will be about 31 feet below Crest Road East. The maximum height of the chimneys is 19 feet 2 inches. The main residence includes eaves that will extend a maximum of 8 feet. The basement and atrium are located at the V section of the main residence under the proposed deck. The elevations on Page A201 of the plans show that there is a 5-foot maximum retaining wall just above the finished grade. The guest house will be 13 feet and 2 inches in height; the ridgeline of the structure will be about 31 feet below Crest Road East.

The accessory dwelling unit (ADU) (Pad 2) will be 11 feet and 9 inches in height, with a ridgeline about 5 feet below Crest Road East.

The front upper east portion of the lot (Pad 3) will consist of a corral and stable. The stable will be 13 feet and 9 inches in height, and the ridgeline of the structures will be about 5 feet below Crest Road East.

Drainage

A natural drainage course is located along the western portion of the lot, and a blue line stream, which is part of the Klondike Canyon System, is located approximately 200 feet south of the southern property line of the lot. The lot is also located in proximity to the Geotechnical Hazardous area of the City known as the Flying Triangle; however, no part of the lot is within the Flying Triangle.

This project is subject to the Low Impact Development (LID) requirements pertaining to stormwater management, including provisions for retention of run-off on the property. LID is plan checked by Building Services after the City grants entitlements. The proposed storage system is designed to store the difference in stormwater runoff volume between the pre-and post-development conditions. The design proposes two separate drainage systems, splitting runoff between the two adjacent watercourses, to mimic the existing flow patterns.

Included in each system is a Contech Urbangreen SRPE cistern system, at the main residence pad, to intercept and store runoff as follows:

1. The eastern system will collect runoff from the ADU, easterly driveway, easterly half of the residence and residential pad, and guest house.
2. The western system will collect runoff from the stable/corral, westerly driveway, westerly half of the residence and residential pad, and pool area.
3. Each system:

a. Will first pass runoff through a Contech inline CDS pre-treatment system to remove trash, debris, and suspended solids. Runoff will then enter the storage barrels.
b. Downstream of the storage barrel will be a second manhole with a pump, supplying the irrigation system. Runoff impounded in the storage tanks will be used to irrigate the site after the storm has passed.
c. Above the soffit of the storage barrel, an overflow pipe will direct runoff exceeding the storage capacity and discharge to the watercourse below through an erosion-control outlet structure.

Utility Lines / Septic Tank

All utility lines for the development will be required to be placed underground. The Los Angeles County Public Health department will review the septic system (location to be determined).

Rolling Hills Community Association Review

Rolling Hills Community Association will review this project at a later date.

Public Participation

On January 16, 2024, Yuan Chang, 17 Crest Road East, attended the morning field trip and expressed concerns with privacy and the proximity of the proposed stable. Youkun Nie, representing the owner, submitted an email dated January 17, 2024, regarding the concern (Attachment 5A). The applicant has since moved the stable away from the property and reduced the size to address the concern.
At the January 16, 2024 evening meeting, John Mackenbach, 56 Portuguese Bend Road, commended the project but suggested putting the cisterns closer to vegetation. He asked about drainage and the applicant's team explained the drainage system.

On May 6, 2024, Paul Huh and Jane Huh, the residents of 20 Crest Road East, came into the City to review the project and express their concerns regarding any view obstructions at 23 Crest Road East. Mr. Huh sent an email to staff on May 21, 2024, opposing any obstructions above the Crest Road East ocean view (Attachment 5B).

On June 10, 2024, Charlie Raine, the resident at 4 Pinto Road, came into the City to review the drainage plans for 23 Crest Road East. He expressed his concerns regarding the capacity of cisterns, impermeable and permeable surfaces, excess water flowing into the canyon, future storm drainpipe that the applicant can tie into, and storm drain plans.
At the June 18, 2024 Planning Commission meeting, Mr. Raine discussed issues with drainage in his neighborhood. Leah Mirsch, 4 Cinchring Road, suggested a larger design for the cisterns.
At the July 22, 2024 City Council meeting, Mr. Raine expressed similar concerns he discussed with the Planning Commission. Mr. Mike Nash discussed the location and commented about stormwater. Mr. Alfred Visco suggested that City Council take the item under its jurisdiction and consider large projects south of Crest Road.

Environmental Review

The project has been determined to be categorically exempt pursuant to the California Environmental Quality Act (CEQA) under Class 3, Section 15303. New construction of a single-family residence and accessory structures.

SITE PLAN REVIEW CRITERIA

RHMC Section 17.46.010 Purpose.

The site plan review process is established to provide discretionary review of certain development projects in the City for the purposes of ensuring that the proposed project is consistent with the City's General Plan; incorporates environmentally and aesthetically sensitive grading practices; preserves existing mature vegetation; is compatible and consistent with the scale, massing and development pattern in the immediate project vicinity; and otherwise preserves and protects the health, safety and welfare of the citizens of Rolling Hills.

RHMC Section 17.46.50 Required findings.

The Commission shall be required to make findings in acting to approve, conditionally approve, or deny a site plan review. No project which requires site plan review approval shall be approved by the Commission, or by the City Council on appeal unless the following findings can be made:

1. The project complies with and is consistent with the goals and policies of the general plan and all requirements of the zoning ordinance; 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;
2. The project is harmonious in scale and mass with the site, the natural terrain and surrounding residences;
3. 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 landforms (such as hillsides and knolls);
4. Grading has been designed to follow the natural contours of the site and to minimize the amount of grading required to create the building area;
5. Grading will not modify existing drainage channels nor redirect drainage flow unless such flow is redirected into an existing drainage course;
6. 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;
7. The project is sensitive and not detrimental to the convenient and safe movement of pedestrians and vehicles; and
8. The project conforms to the requirements of the California Environmental Quality.

CONDITIONAL USE PERMIT CRITERIA

RHMC Section 17.42.50 Basis for approval or denial of conditional use permit.

The Commission (and Council on appeal), in acting to approve a conditional use permit application, may impose conditions as are reasonably necessary to ensure the project is consistent with the General Plan, compatible with surrounding land use, and meets the provisions and intent of this title. In making such a determination, the hearing body shall find that the proposed use is in general accord with the following principles and standards:

1. That the proposed conditional use is consistent with the General Plan;
2. That the nature, condition, and development of adjacent uses, buildings, and structures have been considered, and that the use will not adversely affect or be materially detrimental to these adjacent uses, buildings or structures;
3. That the site for the proposed conditional use is of adequate size and shape to accommodate the use and buildings proposed;
4. That the proposed conditional use complies with all applicable development standards of the zone district;
5. That the proposed use is consistent with the portions of the Los Angeles County Hazardous Waste Management Plan relating to siting and siting criteria for hazardous waste facilities;
6. That the proposed conditional use observes the spirit and intent of this title.

CRITERIA FOR VARIANCE

RHMC Section 17.38.050 Required findings.

In granting a variance, the Commission (and Council on appeal) must make the following findings:

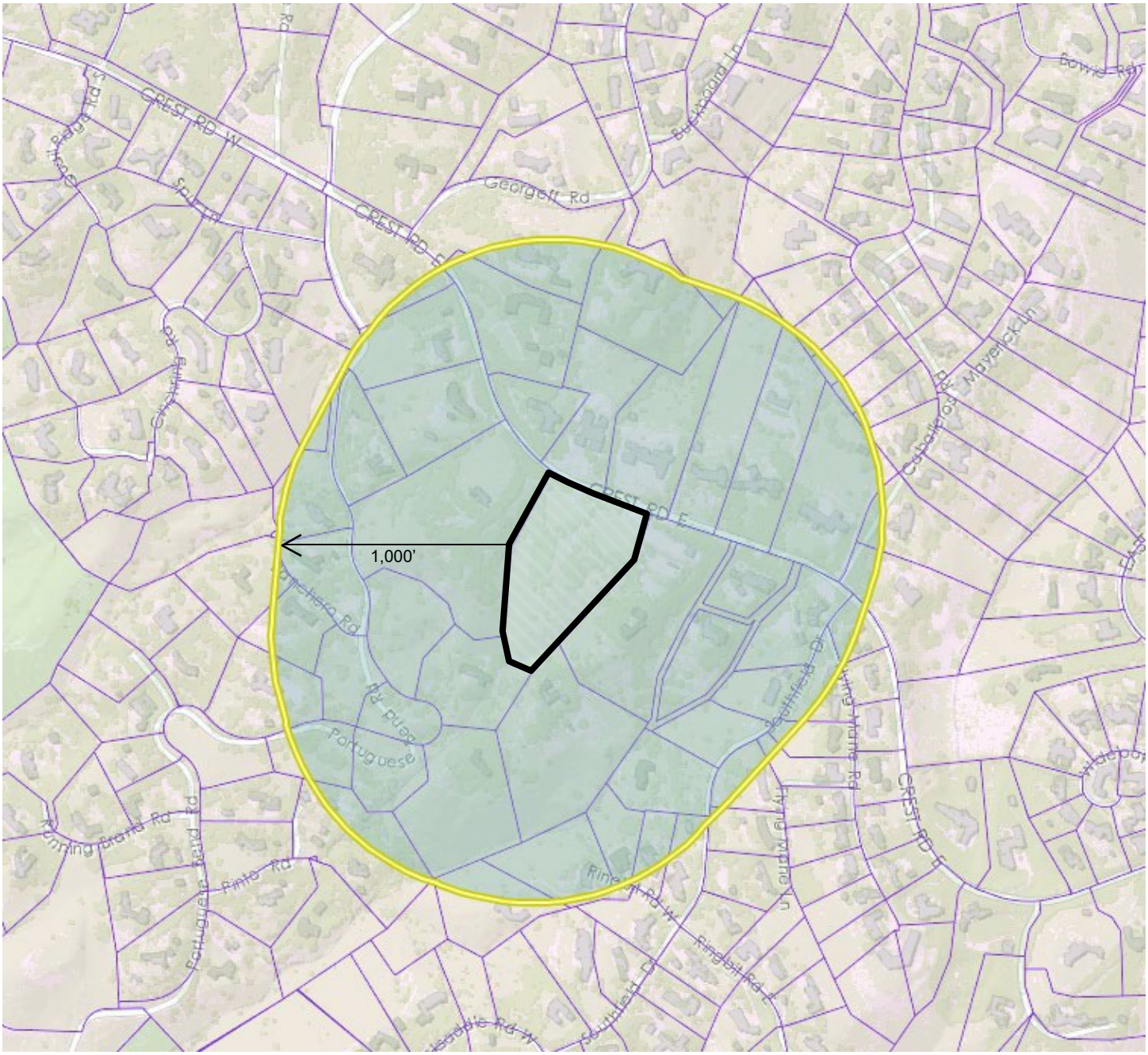
1. That there are exceptional or extraordinary circumstances or conditions applicable to the property that do not apply generally to other properties in the same vicinity and zone;
2. That such variance is necessary for the preservation and enjoyment of substantial property rights possessed by other properties in the same vicinity and zone but which is denied the property in question;
3. That the granting of such variance will not be materially detrimental to the public welfare or injurious to properties or improvements in the vicinity;
4. That in granting the variance, the spirit and intent of this title will be observed;
5. That the variance does not grant special privilege to the applicant;
6. That the variance is consistent with the portions of the County of Los Angeles Hazardous Waste Management Plan relating to siting and siting criteria for hazardous waste facilities; and
7. That the variance request is consistent with the general plan of the City of Rolling Hills.

FISCAL IMPACT:
None.

RECOMMENDATION:
Open the public hearing, take public testimony, and provide direction to staff and the applicant. A resolution is provided in case the City Council wishes to approve the project with conditions (Attachment 11).

ATTACHMENTS:
Attachment 1A: PL_ADR_240711_23CRE_RadiusMap_VicinityMap_Google.pdf
Attachment 1B: PL_ADR_23CrestRdE_ZC23-070_ProximityMap.pdf
Attachment 2: PL_ADR_240607_23CrestRdE_ZC23-070_DevelopmentTable.pdf
Attachment 3: 2024-06_PC_Resolution_23CrestRoadE_ZC23-070_F_E.pdf
Attachment 4: 240613_23 Crest Road East_ZC23-070_PhotosForCCAgenda.pdf
Attachment 5A: PL_ADR_240118_23CrestRdE_ZC23-070_CopyofEmailfromResidents17CRE_01.17.24.pdf

Attachment 5B: PL_ADR_240521_23CrestRdE_ZC23-070_EmailfromPaulHuh.pdf
Attachment 6: Attachment06_LandscapeReviewComments_23CrestRoadEast (ZC23-070)
Attachment7: 240605_Comparison_Table_23_Crest_Road_East_CCMeeting_8.12.pdf
Attachment 8: PL_ADR_23CrestRdE_ZC23-070_StaffReports_CC240812_GradingBreakdown.pdf
Attachment 9: 240605_ChangeLog_23 Crest Road East_CCMeeting_8.12.pdf
Attachment 10: CL_PBN_240812_PH_CC_23CrestRdE_ZC23-070_Affidavit.pdf
Attachment 11: ResolutionNo1376_23CrestRoadE_ZC23-070_F.pdf
Attachment 12: PL_ADR_23CrestRdE_ZC23-070_240715_Plans_9thSubmittal_CCMeeting7.22.24.pdf



City of Rolling Hills **ROLLING HILLS, CA 90274**

TITLE VICINITY MAP **CASE NO.** Zoning Case No. 23-070

Site Plan Review, Conditional Use Permits, Variances

OWNER OGASAWARA

ADDRESS 23 Crest Road East, Rolling Hills 90274 **SITE**

Vicinity Map: 23 Crest Road East



PROXIMITY MAP

23 CREST ROAD EAST

ZC NO. 23-070



Development Table for 23 Crest Road East Zoning Case No. 23-070_Planning Commission Meeting June 18, 2024

Site Plan Review, Conditional Use Permit Variance New 14,680 SF single family residence with 7,849 SF basement, atrium, 1,000 SF garage, 600 SF guest house, 1,225 SF stable, 280 SF pool, new driveway apron, circular driveway, decks, motor court, retaining walls, concrete stairs, and landscape	**EXISTING** **Vacant Lot**	**PROPOSED PAD NO. 1** **Main Residence, Garage, Guest House, Swimming Pool, Decks, Retaining Walls, Entryways, Atrium, Water feature**	**PROPOSED PAD NO. 2** **Accessory Dwelling Unit (ADU)**	**PROPOSED PAD NO. 3** **Structure Stable with Agricultural Storage and Corral**	**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					
Net Lot Area	262,368 SF	—	—	—	262,368 SF
Residence	0 SF	14,680 SF	—	—	14,680 SF
Garage	0 SF	1,000 SF	—	—	1,000 SF
Swimming Pool/Spa	0 SF	280 SF	—	—	280 SF
Pool Equipment	0 SF	155 SF	—	—	155 SF
Guest House	0 SF	600 SF	—	—	600 SF
Accessory Dwelling Unit (ADU)	0 SF	—	700 SF	—	700 SF
Stable	0 SF	—	—	1,225 SF	1,225 SF
Basement Depth of Basement	0 SF 0 SF	7,849 SF 10 FT	—	—	7,849 SF 10 FT
Entryway, Breezeway	0 SF	0 SF	—	—	0 SF
Attached Covered Porches	0 SF	480 SF	—	—	480 SF
Detached Structures: Guest House Water Feature Trellis	 0 SF 0 SF 0 SF	 600 SF 115 SF 415 SF	—	—	 600 SF 115 SF 415 SF
Raised Deck	0 SF	0 SF	—	—	0 SF

Development Table for 23 Crest Road East Zoning Case No. 23-070_Planning Commission Meeting June 18, 2024

Service Yard	0 SF	95 SF	—	—	95 SF
	EXISTING	**PROPOSED PAD NO. 1**	**PROPOSED PAD NO. 2**	**PROPOSED PAD NO. 3**	**TOTAL**
Grading	0 CY	19,052 CY Cut 9,337 CY Fill	—	—	28,389 CY
Structural Coverage (20 % maximum)	0 SF	18,970 SF (7.23%)	—	—	18,970 SF (7.23%)
Flatwork Coverage (15% maximum)	0 SF	18,385 SF (7.01%)	—	—	18,385 SF (7.01%)
Total Structural & Flatwork Coverage (35% maximum)	0 SF	37,355 SF (14.24%)	—	—	37,355 SF (14.24%)
Disturbance (40% maximum)	0 SF	87,770 SF (33.45%)	—	—	87,770 SF (33.45%)
Building Pad 1 Area Building Pad Coverage	0 SF 0 SF	32,610 SF 17,799 SF (54.58%)	—	—	32,610 SF 17,799 SF (54.58%)
Building Pad 2 Area Building Pad Coverage	0 SF 0 SF	—	1,610 SF 700 SF (43.48%)	—	1,610 SF 700 SF (43.48%)
Building Pad 3 Area Building Pad Coverage	0 SF 0 SF	—	—	2,900 SF 1,340 SF (46.21%)	2,900 SF 1,340 SF (46.21%)

Comparison Table: 2017 Hynes, 2022 Dark Moon Ranch, and 2023 Ogasawara Orig. and Rev-1 Proposals					
	Hynes 2017	**Dark Moon Ranch 2022**	**Ogasawara 1/16/24**	**Ogasawara 4/16/24**	**Ogasawara 6/18/24**
Architecture					
Main Residence and Garage	11,520 sf	9,970 sf	13,000 sf	14,680 sf	14,680 sf
Basement	10,400 sf	8,460 sf	7,610 sf	8,240 sf	7,849 sf
Covered Porches	2,500 sf	2,165 sf	480 sf	480 sf	480 sf
Guest House	800 sf	800 sf	540 sf	600 sf	600 sf
Guest House Porches	369 sf	570 sf	0 sf	0 sf	0 sf
Stable	2,092 sf	2,456 sf	1,940 sf	1,225 sf	1,225 sf
Stable Porches	350 sf	1,225 sf	0 sf	0 sf	0 sf
Misc Accessory Structures	956 sf	882 sf	300 sf	1,070 sf	1,070 sf
Raised Deck	0 sf	520 sf	0 sf	0 sf	0 sf
Pool	864 sf	1,230 sf	270 sf	315 sf	280 sf
Hardscape	8,100 sf	6,390 sf	6,430 sf	5,595 sf	5,595 sf
Primary Driveway	8,860 sf	8,050 sf	16,100 sf	13,480 sf	13,480 sf
Secondary Driveway	600 sf	1.850 sf	0 sf	0 sf	0 sf
Disturbance	95,850 sf	104,850 sf	92,460 sf	87,920 sf	87,770 sf
Mound Height	n/a	n/a	1335'	1335'	1330'
Structure					
Total Structures	29,851 sf	28,178 sf	17,184 sf	18,872 sf	18,970 sf
Total Structures (excluding Basment)	19,451 sf	19,718 sf	9,574 sf	10,632 sf	11,121 sf
Total Flatwork	17,560 sf	16,290 sf	20,520 sf	18,714 sf	18,385 sf
Total Structures and Flatwork	47,411 sf	44,468 sf	37,704 sf	37,587 sf	37,770 sf
Total Structures (excluding Basment) and Flatwork	37,011 sf	36,008 sf	30,094 sf	29,347 sf	29,921 sf
Grading					
Cut	15,185 cy	14,600 cy	16,980 cy	17,320 cy	19,052 cy
Fill	7,300 cy	9,310 cy	11,950 cy	11,405 cy	9,337 cy
Over-excavation	11,750 cy	17.510 cy	3,760 cy	3,760 cy	3,760 cy
Recompaction	13,885 cy	22,800 cy	5,400 cy	5,400 cy	5,400 cy
Total Cut and Fill	22,485 cy	23,910 cy	28,930 cy	28,725 cy	28,389 cy
Total Overall	48,120 cy	64,220 cy	38,090 cy	37,885 cy	37,549 cy

RECEIVED
City of Rolling Hills
By _____
6.5.24

DATE: 5/30/2024 ZONING CASE NO.: 0 ADDRESS: 23 Crest Road East

GRADING AND EXCAVATION INFORMATION

Grading Quantities:		Cubic Yds.	Max Depth	Max Depth Location
CUT/EXCAVATION				
For house/addition		5363	13.6	
For other structures (i.e. walls)				
List	Stable	63	3.3	at structure
	ADU	61	3.8	
	Sunset Terrace	8	3.0	
For driveway(s)		2,848	15.0	
For yard areas		3,818	15.1	at toe of slope
For basement excavation		3,026	10.0	
For pool/spa excavation		105	4.5	
Overexcavation		3,760	3.0	
TOTAL CUT		19,052	16.4	
TOTAL EXPORT			**Export:**	9,716
			Export (less exempt):	**6,585**
FILL				
For house/addition		12	3.2	
For other structures (i.e. walls)				
List	Stable	202	6.8	at structure
	ADU	10	1.8	
	Sunset Terrace	8	3.0	
For driveway(s)		457	6.9	
For yard areas		3,247	11.9	at top of slope
For basement excavation		0	0	
For pool/spa excavation		0	0	
Recompaction		5,400	3	
TOTAL FILL		9,336	11.9	

TOTAL GRADING (Sum of total cut and total fill): 28,388

PAD/FLOOR ELEVATIONS

Existing pad elevations	House	ADU	Stable	Cabana
Finished Floor	-		-	-
Finished Grade	-		-	-
Proposed pad elevations				
Finished floor	1293.00	1319.00	1316.00	1293.00
Finished grade	1292.50	1318.50	1315.50	1292.50
Basement	1283.50			

Site Planning Change Log (From 12/1/23 to 4/16/24)

Main House
-Finish floor at 1293’ (Previous 1291’)
-Apex at 1288’ (Previous 1286’)
-Building footprint moved 12’-5” North and 4’-6” East
-Pool footprint angled perpendicular to west property line (previously parallel with main house west wing)
-Building GSF incl. Basement 21,920 sf (Previous 20,940 sf)

Guest House
-Finish floor at 1293’ (Previous 1291’)
-Building footprint moved 16’ North and 4’ West
-Southeast building corner from property line 51’-3” (Previous 39’-9”)
-Southeast building corner does not require fill grading (Previously required fill grading)

ADU
-Finish floor at 1319’ (Previous 1320’)
-Building footprint moved 2’-6” North and 0’-8”’ West
-Northeast building corner from property line 38’-8” (Previous 37’-5”)
-Building footprint 38’-4” x 18’-4” (Previous 36’-0” x 16’-0”)
-Building GSF 700 sf (Previous 576 sf)

Stable
-Finish floor at 1316’ (Previous 1314’)
-Building southwest corner 62'4" from the western property line and 207'11" from the north east corner of 17 Crest Road East's nearest building.
(Previous southwest building corner 39'8" from the western property line and 185'7" from the north east corner of 17 Crest Road East's nearest building)
-Building footprint 58’-10” x 20’-10” (Previous 70’’-0” x 27’-6”)
-Building GSF 1,225 sf (Previous 1,295 sf)
-Office space, closet space, and full bath are omitted (Previously included)

Civil
-Total grading 28,725 cy (Previous 28,930 cy)
-Total Structure 18,457 sf (Previous 17,184 sf)
-Total disturbed area 87,920 sf (Previous 92,460 sf)
-Total flatwork 18,715 sf (Previous 20,520 sf)
-Primary driveway 13,480 sf (Previous 16,100 sf)
-Paved walks, patio areas 2,675 sf (Previous 4,010 sf)
-Pool decking 1,120 sf (Previous 410 sf)

Site Planning Change Log (From 4/16/24 to 6/18/24)

Main House
-Building footprint moved 9’-5” North and 3’-5” West.
-Southwest building corner from property line 57-9” (Previous 65’-9”)
-Southeast building corner from property line 100'-11" (Previous 100'-1")
-Building east wing rotated clockwise 5 deg.
-Pool deck area 1,100 sf (Previous 1,500 sf)
-All basement area under covered porch has been removed.
-Basement area 7,428 sf (Previous 7,610 sf)

Guest House
-Building footprint rotated counterclockwise 12 deg.
-Southeast building corner from property line 55’-1” (Previous 51’-3”)

Civil
-Total grading 28,725 cy (Previous 28,930 cy)
-Total Structure 18,457 sf (Previous 17,184 sf)
-Total disturbed area 87,920 sf (Previous 92,460 sf)
-Total flatwork 18,715 sf (Previous 20,520 sf)
-Primary driveway 13,480 sf (Previous 16,100 sf)
-Paved walks, patio areas 2,675 sf (Previous 4,010 sf)
-Pool decking 1,120 sf (Previous 410 sf)

Site
-Mound height 1330’ (Previous 1335’)

RESOLUTION NO. 1376

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROLLING HILLS GRANTING APPROVAL OF ZONING CASE NO. 23-070 FOR A SITE PLAN REVIEW TO DEVELOP A VACANT LOT INCLUDING NON-EXEMPT GRADING AND THE CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE WITH ACCESSORY STRUCTURES FOR A PROPERTY LOCATED AT 23 CREST ROAD EAST, AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO STATE CEQA GUIDELINES SECTION 15303 (LOT 132A-MS) (OGASAWARA).

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

I. Recitals

Section 1. On June 2, 2023, an application was filed by the applicant, Frank Escher of Escher, Gune, Wardena Architecture on behalf of the property owner Yuki Ogasawara, to request approval to construct on the vacant lot at 23 Crest Road East. The proposed Project under Zoning Case (ZC) No. 23-070 includes a new 14,270-square-foot (SF) single-family residence with a 7,428 SF basement, 1,000 SF attached garage, 1,225 SF stable, 5,190 SF corral, 700 SF accessory dwelling unit (ADU), 650 SF guest house, 280 SF swimming pool, 155 pool equipment, 480 square feet of attached covered porches, service yard, lightwells, maximum five-foot-high retaining walls, walkways, native landscaping, and other improvements (the "Project"). There is a proposed 13,480-square-foot oval driveway with access to the residence, ADU, and stable.

Section 2. The property is zoned RAS-2 and the gross lot area is 7.05 acres or 307,098 SF. The net lot area for development purposes is 6.02 acres or 262,368 SF. The lot is currently undeveloped and vacant. The lot is irregularly shaped and has a depth of approximately 820 feet and a width of approximately 480 feet. The property slopes downward from Crest Road East to the rear of the property. The grade elevation between the proposed main building pad and the street is approximately 42 feet. The lot is located in the southern portion of the City, and has views of the Pacific Ocean. A natural drainage course is located along the western portion of the lot and a blue line stream, which is a part of the Klondike Canyon System, is located approximately 200 feet south of the southern property line of the lot. The lot is also located in proximity to the Geotechnical Hazardous area of the City, known as the Flying Triangle.

Section 3. The Planning Commission conducted duly noticed public hearings to consider the application at its morning field trip meeting and regular meeting for the first time on January 16, 2024. Neighbors within a 1,000-foot radius were notified of the public hearings and a notice was published in the Daily Breeze on January 5, 2024. The applicant and owner were notified of the public hearings and were in attendance at the hearings. Evidence was heard and presented from all persons interested in affecting said proposal. The Planning Commission opened the meeting, took public testimony, and continued the public hearing to a later date. The

Planning Commission directed staff to work with the applicant on revising the plans to address the issues.

The Planning Commission conducted duly noticed public hearings to consider the application at its morning field trip meeting and regular meeting for a second time on April 16, 2024. Neighbors within a 1,000-foot radius were notified of the public hearings and a notice was published in the Daily Breeze on April 5, 2024. The applicant and owner were notified of the public hearings and were in attendance at the hearings. Evidence was heard and presented from all persons interested in affecting said proposal. The Planning Commission opened the meeting, took public testimony, and continued the public hearing to a later date. The Planning Commission directed staff to work with the applicant on revising the plans to address the issues.

Subsequently, the applicant revised the Project, and it was brought back to the Planning Commission. The Planning Commission conducted duly noticed public hearings to consider the application at its field trip meeting and regular meeting for a third time on June 18, 2024. Neighbors within a 1,000-foot radius were notified of the public hearings and a notice was published in the Daily Breeze on June 8, 2024. The applicant was notified of the public hearings and was in attendance at the hearings. Evidence was heard and presented at the public hearings from all persons interested in affecting said proposal. On June 18, 2024 the Project was approved by the Planning Commission by 3-0 Vote (2 Commissioner were absent) to adopt Resolution No. 2024-06 approving Zoning Case No. 23-070. The action included amending the conditions of approval to address future area drainage, the height of the mound and what can be planted atop, and the orientation of a passageway to the basement.

On July 22, 2024, the City Council considered the Planning Commission's action to approve the proposed Project and the Traffic Commission's action to approve the driveway apron. The City Council voted 5-0 to take the matter under its own jurisdiction.

The City Council conducted a duly noticed public hearings to consider the application at a morning field trip on August 12, 2024, and regularly scheduled evening meetings on August 12, 2024. The City Council then continued the item and heard it again on October 14, 2024. Neighbors within a 1,000-foot radius were notified of the public hearings and a notice was published in the Daily Breeze on August 1, 2024, and October 4, 2024. The applicants and owner were notified of the public hearings and were in attendance at the hearings. Evidence was heard and presented from all persons interested in affecting said proposal. The City Council opened the public hearing, took public testimony, and discussed the Project.

Section 4. On February 13, 2017, the City Council adopted Resolution No. 1202 approving Zoning Case (ZC) No. 902 for construction of an 11,500 SF new single-family residence with an 11,500 SF basement and appurtenances. On December 12, 2018, the Planning Commission granted a two-year time extension for ZC No. 902 to January 23, 2021. Due to COVID-19 entitlements were placed on hold and Assembly Bill 1561 created an automatic time extension. As such, the expiration date for ZC No. 902 was extended to July 22, 2022, but the permit was not used and expired.

On November 9, 2021, an application was received for development of a new 8,460-square-foot residence, basement, accessory dwelling unit (ADU), guest house, stable,

swimming pool, spa, and other improvements (ZC No. 21-11). On March 15, 2022, the Planning Commission conducted a field trip and evening meeting and continued the item to April 19, 2022. However, before the April 19, 2022 meeting could take place, the applicant requested the item be pulled because the property had been sold and there was no interest in moving forward with the Project as proposed. As such, the item did not return to the Planning Commission and ZC No. 21-11 was closed. Thus, the Project was never approved.

Section 5. On December 11, 2023, the Traffic Commission reviewed the proposed driveway and apron located on Crest Road East under the current application (ZC No. 23-070). The Traffic Commission recommended approval of the new driveway and apron to City Council.

II. Findings

Section 6. CEQA Findings. The City Council finds that the Project is categorically exempt from further environmental review pursuant to Section 15303 of Title 14 of the California Code of Regulations ("State CEQA Guidelines"), Class 3 "New Construction or Conversion of Small Structures." Class 3 exempts the construction and location of a limited number of new, small facilities or structures, including single family residence and accessory structures, including but not limited to garages, carports, patios, swimming pools and fences. Here, the Project involves the construction of a new single-family residence on a vacant lot within a residential zone, along with attached garage, driveway, stable, swimming pool, ADU, guesthouse and other residential improvements. Accordingly, the Project qualifies for the exemption pursuant to Section 15303.

Further, no exceptions to the exemptions in State CEQA Guidelines Section 15300.2 apply. Specifically, the Project:

a. Is not located in a particularly sensitive environment. The Project is located in an urbanized area and is not environmentally sensitive.

b. There is no possibility of a cumulative impact of the same type of project in the same place over time. The Project entails the construction of a 14,270-square-foot single-family residence with accessory structures and landscaping/hardscaping improvements. Once the residence is built, the likelihood of a successive project on this site is low and probability of a cumulative impact is low.

c. Is not marked by unusual circumstances. There is nothing unusual about the construction of a new single-family residence and accessory structures in a residential area. In addition, the Project will implement best management practices (BMPs) to prevent erosion and construction pollutants from contacting stormwater.

d. Would not damage scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway.

e. Is not located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.

f. Would not cause a substantial adverse change in the significance of a historical resource.

The City Council directs staff to prepare, execute, and file a Notice of Exemption with the Los Angeles County Clerk and the State Clearinghouse within five (5) working days of the Project's approval and the adoption of this Resolution.

Section 7. Site Plan Review Findings. Site Plan Review is required for construction of any new building or structure pursuant to Rolling Hills Municipal Code (RHMC) Section 17.46.020(A). The Project requires a Site Plan Review (SPR) in order to develop a vacant lot including non-exempt grading, for the construction of a new single-family residence, basement, attached garage, retaining walls that exceed a height of 3 feet (up to a maximum of 5 feet), oval driveway with portions that exceed a width of 20 feet, and other improvements. With respect to the Site Plan Review for the development, the City Council hereby makes the following findings:

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

The proposed development is compatible with the General Plan and Zoning ordinance – sans the requested variances. The proposed structures comply with the General Plan requirement of low profile, low-density residential development with sufficient open space between surrounding structures. The Project maintains the maximum possible distances from adjacent neighbors. The main residence has been integrated into the existing slope to minimize grading and land disturbance by constructing a long and narrow V-shaped floor plan that closely follows the existing topography, which will reduce the visual impact from neighboring properties. The Project complies with all of the City of Rolling Hills Development standards with the exception of requiring Variances for the structures to encroach into the front yard as discussed below in this Resolution.

The Project conforms to Zoning Code lot coverage requirements. The net lot area of the lot is 262,368 square feet (6.02 acres) per RHMC Section 17.16.060(A). The structural net lot coverage is proposed at 18,205 square feet or 6.94% (20% max. permitted) excluding exempt structures; and the total lot coverage proposed, including flatwork, would be 36,590 square feet or 13.95% (35% max. permitted). The disturbed area is 87,770 square feet or 33.45% (40% max permitted).

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

The topography and the configuration of the lot have been considered, and the Project will not adversely affect or be materially detrimental to adjacent uses, buildings, or structures; the Project will be built on new building pads which enables Project elements to be the least intrusive to surrounding properties. Further, the Project will be a sufficient distance from nearby residences so views and privacy of surrounding neighbors will not be impacted. The main house is sited to minimize grading and minimize impact on the site below the 1293-foot contour line that defines both the Finished Floor level and the precise orientation of the wings of the house. The landscape below this line will not experience any site disturbance and will be utilized to seed and reestablish a pallet of native species back into the landscape above the house. The Project

includes three new building pads: Pad #1 is for the main residence for a total of 32,610 SF; Pad #2 is for the ADU for a total of 1,610 SF; and Pad #3 is for the stable for a total of 2,900 SF.

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

The proposed development, as conditioned, is harmonious in scale and mass with the site, and is consistent with the scale of the neighborhood when compared to new residences in the vicinity of said lot. The proposed site plan is harmonious with the site conditions of the existing lot and neighboring lots. The integration of the into the slope following the topography enables the residence to be largely hidden from view from the street and neighboring residences, maximizing the distance between the main house and the street. The slopes being created have been rounded and it was attempted to mimic the existing natural slopes in the area.

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).

There will be no significant changes to the overall drainage features on the lot. There will be minimal impact to site design, vegetation, and mature trees. The property will be landscaped in accordance with the approved landscape plan.

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 total proposed grading for the Project is 28,389 cubic yards (19,052 CY of cut and 9,337 CY of fill). The excavation for the basement (3,026 CY) and pool (105 CY) are exempt from the Site Plan Review. The non-exempt grading totaling 25,258 CY is subject to Site Plan Review. The grading will be balanced on site with exception to 6,584 CY of non-exempt export. Rather than retaining the dirt on the property, export is needed to maintain the existing topography as much as possible. The Project has been designed to follow natural contours of the site and minimize grading to the extent feasible.

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

Grading will be balanced on site with exception to 9,715 CY of export (3,131 CY exempt and 6,584 CY non-exempt). Grading has been minimized by integrating the main residence into the natural slope. The width of the main residence is limited to 25 feet, and the result is a long and narrow ranch house rambling along the 1293-foot contour line. The main residence is centered on its site so that runoff is not increased within existing drainage courses on either side of the lot. Control of water collected by impervious surfaces will utilize large cisterns to collect and redistribute storm-water in a controlled manner that does not alter drainage courses or runoff loads from the undeveloped state of the lot. These cisterns are designed to retain runoff in the event of a 100-year storm event.

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

Surrounding native vegetation and mature trees will not be affected or will be replaced. New vegetation will be installed in accordance with the approved landscape plan. The development will be considerate of the environment and will enhance the rural character of the community. As such, the rural character of the community is maintained and privacy is maintained with neighbors. The new landscape will utilize this plant community as the framework for all new plantings in the landscape that will enhance the existing habitat and ecological community already present on site. These native plants are well suited to the existing site without the need for irrigation beyond their establishment period of 1 to 2 years. The trees will provide visual buffers and habitat creation between neighboring properties while preserving and protecting natural drainage patterns on the site. The new landscape adjacent to Crest Road focuses largely on the reestablishment of the coastal sage scrub planting community and providing habit for the local fauna while seamlessly blending the house into the surrounding native hillside without obstructing views

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

The proposed site plan is not detrimental to convenience and safety of pedestrians and vehicles. The proposed continuous driveway allows for the simplest path between all structures, with an attached garage in the main residence accommodating four vehicles, suitable per Rolling Hills guidelines for the main house, guest house and ADU parking requirements. The open agricultural room in the stable will also facilitate storage of maintenance vehicles and equipment, as well as animal transportation equipment.

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

The Project is categorically exempt from further environmental review pursuant to State CEQA Guidelines, Section 15303, Class 3 (New Construction or Conversion of Small Structures). Class 3 exempts the construction and location of a limited number of new, small facilities or structures, including single family residence and accessory structures, including but not limited to garages, carports, patios, swimming pools and fences. Here, the Project includes development on a vacant lot of a new single-family residence in a residential zone, with attached garage, driveway, stable, swimming pool, ADU, guesthouse and other residential improvements. Accordingly, the Project qualifies for the exemption pursuant to Section 15303. Further, no exceptions to the exemptions in State CEQA Guidelines, section 15300.2, apply.

Section 8. Conditional Use Permit Findings. RHMC Section 17.16.040 and 17.16.200 require a Conditional Use Permit per RHMC Section 17.16.040(A)(3) for a guest house, per RHMC Section 17.16.040(A)(6) for a stable over 200 square feet, per RHMC Section 17.16.040(A)(7) for corral over 550 square feet, and per 17.16.200(H) for a 400 SF detached trellis, respectively. The Applicant is proposing a 650 SF guesthouse located at the eastern

portion of the main building pad. The Applicant is also proposing a 1,225 SF stable with two stalls and a tack room, and a 5,190 SF corral. Given the foregoing, in accordance with RHMC Section 17.42.050, the City Council makes the following findings:

A. That the proposed conditional use is consistent with the General Plan.

The granting of a Conditional Use Permit for a guesthouse, stable, corral, and trellis is consistent with the purposes and objectives of the Zoning Ordinance and General Plan because the use is consistent with similar uses in the community, and meets all the applicable code development standards for such use. The Project is compatible with existing land uses as other properties in the same zone have a guest house and stable.

B. That the nature, condition and development of adjacent uses, buildings and structures have been considered, and that the use will not adversely affect or be materially detrimental to these adjacent uses, building or structures.

The nature, condition, and development of adjacent structures have been considered, and the Project will not adversely affect or be materially detrimental to these adjacent uses, buildings, or structures because the proposed guest house, stable, corral, and trellis will be located on the property with sufficient proximity to neighboring buildings and structures.

C. That the site for the proposed conditional use is of adequate size and shape to accommodate the uses and buildings proposed.

The proposed conditional uses comply with all applicable development standards in the RAS-2 Zone. The net lot area is 262,368 SF (6.02 acres) and is adequate to support the proposed uses. The area of the site considered the "front yard", between the proposed main residence and the street, is the widest and most level part of the site. The exception to this is the location of the stable in the front yard, and the corral in the front yard setback, both are subject to variances. The property will be developed and adequate in size and shape to accommodate the proposed uses and buildings.

D. That the proposed conditional use complies with all applicable development standards of the zone district.

The proposed conditional uses comply with all applicable development standards of the RAS-2 Zone, with exception to the variances requested herein.

E. That the proposed use is consistent with the portions of the Los Angeles County Hazardous Waste Management Plan relating to siting and siting criteria for hazardous waste facilities.

Granting the proposed conditional use for the Project will be consistent with the applicable portions of the Los Angeles County Hazardous Waste Management Plan related to siting criteria for hazardous waste facilities. The Project site is not listed on the current State of California Hazardous Waste and Substances Sites List. The proposed Project would not constitute a hazardous waste facility.

F. That the proposed conditional use observes the spirit and intent of this title.

The proposed Project allows the Applicant the ability to enjoy rights enjoyed by other residents in the City – the development and construction of a single-family home. The proposed uses are consistent with the residential character of the City.

Section 9. Variance Findings. Section 17.38.050 sets forth the required findings for granting Variances to allow the stable, corral, swimming pool, and retaining walls to encroach into the front yard, allow a portion of the corral to encroach into the front yard setback, construct retaining walls exceeding the maximum average height of two-and one-half-feet, construct a basement with a portion extending beyond the building walls of the residence, construct decks/patios more than one foot above grade, and allow grading export. With respect to this request for Variances, the City Council finds as follows:

A. That there are exceptional or extraordinary circumstances or conditions applicable to the property that do not apply generally to other properties in the same vicinity and zone.

There are extraordinary circumstances applicable to this property. The location of stable and corral between the main house and the street is a design adopted by many neighbors on Crest Road East, requiring a variance to allow stables and corrals in the front yard and front yard setback. The area of the site considered the "front yard", between the proposed main residence and the street, is the widest and most level part of the site. Allowing the proposed pool and retaining walls to encroach into the front yard will be consistent with the natural slope of the existing property. The construction of retaining walls to exceed the maximum average height of two-and one-half-feet, a basement with a portion extending beyond the building walls of the residence, and construction decks/patios more than one foot above grade will minimize grading and support the development. As a result of the shape of the lot, the grading of the Project requires a variance to export non-exempt grading of 3,131 CY of soil to keep the peak of the knoll below the height of the street and out of the view of neighbors.

B. That such variance is necessary for the preservation and enjoyment of substantial property rights possessed by other properties in the same vicinity and zone but which is denied the property in question.

Developments similar to the proposed Project, with stables and corrals in the front yard, are enjoyed by many neighbors on Crest Road East who similarly position main residences away from the street to create privacy and maximize views from their residences, all while making the equestrian uses of the neighborhood visible along the street. The variance requests are necessary for preservation and enjoyment of property rights consistent with other properties in the same vicinity and zone.

C. That the granting of such variance will not be materially detrimental to the public welfare or injurious to properties or improvements in the vicinity.

Granting a variance for the Project will not be detrimental to the public welfare and will not be injurious to properties in the vicinity because it is consistent with the encroachments by the existing residences and structures and contributes to a consistent and equitable treatment of development in the surrounding area.

D. That in granting the variance, the spirit and intent of this title will be observed.

The granting of the variance will allow for a development that is harmonious in scale and mass with the site, the proposed Project is visually harmonious with adjacent properties and in scale with adjacent residential development.

E. That the variance does not grant special privilege to the applicant.

The variance does not grant special privileges for the Applicant; the proposed Project is similar to other properties on Crest Road East that have stables and corrals in the front yard and setbacks. The Project, together with the variance, will be compatible with the objectives, policies, and general land uses specified in the General Plan.

F. That the variance is consistent with the portions of the County of Los Angeles Hazardous Waste Management Plan relating to siting and siting criteria for hazardous waste facilities.

Granting a variance for the Project will be consistent with the applicable portions of the Los Angeles County Hazardous Waste Management Plan related to siting criteria for hazardous waste facilities. The Project site is not listed on the current State of California Hazardous Waste and Substances Sites List. The proposed Project would not constitute a hazardous waste facility.

G. That the variance request is consistent with the General Plan of the City of Rolling Hills.

Approvals granting the variance to allow encroachments into the front yard setback will be consistent with the General Plan of the City of Rolling Hills, which encourages residential and equestrian uses.

Section 10. Based upon the foregoing findings, and the evidence in the record, the City Council hereby approves Zoning Case No. 23-070 subject to the following conditions:

A. Approval for the Site Plan Review, Conditional Use Permits, and Variances shall expire within two years from the effective date of approval as defined in RHMC Section 17.38.070 of the Zoning Ordinance unless otherwise extended pursuant to the requirements of this 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 Applicant cures the violation to the satisfaction of the City Manager or his/her designee. In the event that the Applicant disputes the City Manager or his/her designee's determination that a violation exists or disputes how the violation must be cured, the Applicant may request a hearing before the City Council. The hearing shall be scheduled at the next regular meeting of the City Council for which the agenda has not yet been posted; the Applicant shall be provided written notice of the hearing. The stop work order shall remain in effect during the pendency of the hearing. The City Council shall make a determination as to whether a violation of this Resolution has occurred. If the Council determines that a violation has not occurred or has been cured by the time of the hearing, the Council will lift the suspension and the stop work order. If the Council determines that a violation has occurred and has not yet been cured, the Council shall provide the Applicant with a deadline to cure the violation; no construction work shall be performed on the property until and unless the violation is cured by the deadline, other than work designated by the Council to accomplish the cure. If the violation is not cured by the deadline, the Council may either extend the deadline at the Applicant's request or schedule a hearing for the revocation of the entitlements granted by this Resolution pursuant to Chapter 17.58 of the Rolling Hills Municipal Code (RHMC).

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

D. The lot shall be developed and maintained in substantial conformance with the site plan on file at City Hall and approved by the City Council on August 12, 2024, except as otherwise provided in these conditions. The working drawings submitted to the Department of Building and Safety for plan check review shall conform to the approved development plan. All conditions of the Site Plan Review, Conditional Use Permits, and Variance approvals shall be incorporated into the building permit working drawings, and where applicable complied with prior to issuance of a grading or building permit from the building department.

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

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

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

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

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

G. Structural lot coverage of the lot shall not exceed 18,205 square feet or 6.94% of the net lot area (20% maximum). The flatwork coverage is 18,385 square feet or 7.01%. The total lot coverage proposed, including structures and flatwork, shall not exceed 36,590 square feet or 13.95% (35% maximum).

H. The total disturbed area will be 87,770 square feet or 33.45% (maximum 40%). Grading for this Project shall not exceed 19,052 cubic yards of cut and 9,337 cubic yards of fill for a total of 28,389 cubic yards. Total export of 9,715 cubic yards, Variance granted for non-exempt 6,584 cubic yards, and export of exempt 3,131 cubic yards for the basement and swimming pool.

I. The total proposed building pad coverage for the residential main pad 1 (32,610 square foot area) is 17,799 square feet or 54.58% which is above the 30% maximum guideline. The total proposed building pad coverage for the ADU pad 2 (1,610 square foot area) will be 700 square feet or 43.48%, which exceeds the maximum 30% guideline. The total proposed for stable pad 3 (2,900 square foot area) is 1,340 square feet or 46.21% which exceeds the maximum 30% guideline.

J. A driveway access shall be provided per the Fire Department requirements and the driveway shall be roughened and the first 20 feet of the driveway shall not exceed 7% in slope.

K. Access to the stable and to the corral shall be decomposed granite or 100% pervious roughened material; it shall not be wider than 12 feet.

L. A minimum of five-foot level path and/or walkway, which does not have to be paved, shall be provided around the entire perimeter of all of the proposed structures, including the detached garage and stable, or as otherwise required by the Fire Department.

M. The applicant shall comply with all requirements of the Low Impact Development requirements for storm water management on site (RHMC Chapter 8.32).

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

O. Prior to issuance of a final construction approval of the Project, all graded slopes shall be landscaped. Prior to issuance of building permit, the landscaping plan shall meet the

requirements of the City, shall be submitted to the City in conformance with Fire Department Fuel Modification requirements, and shall be approved by the City's landscape consultant.

P. The Project shall be landscaped, and continually maintained in substantial conformance with the landscaping plan on file approved by the City's landscape consultant. A detailed landscaping plan shall provide that any trees and shrubs used in the landscaping scheme for this Project shall be planted in a way that screens the Project development from adjacent streets and neighbors, such that shrubs and trees as they mature do not grow into a hedge or impede any neighbors' views and the plan shall provide that all landscaping be maintained at a height no higher than the roof line of the nearest Project structure. In addition, the landscaping plan shall provide for screening of development with vegetation not to exceed 10 feet in height, and that the vegetation used for screening shall be planted in an off-set manner, so as to prevent it, as it grows from forming a solid hedge. The landscaping plan shall utilize to the maximum extent feasible, plants that are native to the area, are water-wise and are consistent with the rural character of the community. Plants listed as high hazardous plants under RHMC Section 8.30.015 are prohibited.

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

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

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

S. Pursuant to Chapter 8.30 of the RHMC, the property shall at all times be maintained free of dead trees and vegetation.

T. The setback lines and roadway easement lines in the vicinity of the construction for this Project shall remain staked throughout the construction. A construction fence may be required.

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

V. Minimum of 65% of any construction materials must be recycled or diverted from landfills. The hauler of the materials shall obtain City's Construction and Demolition permits for waste hauling prior to start of work and provide proper documentation to the City.

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

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

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

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

AA. The property owner and/or his/her contractor/applicant shall be responsible for compliance with the no-smoking provisions in the Municipal Code. The contractor shall not use tools that could produce a spark, including for clearing and grubbing, during red flag warning conditions. Weather conditions can be found at: **http://www.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.

AB. Development shall drain in accordance with the approved grading and drainage plan. Drainage dissipaters shall be constructed outside of any easements. The drainage system shall be approved by the Department of Building and Safety. If an above ground swale and/or dissipater is required, it shall be designed in such a manner as not to cross over any equestrian trails or discharge water onto a trail, shall be stained in an earth tone color, and shall be screened from any trail, road and neighbors' view to the maximum extent practicable, without impairing the function of the drainage system. In the event a storm drain pipe is installed to divert water flows through Klondike Canyon, the property owner shall use reasonable efforts to investigate the viability of creating a connection between the water overflow from the two cisterns on the property and the installed storm drain pipe.

AC. *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.

AD. *During construction*, an Erosion Control Plan containing the elements set forth in Section 7010 of the 2022 County of Los Angeles Uniform Building Code shall be followed to minimize erosion and to protect slopes and channels to control storm water pollution.

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

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

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

AH. The applicants shall execute an Affidavit of Acceptance of all conditions of the Variance approval, or the approval shall not be effective.

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

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

AK. To the extent permitted by law, applicant shall defend, indemnify and hold harmless the City of Rolling Hills, its City Council, its officers, employees and agents (the “indemnified parties”) from and against any claim, action, or proceeding brought by a third party against the indemnified parties and the applicant to attack, set aside, or void any permit or approval for this Project authorized by the City, including (without limitation) reimbursing the City its actual attorney’s fees and costs in defense of the litigation. The City may, in its sole discretion, elect to defend any such action with attorneys of its choice. The applicant shall reimburse the City for any court and attorney's fees which the City may be required to pay as a result of any claim or action brought against the City because of this permit. Although the applicant is the real party in interest in an action, the City may, at its sole discretion, participate at its own expense in the defense of the action, but such participation shall not relieve the permittee of any obligation under this condition.

AL. The stable and corral shall comply with all requirements in Sections 17.18.060 and 17.18.090, unless otherwise approved herein.

AM. Future expansion of the driveway or motor court is prohibited unless previously approved by the City. Connection to the stable and corral shall be decomposed granite or 100% pervious roughened material; it shall not be less than 6 feet wide and no wider than 12 feet.

AN. New landscaping in the Rolling Hills Community Association (RHCA) easement is prohibited unless previously approved by RHCA. Landscaping not approved by RHCA in the easement shall be removed from the final landscape plan.

AO. The ADU will require Evergreen landscape screening that must be planted and maintained between the ADU and adjacent parcels. The plant specimens for screening must not exceed the maximum roofline height of the ADU. All landscaping must be drought-tolerant. All landscaping must be from the City's approved plant list.

AP. The mound shall have a maximum elevation of 1330 feet. Landscaping on the mound shall be planted in accordance with the approved landscape plan on file at City Hall. Three-foot-high shrubs shall be allowed atop the mound. Landscaping shall be reviewed and approved by the City's landscape consultant prior to issuance of a grading permit.

AQ. The passageway on the western side of the basement shall be angled or zigzagged. The passageway shall be redesigned on the plans and reviewed and approved by the Planning Department prior to submittal to building plan check.

AR. The applicant, irrespective of any approval, direction or other information from the County of Los Angeles or other relevant permitting agency, shall not modify any part or portion of the Project that impacts, deals with or is related to the drainage on the Property, including the size and scope of the proposed cisterns on the Property, without prior City approval.

Section 11. Custodian of Records: The documents and materials associated with this Resolution that constitute the record of proceedings on which these findings are based are located at Rolling Hills City Hall, 2 Portuguese Bend Road, Rolling Hills, California 90274. The Director of Planning and Community Services is the custodian of records for the record of proceedings.

Section 12. Protest of Fees, Dedications, Reservations or Other Exactions: Pursuant to Government Code Section 66020, the applicant may protest the imposition of fees, dedications, reservations, or other exactions imposed on this development project by taking the necessary steps and following the procedures established by Sections 66020 through 66022 of the California Government Code.

PASSED, APPROVED AND ADOPTED THIS 14th DAY OF OCTOBER 2024.

LEAH MIRSCH, MAYOR

ATTEST:

_____
CHRISTIAN HORVATH, CITY CLERK

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

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

I certify that the foregoing Resolution No. 1376 entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROLLING HILLS GRANTING APPROVAL OF ZONING CASE NO. 23-070 FOR A SITE PLAN REVIEW TO DEVELOP A VACANT LOT INCLUDING NON-EXEMPT GRADING AND THE CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE WITH ACCESSORY STRUCTURES FOR A PROPERTY LOCATED AT 23 CREST ROAD EAST, AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO STATE CEQA GUIDELINES SECTION 15303 (LOT 132A-MS) (OGASAWARA)

was approved and adopted at a regular meeting of the City Council on October 14, 2024, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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

Administrative Offices.

_____
CHRISTIAN HORVATH, CITY CLERK

RESOLUTION NO. 2024-06

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL OF ZONING CASE NO. 23-070 FOR A SITE PLAN REVIEW TO DEVELOP A VACANT LOT INCLUDING NON-EXEMPT GRADING AND THE CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE WITH BASEMENT, RETAINING WALLS EXCEEDING A HEIGHT OF 3 FEET (UP TO A MAXIMUM HEIGHT OF 5 FEET), DRIVEWAY WITH PORTIONS THAT EXCEED A WIDTH OF 20 FEET, AND OTHER IMPROVEMENTS; CONDITIONAL USE PERMITS FOR CONSTRUCTION OF A STABLE, CORRAL, DETACHED TRELLIS, AND GUEST HOUSE; AND VARIANCES TO ALLOW THE STABLE, CORRAL, SWIMMING POOL, AND RETAINING WALLS TO ENCROACH INTO THE FRONT YARD, ALLOW A PORTION OF THE CORRAL TO ENCROACH INTO THE FRONT YARD SETBACK, CONSTRUCT RETAINING WALLS EXCEEDING THE MAXIMUM AVERAGE HEIGHT OF TWO-AND-ONE-HALF FEET, CONSTRUCT A BASEMENT WITH A PORTION EXTENDING BEYOND THE BUILDING WALLS OF THE RESIDENCE, CONSTRUCT DECKS/PATIOS MORE THAN ONE FOOT ABOVE GRADE, AND ALLOW GRADING EXPORT FOR A PROPERTY LOCATED AT 23 CREST ROAD EAST, AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (LOT 132A-MS) (OGASAWARA)

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

Section 1. On June 2, 2023, application was filed by the applicant, Frank Escher of Escher, Gune, Wardena Architecture on behalf of the property owner Yuki Ogasawara, to request approval to construct on the vacant lot at 23 Crest Road East. The proposed project under Zoning Case (ZC) No. 23-070 includes a new 14,680-square-foot (SF) single-family residence with a 7,849 SF basement, 1,000 SF attached garage, 1,225 SF stable, 5,190 SF corral, 652 SF accessory dwelling unit (ADU), 600 SF guest house, 280 SF swimming pool, 155 pool equipment, 480 square feet of attached covered porches, service yard, lightwells, maximum five- foot-high retaining walls, walkways, native landscaping, and other improvements. There is a proposed 13,480-square-foot oval driveway with access to the residence, ADU, and stable.

Section 2. The property is zoned RAS-2 and the gross lot area is 7.05 acres or 307,098 square feet. The net lot area for development purposes is 6.02 acres or 262,368 square feet. The lot is currently undeveloped and vacant. The lot is irregularly shaped and has a depth of approximately 820 feet and a width of approximately 480 feet. The property slopes downward from Crest Road East to the rear of the property. The grade elevation between the proposed main building pad and the street is approximately 42 feet. The lot is located in the southern portion of the City, and has views of the Pacific Ocean. A natural drainage course is located along the western portion of the lot and a blue line stream, which is a part of the Klondike Canyon System, is located approximately 200 feet south of the southern property line of the lot. The lot is also located in proximity to the Geotechnical Hazardous area of the City, known as the Flying Triangle.

Section 3. The Planning Commission conducted duly noticed public hearings to consider the application at its morning field trip meeting and regular meeting for the first time on January 16, 2024. Neighbors within a 1,000-foot radius were notified of the public hearings and a notice was published in the Daily Breeze on January 5, 2024. The applicant and owner were notified of the public hearings and were in attendance at the hearings. Evidence was heard and presented from all persons interested in affecting said proposal. The Planning Commission opened the meeting, took public testimony, and continued the public hearing to a later date. The Planning Commission directed staff to work with the applicant on revising the plans to address the issues.

The Planning Commission conducted duly noticed public hearings to consider the application at its morning field trip meeting and regular meeting for a second time on April 16, 2024. Neighbors within a 1,000-foot radius were notified of the public hearings and a notice was published in the Daily Breeze on April 5, 2024. The applicant and owner were notified of the public hearings and were in attendance at the hearings. Evidence was heard and presented from all persons interested in affecting said proposal. The Planning Commission opened the meeting, took public testimony, and continued the public hearing to a later date. The Planning Commission directed staff to work with the applicant on revising the plans to address the issues.

Subsequently, the applicant revised the Project, and it was brought back to the Planning Commission. The Planning Commission conducted duly noticed public hearings to consider the application at its field trip meeting and regular meeting for a third time on June 18, 2024. Neighbors within a 1,000-foot radius were notified of the public hearings and a notice was published in the Daily Breeze on April 8, 2024. The applicant was notified of the public hearings and was in attendance at the hearings. Evidence was heard and presented at the public hearings from all persons interested in affecting said proposal.

Section 4. On February 13, 2017, the City Council adopted Resolution No. 1202 approving Zoning Case (ZC) No. 902 for construction of an 11,500-square-foot new single-family residence with an 11,500-square-foot basement and appurtenances. On December 12, 2018, the Planning Commission granted a two-year time extension for ZC No. 902 to January 23, 2021. Due to COVID-19 entitlements were placed on hold and Assembly Bill 1561 created an automatic time extension. As such, the expiration date for ZC No. 902 was extended to July 22, 2022, but the permit was not used and expired.

On November 9, 2021, an application was received for development of a new 8,460-square-foot residence, basement, accessory dwelling unit (ADU), guest house, stable, swimming pool, spa, and other improvements (ZC No. 21-11). On March 15, 2022, the Planning Commission conducted a field trip and evening meeting and continued the item to April 19, 2022. However, before the April 19, 2022 meeting could take place, the applicant requested the item be pulled because the property had been sold and there was no interest in moving forward with the project as proposed. As such, the item did not return to the Planning Commission and ZC No. 21-11 was closed. Thus, the project was never approved.

On December 11, 2023, the Traffic Commission reviewed the proposed driveway and apron located on Crest Road East under the current application (ZC No. 23-070). The Traffic Commission approved the new driveway and apron.

Section 5. The Project is exempt from the California Environmental Quality Act (CEQA) Guidelines pursuant to Section 15303, Class 3 (New Construction or Conversion of Small Structures), which exempts the construction and location of a limited number of new, small facilities or structures, including accessory structures, including but not limited to garages, carports, patios, swimming pools and fences. Here, the proposed Project includes development on a vacant lot for a new single-family residence, basement, attached garage, driveway, stable, swimming pool, ADU, guesthouse, trellis, walls, hardscape, landscape, and other residential improvements. Accordingly, the Project qualifies for the exemption pursuant to Section 15303. Further, no exceptions to the exemption apply; there is no reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The lot is vacant, and it is one of the last undeveloped lots in the neighborhood.

Section 6. Site Plan Review. Site Plan Review is required for construction of any new building or structure pursuant to Rolling Hills Municipal Code (RHMC) Section 17.46.020(A). The Project is for Site Plan Review (SPR) to develop a vacant lot including non-exempt grading and the construction of a new single-family residence, basement, attached garage, retaining walls to exceed a height of 3 feet (up to a maximum of 5 feet), oval driveway with portions that exceed a width of 20 feet, and other improvements. With respect to the Site Plan Review for the development, the Planning Commission hereby makes the following findings:

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

The proposed development is compatible with the General Plan and Zoning ordinance. The proposed structures comply with the General Plan requirement of low profile, low-density residential development with sufficient open space between surrounding structures. The Project maintains the maximum possible distances from adjacent neighbors. The main residence has been integrated into the existing slope to minimize grading and land disturbance by constructing a long and narrow V-shaped floor plan that closely follows the existing topography, which will reduce the visual impact from neighboring properties. The Project complies with all of the City of Rolling Hills Development standards with the exception of requiring Variances for the structures to encroach into the front yard.

The Project conforms to Zoning Code lot coverage requirements. The net lot area of the lot is 262,368 square feet (6.02 acres) per RHMC Section 17.16.060(A). The structural net lot coverage is proposed at 18,970 square feet or 7.23% (20% max. permitted) excluding exempt structures; and the total lot coverage proposed, including flatwork, would be 37,770 square feet or 14.40% (35% max. permitted). The disturbed area is 87,770 square feet or 33.45% (40% max permitted).

B. The project substantially preserves the natural and undeveloped state of the lot by minimizing building coverage. Lot coverage requirements are regarded as

maximums, and the actual amount of lot coverage permitted depends upon the existing buildable area of the lot.

The topography and the configuration of the lot have been considered, and the project will not adversely affect or be materially detrimental to adjacent uses, buildings, or structures; the project will be built on new building pads which enables project elements to be the least intrusive to surrounding properties. Further, the project will be a sufficient distance from nearby residences so views and privacy of surrounding neighbors will not be impacted. The main house is sited to minimize grading and minimize impact on the site below the 1293-foot contour line that defines both the Finished Floor level and the precise orientation of the wings of the house. The landscape below this line will not experience any site disturbance and will be utilized to seed and reestablish a pallet of native species back into the landscape above the house. The Project includes three new building pads: Pad #1 is for the main residence for a total of 32,610 SF; Pad #2 is for the ADU for a total of 1,610 SF; and Pad #3 is for the stable for a total of 2,900 SF.

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

The proposed development, as conditioned, is harmonious in scale and mass with the site, and is consistent with the scale of the neighborhood when compared to new residences in the vicinity of said lot. The proposed site plan is harmonious with the site conditions of the existing lot and neighboring lots. The integration of the into the slope following the topography enables the residence to be largely hidden from view from the street and neighboring residences, maximizing the distance between the main house and the street. The slopes being created have been rounded and it was attempted to mimic the existing natural slopes in the area.

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).

There will be no significant changes to the overall drainage features on the lot. There will be minimal impact to site design, vegetation, and mature trees. The property will be landscaped in accordance with the approved landscape plan.

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 total proposed grading for the Project is 28,389 Cubic Yards (19,052 CY of cut and 9,337 CY of fill). The excavation for the basement 3,026 CY and pool 105 CY are exempt, the Site Plan Review is for the non-exempt grading total 25,247 CY. The Grading will be balanced on site with exception to 6,584 CY of non-exempt export. The project has been designed to follow natural contours of the site and minimize grading.

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

Grading will be balanced on site with exception to 9,715 cubic yards of export (3,131 CY exempt and 6,584 CY non-exempt). Grading has been minimized by integrating the main residence into the natural slope. The width of the main residence is limited to 25 feet, and the result is a long and narrow ranch house rambling along the 1293-foot contour line. The main residence is centered on its site so that runoff is not increased within existing drainage courses on either side of the lot. Control of water collected by impervious surfaces will utilize large cisterns to collect and redistribute storm-water in a controlled manner that does not alter drainage courses or runoff loads from the undeveloped state of the lot.

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

Surrounding native vegetation and mature trees will not be affected or will be replaced. New vegetation will be installed in accordance with the approved landscape plan. The development will be considerate of the environment and will enhance the rural character of the community. As such, the rural character of the community is maintained and privacy is maintained with neighbors. The new landscape will utilize this plant community as the framework for all new plantings in the landscape that will enhance the existing habitat and ecological community already present on site. These native plants are well suited to the existing site without the need for irrigation beyond their establishment period of 1 to 2 years. The trees will provide visual buffers and habitat creation between neighboring properties while preserving and protecting natural drainage patterns on the site. The new landscape adjacent to Crest Road focuses largely on the reestablishment of the coastal sage scrub planting community and providing habit for the local fauna while seamlessly blending the house into the surrounding native hillside without obstructing views

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

The proposed site plan is not detrimental to convenience and safety of pedestrians and vehicles. The proposed continuous driveway allows for the simplest path between all structures, with an attached garage in the main residence accommodating four vehicles, suitable per Rolling Hills guidelines for the main house, guest house and ADU parking requirements. The open agricultural room in the stable will also facilitate storage of maintenance vehicles and equipment, as well as animal transportation equipment.

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

The Project is exempt from the CEQA Guidelines pursuant to Section 15303, Class 3 (New Construction or Conversion of Small Structures), which exempts the construction and location of a limited number of new, small facilities or structures, including single family residence and accessory structures, including but not limited to garages, carports, patios, swimming pools and fences. Here, the Project includes development on a vacant lot for a new single-family residence, basement, attached garage, driveway, stable, swimming pool, ADU, guesthouse,

trellis, walls, and other residential improvements. Accordingly, the Project qualifies for the exemption pursuant to Section 15303. Further, no exceptions to the exemption apply; there is no reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The lot is vacant, and it is one of the last undeveloped lots in the neighborhood.

Section 7. Conditional Use Permit Findings. RHMC Section 17.16.040 and 17.16.200 require a Conditional Use Permit per RHMC Section 17.16.040(A)(3) for a guest house, per RHMC Section 17.16.040(A)(6) for a stable over 200 square feet, per RHMC Section 17.16.040(A)(7) for corral over 550 square feet, and per 17.16.200(H) for a 400 SF detached trellis, respectively. The Applicant is proposing a 540 SF guesthouse located at the eastern portion of the main building pad. The Applicant is also proposing a 1,225 SF stable with two stalls and a tack room, and a 5,190 SF corral. Given the foregoing, in accordance with RHMC Section 17.42.050, the Planning Commission makes the following findings:

A. That the proposed conditional use is consistent with the General Plan.

The granting of a Conditional Use Permit for a guesthouse, stable, corral, and trellis is consistent with the purposes and objectives of the Zoning Ordinance and General Plan because the use is consistent with similar uses in the community, and meets all the applicable code development standards for such use. The Project is compatible with existing land uses as other properties in the same zone have a guest house and stable.

B. That the nature, condition and development of adjacent uses, buildings and structures have been considered, and that the use will not adversely affect or be materially detrimental to these adjacent uses, building or structures.

The nature, condition, and development of adjacent structures have been considered, and the Project will not adversely affect or be materially detrimental to these adjacent uses, buildings, or structures because the proposed guest house, stable, corral, and trellis will be located on the property with sufficient proximity to neighboring buildings and structures.

C. That the site for the proposed conditional use is of adequate size and shape to accommodate the uses and buildings proposed.

The proposed conditional uses comply with all applicable development standards in the RAS-2 Zone. The net lot area is 262,368 square feet (6.02 acres) and is adequate to support the proposed uses. The area of the site considered the "front yard", between the proposed main residence and the street, is the widest and most level part of the site. The exception to this is the location of the stable in the front yard, and the corral in the front yard setback, both are subject to variances. The property will be developed and adequate in size and shape to accommodate the proposed uses and buildings.

D. That the proposed conditional use complies with all applicable development standards of the zone district.

The proposed conditional uses comply with all applicable development standards of the RAS-2 Zone, with exception to the variances requested herein.

E. That the proposed use is consistent with the portions of the Los Angeles County Hazardous Waste Management Plan relating to siting and siting criteria for hazardous waste facilities.

Granting the proposed conditional use for the project will be consistent with the applicable portions of the Los Angeles County Hazardous Waste Management Plan related to siting criteria for hazardous waste facilities. The project site is not listed on the current State of California Hazardous Waste and Substances Sites List. The proposed project would not constitute a hazardous waste facility.

F. That the proposed conditional use observes the spirit and intent of this title.

The proposed project allows the Applicant the ability to enjoy rights enjoyed by other residents in the City. The proposed uses are consistent with the residential character of the City.

Section 8. Variance Findings. Section 17.38.050 sets forth the required findings for granting Variances to allow the stable, corral, swimming pool, and retaining walls to encroach into the front yard, allow a portion of the corral to encroach into the front yard setback, construct retaining walls exceeding the maximum average height of two-and one-half-feet, construct a basement with a portion extending beyond the building walls of the residence, construct decks/patios more than one foot above grade, and allow grading export. With respect to this request for Variances, the Planning Commission finds as follows:

A. That there are exceptional or extraordinary circumstances or conditions applicable to the property that do not apply generally to other properties in the same vicinity and zone.

There are extraordinary circumstances applicable to this property. The location of stable and corral between the main house and the street is a design adopted by many neighbors on Crest Road East, requiring a variance to allow stables and corrals in the front yard and front yard setback. The area of the site considered the "front yard", between the proposed main residence and the street, is the widest and most level part of the site. Allowing the proposed pool and retaining walls to encroach into the front yard will be consistent with the natural slope of the existing property. The construction of retaining walls to exceed the maximum average height of two-and one-half-feet, a basement with a portion extending beyond the building walls of the residence, and construction decks/patios more than one foot above grade will minimize grading and support the development. As a result of the shape of the lot, the grading of the project requires a variance to export non-exempt grading of 3,160 CY of soil to keep the peak of the knoll below the height of the street and out of the view of neighbors.

B. That such variance is necessary for the preservation and enjoyment of substantial property rights possessed by other properties in the same vicinity and zone but which is denied the property in question.

Developments similar to the proposed project, with stables and corrals in the front yard, are enjoyed by many neighbors on Crest Road East who similarly position main residences away from the street to create privacy and maximize views from their residences, all while making the equestrian uses of the neighborhood visible along the street. The variance requests are necessary for preservation and enjoyment of property rights consistent with other properties in the same vicinity and zone.

C. That the granting of such variance will not be materially detrimental to the public welfare or injurious to properties or improvements in the vicinity.

Granting a variance for the Project will not be detrimental to the public welfare and will not be injurious to properties in the vicinity because it is consistent with the encroachments by the existing residences and structures.

D. That in granting the variance, the spirit and intent of this title will be observed.

The granting of the variance will allow for a development that is harmonious in scale and mass with the site, the proposed project is visually harmonious with adjacent properties and in scale with adjacent residential development.

E. That the variance does not grant special privilege to the applicant.

The variance does not grant special privileges for the Applicant; the proposed project is similar to other properties on Crest Road East that have stables and corrals in the front yard and setbacks. The project, together with the variance, will be compatible with the objectives, policies, and general land uses specified in the General Plan.

F. That the variance is consistent with the portions of the County of Los Angeles Hazardous Waste Management Plan relating to siting and siting criteria for hazardous waste facilities.

Granting a variance for the project will be consistent with the applicable portions of the Los Angeles County Hazardous Waste Management Plan related to siting criteria for hazardous waste facilities. The project site is not listed on the current State of California Hazardous Waste and Substances Sites List. The proposed project would not constitute a hazardous waste facility.

G. That the variance request is consistent with the General Plan of the City of Rolling Hills.

Approvals granting the variance to allow encroachments into the front yard setback will be consistent with the General Plan of the City of Rolling Hills, which encourages residential and equestrian uses.

Section 9. Based upon the foregoing findings, and the evidence in the record, the Planning Commission hereby approves Zoning Case No. 23-070 subject to the following conditions:

A. Approval for the Site Plan Review, Conditional Use Permits, and Variances shall expire within two years from the effective date of approval as defined in RHMC Section 17.38.070 of the Zoning Ordinance unless otherwise extended pursuant to the requirements of this 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 Applicant cures the violation to the satisfaction of the City Manager or his/her designee. In the event that the Applicant disputes the City Manager or his/her designee's determination that a violation exists or disputes how the violation must be cured, the Applicant may request a hearing before the City Council. The hearing shall be scheduled at the next regular meeting of the City Council for which the agenda has not yet been posted; the Applicant shall be provided written notice of the hearing. The stop work order shall remain in effect during the pendency of the hearing. The City Council shall make a determination as to whether a violation of this Resolution has occurred. If the Council determines that a violation has not occurred or has been cured by the time of the hearing, the Council will lift the suspension and the stop work order. If the Council determines that a violation has occurred and has not yet been cured, the Council shall provide the Applicant with a deadline to cure the violation; no construction work shall be performed on the property until and unless the violation is cured by the deadline, other than work designated by the Council to accomplish the cure. If the violation is not cured by the deadline, the Council may either extend the deadline at the Applicant's request or schedule a hearing for the revocation of the entitlements granted by this Resolution pursuant to Chapter 17.58 of the Rolling Hills Municipal Code (RHMC).

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

D. The lot shall be developed and maintained in substantial conformance with the site plan on file at City Hall and approved by the Planning Commission on June 18, 2024, except as otherwise provided in these conditions. The working drawings submitted to the Department of Building and Safety for plan check review shall conform to the approved development plan. All conditions of the Site Plan Review, Conditional Use Permits, and Variance approvals shall be incorporated into the building permit working drawings, and where applicable complied with prior to issuance of a grading or building permit from the building department.

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

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

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

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

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

G. Structural lot coverage of the lot shall not exceed 18,970 square feet or 7.23% of the net lot area (20% maximum). The flatwork coverage is 118,385 square feet or 7.01%. The total lot coverage proposed, including structures and flatwork, shall not exceed 35,590 square feet or 13.95% (35% maximum).

H. The total disturbed area will be 87,770 square feet or 33.45% (maximum 40%). Grading for this project shall not exceed 19,052 cubic yards of cut and 9,337 cubic yards of fill for a total of 28,389 cubic yards. Total export of 9,715 cubic yards, Variance granted for non-exempt 6,584 cubic yards, and export of exempt 3,131 cubic yards for the basement and swimming pool.

I. The total proposed building pad coverage for the residential main pad 1 (32,610 square foot area) is 17,905 square feet or 54.91% which is above the 30% maximum guideline. The total proposed building pad coverage for the ADU pad 2 (1,610 square foot area) will be 700 square feet or 43.48%, which exceeds the maximum 30% guideline. The total proposed for stable pad 3 (2,900 square foot area) is 1,340 square feet or 46.21% which exceeds the maximum 30% guideline.

J. A driveway access shall be provided per the Fire Department requirements and the driveway shall be roughened and the first 20 feet of the driveway shall not exceed 7% in slope.

K. Access to the stable and to the corral shall be decomposed granite or 100% pervious roughened material; it shall not be wider than 12 feet.

L. A minimum of five-foot level path and/or walkway, which does not have to be paved, shall be provided around the entire perimeter of all of the proposed structures, including the detached garage and stable, or as otherwise required by the Fire Department.

M. The applicant shall comply with all requirements of the Low Impact Development requirements for storm water management on site (RHMC Chapter 8.32).

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

O. Prior to issuance of a final construction approval of the project, all graded slopes shall be landscaped. Prior to issuance of building permit, the landscaping plan shall meet the requirements of the City, shall be submitted to the City in conformance with Fire Department Fuel Modification requirements, and shall be approved by the City's landscape consultant.

P. The project shall be landscaped, and continually maintained in substantial conformance with the landscaping plan on file approved by the City's landscape consultant. A detailed landscaping plan shall provide that any trees and shrubs used in the landscaping scheme for this project shall be planted in a way that screens the project development from adjacent streets and neighbors, such that shrubs and trees as they mature do not grow into a hedge or impede any neighbors' views and the plan shall provide that all landscaping be maintained at a height no higher than the roof line of the nearest project structure. In addition, the landscaping plan shall provide for screening of development with vegetation not to exceed 10 feet in height, and that the vegetation used for screening shall be planted in an off-set manner, so as to prevent it, as it grows from forming a solid hedge. The landscaping plan shall utilize to the maximum extent feasible, plants that are native to the area, are water-wise and are consistent with the rural character of the community. Plants listed as high hazardous plants under RHMC Section 8.30.015 are prohibited.

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

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

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

S. Pursuant to Chapter 8.30 of the RHMC, the property shall at all times be maintained free of dead trees and vegetation.

T. The setback lines and roadway easement lines in the vicinity of the construction for this project shall remain staked throughout the construction. A construction fence may be required.

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

V. Minimum of 65% of any construction materials must be recycled or diverted from landfills. The hauler of the materials shall obtain City's Construction and Demolition permits for waste hauling prior to start of work and provide proper documentation to the City.

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

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

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

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

AA. The property owner and/or his/her contractor/applicant shall be responsible for compliance with the no-smoking provisions in the Municipal Code. The contractor shall not use tools that could produce a spark, including for clearing and grubbing, during red flag warning conditions. Weather conditions can be found at: **http://www.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.

AB. Development shall drain in accordance with the approved grading and drainage plan. Drainage dissipaters shall be constructed outside of any easements. The drainage system

shall be approved by the Department of Building and Safety. If an above ground swale and/or dissipater is required, it shall be designed in such a manner as not to cross over any equestrian trails or discharge water onto a trail, shall be stained in an earth tone color, and shall be screened from any trail, road and neighbors' view to the maximum extent practicable, without impairing the function of the drainage system. In the event a storm drain pipe is installed to divert water flows through Klondike Canyon, the property owner shall use reasonable efforts to investigate the viability of creating a connection between the water overflow from the two cisterns on the property and the installed storm drain pipe..

AC. *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.

AD. *During construction*, an Erosion Control Plan containing the elements set forth in Section 7010 of the 2022 County of Los Angeles Uniform Building Code shall be followed to minimize erosion and to protect slopes and channels to control storm water pollution.

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

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

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

AH. The applicants shall execute an Affidavit of Acceptance of all conditions of the Variance approval, or the approval shall not be effective.

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

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

AK. To the extent permitted by law, Permittee shall defend, indemnify and hold harmless the City of Rolling Hills, its City Council, its officers, employees and agents (the "indemnified parties") from and against any claim, action, or proceeding brought by a third party against the indemnified parties and the applicant to attack, set aside, or void any permit or approval for this project authorized by the City, including (without limitation) reimbursing the City its actual attorney's fees and costs in defense of the litigation. The City may, in its sole discretion,

elect to defend any such action with attorneys of its choice. The permittee shall reimburse the City for any court and attorney's fees which the City may be required to pay as a result of any claim or action brought against the City because of this permit. Although the permittee is the real party in interest in an action, the City may, at its sole discretion, participate at its own expense in the defense of the action, but such participation shall not relieve the permittee of any obligation under this condition.

AL. The stable and corral shall comply with all requirements in Sections 17.18.060 and 17.18.090, unless otherwise approved herein.

AM. Future expansion of the driveway or motor court is prohibited unless previously approved by the City. Connection to the stable and corral shall be decomposed granite or 100% pervious roughened material; it shall not be less than 6 feet wide and no wider than 12 feet.

AN. New landscaping in the Rolling Hills Community Association (RHCA) easement is prohibited unless previously approved by RHCA. Landscaping not approved by RHCA in the easement shall be removed from the final landscape plan.

AO. The ADU will require Evergreen landscape screening that must be planted and maintained between the ADU and adjacent parcels. The plant specimens for screening must not exceed the maximum roofline height of the ADU. All landscaping must be drought-tolerant. All landscaping must be from the City's approved plant list.

AP. The mound shall have a maximum elevation of 1330 feet. Landscaping on the mound shall be limited to a maximum of five Catalina Ironwood trees with a minimum clearance of six feet from ground to canopy. Three-foot-high shrubs shall be allowed atop the mound. Landscaping shall be reviewed and approved by the City's landscape consultant prior to issuance of a grading permit.

AQ. The passageway on the western side of the basement shall be angled or zigzagged. The passageway shall be redesigned on the plans and reviewed and approved by the Planning Department prior to submittal to building plan check.

PASSED, APPROVED AND ADOPTED THIS 18th DAY OF JUNE 2024.

BRAD CHELF, CHAIRPERSON

Gregg Kirkpatrick Vice Chair

ATTEST:

CHRISTIAN HORVATH, CITY CLERK

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

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

I certify that the foregoing Resolution No. 2024-06 entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL OF ZONING CASE NO. 23-070 FOR A SITE PLAN REVIEW TO DEVELOP A VACANT LOT INCLUDING NON-EXEMPT GRADING AND THE CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE WITH BASEMENT, RETAINING WALLS EXCEEDING A HEIGHT OF 3 FEET (UP TO A MAXIMUM HEIGHT OF 5 FEET), DRIVEWAY WITH PORTIONS THAT EXCEED A WIDTH OF 20 FEET, AND OTHER IMPROVEMENTS; CONDITIONAL USE PERMITS FOR CONSTRUCTION OF A STABLE, CORRAL, DETACHED TRELLIS, AND GUEST HOUSE; AND VARIANCES TO ALLOW THE STABLE, CORRAL, SWIMMING POOL, AND RETAINING WALLS TO ENCROACH INTO THE FRONT YARD, ALLOW A PORTION OF THE CORRAL TO ENCROACH INTO THE FRONT YARD SETBACK, CONSTRUCT RETAINING WALLS EXCEEDING THE MAXIMUM AVERAGE HEIGHT OF TWO-AND-ONE-HALF FEET, CONSTRUCT A BASEMENT WITH A PORTION EXTENDING BEYOND THE BUILDING WALLS OF THE RESIDENCE, CONSTRUCT DECKS/PATIOS MORE THAN ONE FOOT ABOVE GRADE, AND ALLOW GRADING EXPORT FOR A PROPERTY LOCATED AT 23 CREST ROAD EAST, AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (LOT 132A-MS) (OGASAWARA)

was approved and adopted at a regular meeting of the Planning Commission on June 18, 2024, by the following roll call vote:

AYES: Cooley, Douglass, Vice Chair Kirkpatrick

NOES:

ABSENT: Cardenas, Chair Chelf

ABSTAIN:

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

Administrative Offices.

CHRISTIAN HORVATH, CITY CLERK

23 Crest Road East (Zoning Case No. 23-070)

June 18, 2024 Planning Commission Meeting Photos

Photo #1: Taken on June 13, 2024 from top of Crest Road East looking west.



Photo 2 taken on June 13, 2024 from standing at the top of Crest Road East looking west.



Photo 3: Taken on June 13, 2024 from standing at the top of Crest Road East looking west.



From: Youkun Nie <youkunnie@yahoo.com>
Sent: Wednesday, January 17, 2024 4:04 PM
To: John Signo <jsigno@cityofrh.net>; Stephanie Grant <sgrant@cityofrh.net>
Cc: TAO SPACES <taospaces.ca@gmail.com>; zhe song <zhesong0303@gmail.com>
Subject: 23 Crest Rd East---My client's concerns

External (youkunnie@yahoo.com)

Report This Email FAQ Protection by INKY

Hi John, Stephanie,

Hope you are doing well!

After participating the field trip and public hearing yesterday on the development plan at 23 Crest Road East (Subject Project), my client has a few concerns about the Subject Project:

1. The potential impact of the Subject Project's WEST WING on my client's privacy

The Subject Project is located at a higher grade than my client's house at 17 Crest Rd East, and its site layout will enable the people in its west wing to see my client's house from high above.

To better understand how the Subject Project might impact his privacy, my client would like to request a site section from the Owner of the Subject Project. The site section shall include both the Subject project and my client's house and demonstrate what measures the Subject project will take to protect my client's privacy.

2. The Potential impact of the Subject Project's STABLE on my client's privacy

My client is not comfortable with the location of the Subject Projects Stable either. The Stable's adjacency to my client's property will potentially impact my client's privacy, and the Stable's odor will potentially bring unpleasant feeling to my client. It might be more desirable if the Owner of the Subject Project could consider switching the Stable location with ADU's,

My client understands that he was supposed to raise his concerns before the Public Hearing. He will greatly appreciate it if you can kindly advise what he can do with his above concerns.

Any way, it doesn't mean my client opposes to the Subject Project. While he is raising his concerns, he wants to be a good neighbor of the Subject Project's Owner.

Thanks for your time. Look forward to hearing from you.

Best,
Youkun Nie

From: Paul Huh
To: Stephanie Grant
Cc: Jane Huh
Subject: Fw: 27 Crest Road East - new contruction
Date: Tuesday, May 21, 2024 7:46:43 AM

This is the first time you received an email from this sender (pahuh@pafco.net). Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

Stephanie Grant,

Thank you for meeting with me regarding the plans for 27 Crest Road East (not sure if this is the correct address).

Per our conversation, the Huh family residence on 20 Crest Road East is against any obstruction above Crest Road East street level to the ocean view.

Thank you,
Paul Huh

Confidentiality Notice: The information contained in this electronic e-mail and any accompanying attachment(s) is intended only for the use of the intended recipient and may be confidential and/or privileged. If any reader of this communication is not the intended recipient, unauthorized use, disclosure or copying is strictly prohibited, and may be unlawful. If you have received this communication in error, please immediately notify the sender by return e-mail, and delete the original message and all copies from your system. FRAUD ALERT: **Be aware! Online banking fraud is on the rise! Email accounts in this industry are targets of cyber criminals that use information in an attempt to initiate fraudulent wire requests. If you receive an e-mail or any other communication that appears to be generated from an employee of Pacific American Fish Co., Inc. that contains new, revised or altered bank wire instructions, consider it suspect and protect yourself by calling our office at a number you trust before you initiate any transfer. It is recommended that you independently research our contact information to confirm instructions and do not rely on information contained in an email signature block. Our wire instructions do not change.

From: Kathleen Hughes
To: City Clerk
Subject: Opposition and Request for Geologist at the Next Meeting
Date: Monday, October 7, 2024 1:00:47 PM

EXTERNAL EMAIL - This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

Dear City Council,

My name is Kathleen Hughes and my husband, Dan Bethencourt, and I live at [redacted] Caballeros Road, less than a mile from the proposed construction at 23 Crest Road East.

I have already voiced my opposition to any construction at 23 Crest Road East given the land movement we are seeing directly below it. The owner has tried to quell fears about this by designing tanks to capture water. But I am also concerned about the impact of the construction itself.

I would like to request the opinion of an independent geologist. I would also like to hear from any engineers and geologists the owner hired and I think that team should be available to answer questions from the public. They were supposed to be at the last meeting but were unfortunately out of town.

RPV has banned new construction believing that it will exacerbate the current devastating slide. Many of our residents are now devastated by the loss of their utilities. Why on earth would we take the risk of making the slide even worse when we know that the slide in 1956 was triggered by construction?

I'm amazed you are even considering this project! Why not, at a minimum, wait until we have time to collect more data about the rate of land movement within our city? The Fire Station, less than a quarter mile away, has cracks in its foundation. The Fykman's home, on the same street, has had its power cut off.

Please delay this project!

Thank you,
Kathleen Hughes
[redacted]
Rolling Hills

DATE: January 30, 2024
TO: Stephanie Grant
FIRM: City of Rolling Hills
FROM: Carrie Mandarino
PROJECT: 23 Crest Road E
SUBJECT: Conceptual Landscape Plan Review

Dear Stephanie,

Thank you for the opportunity to review the conceptual landscape plan for 23 Crest Road East located in the City of Rolling Hills. The landscape plans have been reviewed for compliance with the Model Water Efficient Landscape Ordinance (MWELO). Landscape plans were reviewed for appropriateness and adaptability of selected plants, water efficient irrigation design, and the use of design elements that enhance the character of the community. Review of hardscape and precise grading and drainage are not included.

Model Water Efficient Landscape Ordinance (MWELO) Compliance
Landscape plans have been reviewed for compliance with The City of Rolling Hills Water Efficient Landscape Ordinance No. 361.

This is a Conceptual Plan submittal with approximately 83,000 s.f. of landscape. The MAWA and ETWU calculations for the project are not provided. Refer to the City of Rolling Hills Water Efficient Landscape Submittal Package for plan requirements and Water Efficient Landscape Worksheet. Use the Eto of 39.7 for City of Rolling Hills in the calculations. Include the water feature in the ETWU calculation with a 1.0 plant factor and 1.0 irrigation efficiency (1.0 ETAF). Show the fountain as a high hydrozone, and provide a hydrozone map.

The proposed plant palette is comprised low water use native plants. Three groups of low water use zones are shown and include a Native Meadow, Native Garden, and Native Chaparral. Photos with plant water use are shown and checked per WUCOLS IV Region 3 South Coastal.

The Project Application needs to be submitted. Show a Statement of Compliance with the Landscape Ordinance, and a note requiring a 3-inch layer of mulch on the plan. Planting notes should include soil preparation with amendments for planting.

Irrigation Plan
An irrigation plan was not submitted. A Conceptual Plan for Water Management was included. Provide an irrigation plan showing equipment location and a legend.

Planting Plan
The plant palette is comprised of a variety of low water use trees, shrubs, succulents, grasses, and ground cover that are adapted to the local climate and conditions on site. Three plant palette zones of low water use plants are shown including, Native Meadow, Native Garden, and Native Chaparral. Photos of plants are included with the WUCOLS Water Use.

Low water use native trees specified include: Quercus agrifolia and Lyonothamnus.
Moderate water use Cercis 'Forest Pansy' is also specified.
Planting details are shown. Planting notes should also be provided with soil preparation and amendments.

City Requirements and Notes
Per City of Rolling Hills requirements, trees specified shall not grow taller than the roof ridge height. Species of concern that grow taller than this include Quercus agrifolia and Lyonothamnus. Cercis 'Forest Pansy' trees are acceptable. Trees should also be located so that neighboring views are not obstructed. Show the mature tree height in legend. No City prohibited tree species are shown on the plan.

No planting is allowed in the RHCA easement. In addition, hedges are not allowed in Rolling Hills. The Toyon hedge shown at the edge of the property should be spaced in an uneven pattern approximately 15 feet minimum apart so as not to create a hedge.

The following notes should be added to the Plan:
No landscaping shall be allowed in the RHCA easement.
Trees specified shall not grow higher than the height of the roof ridge.
Trees shall be planted in locations that do not hinder views from the adjacent lots.
Trees are required to be maintained to a height not to exceed the roof ridge and so that views from adjacent lots are not obstructed.
Hedges are not allowed.

Required Revisions for MWELO Compliance

- Provide Water Efficient Landscape Worksheet project calculations.
- Include water feature in calculations as a high hydrozone with a 1.0 ETAF.
- Provide required notes on plan: Statement of Compliance with Landscape Ordinance, and 3-inches of mulch required in all planting areas.
- Provide irrigation plan with legend, notes/specifications, and details.
- Provide planting plan with legend, and notes/specifications.
- Specify smaller trees with acceptable mature tree height below roof ridge. Locate trees so that neighboring views are not obstructed. Show mature height in legend.
- Space Toyon shrubs so as not to create a hedge.
- Add City Required Notes shown above to plan.

Installation Note
The irrigation and planting plans shall be installed per the approved landscape plan documentation package. Any changes or substitutions to plans shall be subject to approval by the planning department and landscape architect for the City.
A Certificate of Completion shall be submitted by the project designer or contractor prior to final landscape installation inspection.

I appreciate the opportunity to assist with the review of this landscape plan and would be happy to discuss any questions you may have.

Respectfully submitted,
Environmental Design Associates

Carrie Mandarino, RLA #4769

County of Los Angeles - Department of Public Works

GMED PLAN CHECK REFERRAL FORM

TO BE COMPLETED BY COUNTY PLAN CHECKER ONLY

---- APPLICANT TO UPLOAD THIS SHEET TO GMED ----

Plan Checker Name _____ District Office _____

BSD Permit Case: BLD _____ GRAD_____

Valuation: BLD $_____ GRAD_____(cubic yards)

Linked GMED Plan Case: ESTU _____

Address: _____APN_____

☐ **Multiple Plan Checks on subject site (Please Verify in EpicLA/DAPTS)**

Initial reason for referral:

☐ **Seismic Hazard Zone**
Liquefaction / Seismically Induced Landslide / Fault Zone

☐ **Slope Stability**
Over-Steeped Slopes / Landslide / Debris Flow

☐ **Retaining Walls or Structures**
Basement / Tiered / Soldier Piles / Tie-Back / Geo-Grid

☐ **Foundations Recommendations**
Piles / Caissons / Mat / Settlement / Repairs / Soil-Cement Columns

☐ **Temporary Conditions**
Shoring / Steep excavations / Slot-Cuts / Tie-Backs

☐ **Low Impact Development**
Soil Infiltration Rate / Infiltration Report / LID BMP Location and Depth

☐ **Grading**
Fill and Bearing Recommendations / Soil-Improvements / Geology

☐ **Other (Please Specify)**

_____

_____

Please Note:
This initial referral reason *may not limit* the extent of GMED review. Additional geologic and geotechnical conditions may become apparent after GMED review of the plans, reports, and references.

Please verify with your Plan Checker:
GMED plan check fees will need to be paid prior to start of plan check. Once invoiced, please pay GMED fees online through EpicLA or at the Building and Safety District Office.

County of Los Angeles Department of Public Works

Geotechnical and Materials Engineering Division

GEOLOGY AND SOILS ENGINEERING – DEVELOPMENT REVIEW SUBMITTALS

Requirements Prior to Submittal

Plan check applications must be filed with Building and Safety or Land Development Division and an Agency Referral form provided BEFORE any documents can be accepted for review by GMED. For questions regarding the submittal or review process, please contact GMED at GMEDSubmittals@dpw.lacounty.gov, or (626) 458-4923.

GMED Submittals for LAND DEVELOPMENT DIVISION (LDD)

Log in to the same web application used to submit to LDD:
https://epicla.lacounty.gov/SelfService/#/home.
Once logged in, click "Apply" then under the "Plans" heading click "Geotechnical Study."

GMED Submittals for BUILDING AND SAFETY (BSD)

If your BSD application is through EPIC LA/CSS, log in to EpicLA/CSS:
https://epicla.lacounty.gov/SelfService/#/home.
First-time users of EpicLA/CSS are required to create site login. Please register on-line.
Once logged in, click "Apply" then under the "Plan" heading click "Geotechnical Study."
You will receive an ESTU# for your GMED plan check.

If your BSD application is through a Contract City system, then submit documents to GMED here: https://dpw.lacounty.gov/apps/esubmissions/gme/default.aspx. First-time users are required to create a site login.

PDF file format for GMED Submittal

Please include all plan sheets into one PDF file.
Please name the file in the following format:

For Agency Referral Forms:
Name file as: "*Agency Referral Form*"

For Plans:
"YYYYMMDD – [Type of Plan]"
Submittal Date- example: "20190101 – Grading Plan"

For Reports:
"YYYYMMDD – [Firm Name]"
Submittal Date- example: "20190101 – Best Geotechnical Company"

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
BUILDING AND SAFETY DIVISION

AGENCY REFERRAL

VHFHSZ	Y / N
Waste	Sewer / Septic
Hwy. Dedication	Y / N _____ ft.
Geology	Fault / Liq / LS
Methane	Y / N
Code Enforce.	Y / N # _____
(N) Address	Y / N

LOMITA DISTRICT OFFICE
24320 S. Narbonne Avenue
Lomita, CA 90717
Telephone: (310) 534-3760, Fax (310) 530-5482
Office Hours: 8:00 a.m. – 4:30 p.m. M - F
Plan Checker Hours: 8:00 a.m. – 11:00 a.m. Appointments are recommended

Prepared By	HNM	OM Initial	Date

Applicant's Signature: _____

Plans for (Grading/ Structure) at _____ (Address) _____ (Locality)

Plan Check No. _____ was submitted on _____

Land Use Zone _____ Proposed Occupancy _____ Type of Construction _____

Description of proposed work: _____

THIS NOTICE IS TO INFORM YOU THAT APPROVAL FROM THE AGENCIES MARKED BELOW, IN ADDITION TO BUILDING PLAN CHECK APPROVAL, MUST BE OBTAINED PRIOR TO PERMIT ISSUANCE. Pursuant to California Government Code Section 65913.3, if review of the permit application is required by a State Agency or Other Agency, as marked below, the applicable time limits for review of the application are tolled until the applicant provides Building and Safety with a copy of the Agency approval. Issuance of this referral sheet shall serve as formal notice of tolling. You may need to submit the pertinent plans, plan check number, calculations, reports, etc., directly to these agencies. To assist you, we have listed below the information which you will need to contact these agencies. *Follow-up is your responsibility*. Please be aware that some items resulting from these agency plan reviews may affect your building plan check. These should be communicated to your Building Plan Check Engineer as soon as possible to prevent unnecessary delays. Submit all agency approvals 48 hours prior to permit issuance. Notify the Plan Check Engineer when all agency approvals have submitted and request review.

ADDITIONAL AGENCY CLEARANCES MAY BE REQUIRED BY YOUR BUILDING PLAN CHECK ENGINEER

COUNTY AGENCIES

DEPARTMENT OF PUBLIC WORKS

____ **AVIATION DIVISION**
1000 S. Fremont Ave., Bldg. A9 East, 1st Flr., Alhambra, CA 91803
(626) 300-4600 Mon-Thurs 7:00 a.m. - 5:45 p.m.

____ **BUILDING AND SAFETY DIVISION**
Headquarters M-Th 6:45 - 5:30 (626) 458-3173
900 S. Fremont Ave., 3rd Fl, Alhambra, CA 91803-1331
Approval for the following sections is required as noted below:

□ ELECTRICAL SECTION
900 S. Fremont Ave., 3rd Fl, Alhambra, CA 91803-1331
(626) 458-3180
Approval is required for:
□ Energy Plan Check □ Electrical Code Check
□ Emergency Egress Illumination (O.L. ≥ 100)
□ Methane Mitigation required in Methane Zone

□ MECHANICAL SECTION
900 S. Fremont Ave., 3rd Fl, Alhambra, CA 91803-1331
(626) 458-3182
Approval is required for:
□ Energy Plan Check □ Mechanical Code Check
□ Plumbing Code Check □ Roof Drainage
□ Green Building Check
□ Methane Mitigation required in Methane Zone

□ Research Section
900 S. Fremont Ave., 3rd Fl, Alhambra, CA 91803-1331
(626) 458-3173
(Alternate Materials, Methods, SMRF…)

□ GRADING AND DRAINAGE SECTION
Anthony Wong – Regional Drainage and Grading Engineer
24320 S. Narbonne Ave, CA Lomita 90717
(310) 534-3760
Thursday 8:00 -11:00 a.m.

□ Grading Plan Check
□ "Rough Grade" approval is required prior to issuance of building permit

□ Drainage Plan Check (NPDES/LID COMPLIANCE)
□ Drainage approval is required

____ **LAND DEVELOPMENT DIVISION – PERMIT SECTION**
Permits are required for road excavations and encroachments within County roads and Flood Control easements.

□ PERMIT SECTION
900 S. Fremont Ave., 3rd Floor, Alhambra, CA 91803-1331
(626) 458-3129 6:45-5:30 Mon-Thurs

□ Westchester Office
5530 W. 83rd St, Westchester, CA 90045
(310) 649-6300 7:30 a.m. – 3:30 p.m. Mon-Fri

____ **ENVIRONMENTAL PROGRAMS DIVISION**
Plan approval is required for most commercial and industrial buildings for:

□ INDUSTRIAL WASTE / UNDERGROUND TANKS / STORMWATER

Lomita Office
24320 S. Narbonne Ave
Lomita, CA 90717
(310) 534-4862
8:00-9:30 a.m. Mon-Fri

Headquarters
900 S. Fremont Ave., Annex 3rd Fl
Alhambra, CA 91803-1331
(626) 458-3517
6:45-5:30 Mon-Thurs

iw@pw.lacounty.gov Industrial Waste
ust@pw.lacounty.gov Underground Storage Tanks
sw@pw.lacounty.gov Stormwater

□ NPDES/SUSMP Approval
Industrial Waste Unit
900 S. Fremont Ave, Annex 3rd Fl
Alhambra, CA 91803-1331
(626) 458-3517 7:00am-5:00pm Mon-Thurs

□ DUMP AREAS/METHANE MITIGATION/OIL & GAS WELLS/CONTAMINATED SOIL HAZARDS (structure within 1,000 ft from a landfill)
900 S. Fremont Ave., Annex 3rd Fl
Alhambra, CA 91803-1331
Methane@pw.lacounty.gov
(626) 570-2810 7:00am -5:00pm Mon-Thurs

□ SOLID WASTE MANAGEMENT (TRASH ENCLOSURES)
900 S. Fremont Ave., Annex 3rd Floor
Alhambra, CA 91803-1331
TrashEnc@pw.lacounty.gov
(626) 570-2810 7:00am -5:00pm Mon-Thurs

□ CONSTRUCTION & DEMOLITION DEBRIS RECYCLING AND REUSE PLAN
900 S. Fremont Ave., Annex 3rd Fl, Alhambra, CA 91803-1331
(626) 458-3517 www.CleanLA.com 6:45-5:30 Mon-Thurs
Instructions on how to apply are available at: www.LACountyCND
Email at CND@pw.LACounty.gov
(626) 458-3517 7:00am -5:00pm Mon-Thurs

____ **GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION (GMED)**
GEOLOGY/SOILS SECTIONS - Plan approval is required for site stability and geologic hazard. (626) 458-4925 M-Th 6:30-5:15 pm

Upload plans, reports, GMED fee receipt, this Agency Referral Sheet to:
https://epicla.lacounty.gov/SelfService/#/home

GMED Referral for:
☐ **Seismic Hazard Zone**
Liquefaction / Seismically Induced Landslide / Fault Study
☐ **Slope Stability**
Over-Steepened Slopes / Landslide / Debris Flow
☐ **Retaining Walls or Systems**
Basement / Tiered / Soldier Piles / Tie-Back / Geo-Grid
☐ **Foundation Recommendations**
Piles / Caissons / Mat / Repairs / Soil-Cement Columns
☐ **Temporary Conditions**
Shoring / Steep Excavations / Slot-Cuts / Tie-Backs

____ **LAND DEVELOPMENT DIVISION**
900 S. Fremont Ave., 3rd Fl, Alhambra, CA 91803-1331
(626) 458-4921 6:45-5:30 Mon-Thurs

□ SUBDIVISION PLAN CHECK SECTION

□ LANDSCAPE (Residential or Non-Residential landscaped area > 500 square feet)
□ HIGHWAY DEDICATION Form "48-0040-DPW" should be filled out when plan approval for street improvements and/or dedication is required for commercial and multiple residential buildings. "Bridge & Major Thoroughfare (B&T) Fee" is also required for commercial, multiple residential buildings and designated tracts.
(626) 458-4915

_____ **MAPPING AND PROPERTY MANAGEMENT**
□ **ADDRESS REQUEST:**
Manual: Address Request Manual

OTHER COUNTY DEPARTMENTS

____ **DEPT OF PUBLIC HEALTH – Environmental Health Division**
5050 Commerce Way, Baldwin Park, CA 91706
(626) 430-5380
Approval is required for:

□ Private Sewage Disposal Systems

□ Underground Cisterns

□ Food Service Establishments
6053 Bristol Parkway 2nd Fl, Culver City 90230
(310) 665-8483 8:00 a.m. – 10:00 a.m.

□ Public Swimming Pool- Recreational Health
(626) 430-5360

□ X-Ray Machine Installation
Radiation Management
3530 Wilshire Blvd., 9th Fl
Los Angeles, CA 90010
(213) 351-7897

____ **COUNTY PUBLIC LIBRARY**
Payment of Library Facilities Mitigation Fee is required. A Certificate of Payment or a Certificate of Clearance must be obtained from the Public Library. Bring Plan Check Fee Receipt from Building and Safety.
7400 E. Imperial Highway, Downey, CA 90242
(562) 940-8430 M-Th 7:30 am - 5:30 pm

____ **PARKS AND RECREATION DEPARTMENT**
Approval for building plans is required for construction adjacent to "Designated Trails"
Planning Division, Research & Trails Section
510 S. Vermont Ave. 2nd Floor, Los Angeles, CA 90020
(213) 351-5098 M-Th 7:00 am – 5:30 pm

____ **REGIONAL PLANNING DEPARTMENT**
320 W. Temple St., 13th Floor (Rm. 1360)
Los Angeles, CA 90012-3282
Public Counter : 1:00 p.m. to 6:00 p.m. Mon-Thurs
Telephone Hours: 7:00 a.m. to 12:00 p.m. (213) 974-6411 Mon-Thurs

Southwest District Office for General Information:
1320 W. Imperial Hwy, Los Angeles, CA 90044
(323) 820-6500
Mon – Thurs 7:30 a.m.– 11:30 a.m.
(must sign in by 11:00 a.m.)

____ **DEPARTMENT OF ARTS AND CULTURE**
Compliance of the Public Art in Private Development Ordinance is required.
Pat Gomez (Phone or email inquiries only) PAPD@arts.lacounty.gov
or 213-315-9972 M-Th 9:00am-5:00pm

____ **LOS ANGELES COUNTY DEVELOPMENT AUTHORITY**
Recordation of affordable housing land use covenant is required and must be recorded senior to all existing deeds of trust on the property. Payment of monitoring fee is required at time of covenant recordation.
Paulina Safarian (Email inquiries only)
paulina.safarian@lacda.org

STATE AGENCIES

____ **CALTRANS**
Permits are required for outdoor signs, excavation, encroachment (including driveway aprons) and improvements (including grading or structures that affect drainage) on State Highways:
100 S. Main Street 2nd Fl.
Los Angeles, CA 90012
(213) 897-3631

____ **CALIFORNIA COASTAL COMMISSION**
A Coastal Development permit is required. Prior to application submittal obtain local approval in concept from the Regional Planning Department.
200 Oceangate 10th Fl, Suite 1000, Long Beach, CA 90802
(562) 590-5071

____ **STATE DEPT. OF INDUSTRIAL RELATIONS - CAL/OSHA DIVISION OF OCCUPATIONAL SAFETY & HEALTH**
Permit is required for excavation of trenches which are 5 ft. or more deep into which a person is required to descend or for the construction or demolition of any structure 4 or more stories. Brick-lined seepage pits may require permit.

County Area & Contracted Cities:
680 Knox St, Ste. 100
Torrance, CA 90502
(310) 516-3734

Lawndale Office:
320 W. 4th St, Ste. 850
Los Angeles, CA
(213) 576-7451

____ **STATE DEPARTMENT OF CONSERVATION DIVISION OF OIL AND GAS**
Obtain clearance for the requirements of abandonment of oil wells.

5816 Corporate Ave., Ste. 200, Cypress, CA 90630-4731
(714) 816-6847

____ **CALIFORNIA STATE WATER RESOURCES CONTROL BOARD DIVISION OF WATER QUALITY**
STORM WATER PERMIT UNIT – Notice of intent required when disturbed area ≥ 1 acre.

P. O. Box 1977, Sacramento, CA 95812-1977
(916) 341-5536

OTHER AGENCIES

____ **FIRE PREVENTION BUREAU OF THE CONSOLIDATED FIRE PROTECTION DISTRICT OF LOS ANGELES COUNTY**
- Plan approval is required
4475 W. El Segundo Blvd., Hawthorne, CA 90250
(310) 263-2732
fire-fphawthorne@fire.lacounty.gov

□ FIRE STATION DEVELOPER FEE is required
4475 W. El Segundo Blvd., Hawthorne, CA 90250

□ "HAZMAT" form must be submitted to and approved by the Fire Department for non-residential occupancies if hazardous materials are being handled. Obtain form from Building and Safety and submit to:

Fire Prevention Bureau
Hazardous Materials Section
5825 Rickenbacker Road, Commerce, CA 90040-3027
(323) 890-4000

□ FIRE SPRINKLER SYSTEMS
5823 Rickenbacker Road, Commerce, CA 90040-3027
(323) 890-4125

□ OTHER APPROVALS (Sprinklers<20 Heads, Sprinklers: Residential & Remodel, Pool draft Hydrant, Alarms, Hoods, Restaurants with new cooking, Tanks, and TI<2500 sq. ft.)
4475 W. El Segundo Blvd., Hawthorne, CA 90250
(310) 263-2732

□ FUEL MODIFICATION
Brushing Clearance Office, Fire Station 32
605 N. Angeleno Ave., Azusa, CA 91702
(626) 969-5205 Mon-Fri 8:00-5:00 p.m.

____ **COUNTY SANITATION DISTRICT**
Payment of sewer connection fee is required
1955 Workman Mill Rd., Whittier 90601
(562) 908-4288 ext. 2727

____ **SCHOOL DISTRICT**
Development fee must be paid to the District for residential and commercial construction. A "Certificate of Payment of Developer Fee" must be submitted to Building and Safety prior to obtaining a building permit.

□ Obtain “Certification Form” from B&S District Office.

____ **SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT (SCAQMD)**
Applicants for non-residential buildings must fill out "Air Quality Permit Checklist" furnished by Building & Safety. If "Yes" is marked, a written release will be required before occupancy is allowed. Notification form required for demolition and alteration permits where ASBESTOS is involved.

21865 E. Copley Dr., Diamond Bar, CA 91765-4182
(909) 396-2000, (800) 288-7664

____ **LOCAL WATER COMPANY**
□ Provide a copy of the Fire Flow Availability letter (Form 195/196) completed by the water company serving the site. (Form available from B&S District Office)

□ Provide a “Will Serve” letter from the water company for all new residential and commercial buildings (including additions that will create new units) prior to permit issuance

____ **CITY APPROVALS**
□ City of Lomita
24300 S. Narbonne Ave.
Lomita, CA 90717
(310) 325-7110
□ City of Rolling Hills
2 Portuguese Bend Rd.
Rolling Hills CA 90274
(310) 377-1521

OTHER

LOW IMPACT DEVELOPMENT (LID) Requirements

All development must comply with the County of Los Angeles' Title 12, Chapter 12.84 (LID).
LID standards are intended to distribute stormwater and urban runoff across developed sites to help reduce adverse water quality impacts and replenish groundwater supplies. The LID Manual is available at the following link: http://dpw.lacounty.gov/ldd/web/

Under the NPDES permit (LACBC Section 106.4.3) and the County of Los Angeles LID ordinance, priority projects are required to prohibit the discharge of pollutants from property developments. Preventing these pollutants from entering stormwater discharge system will be accomplished by requiring the installation and maintenance of post-construction treatment controls. (Best Management Practices (BMPs)

Residential development of 4 units or less:

☐ New development, hillside development, redevelopment, alterations, or additions which alter 50% or more of impervious surfaces, entire site shall meet LID requirements.

61. **Residential development of 4 units or** less must implement a minimum of two LID Best Management Practice (BMP) alternatives as indicated in Section 3.2 and Appendix E – Stormwater Quality Control Measure Fact Sheets of the LID Manual. Plans must show complete construction details, materials, manufacturer, model number, dimensions, location, structures, slopes, construction notes, specifications, cross sections, elevations, and setbacks from property lines needed to construct proposed LID BMPs. BMPs should be designed so as not to adversely impact building foundations, pavement, slope stability, or an adjacent property. For hillside properties all catch basins and inlets that discharge into an existing or proposed storm drains must be labeled to discourage illegal dumping of pollutants. Stencils are available at your local Building and Safety office.

a. Permeable Porous Pavement or other impervious surfaces (at least 50% of pavement on lot shall be porous)
- Show detail of placement, base, geotextile, subgrade, and soil preparation per manufacturer's specifications.
- The required soils report must address percolation and manufacturer's recommendations and guidelines.
- H-20 loading is required for Fire Department access.
- A minimum of 30" deep impervious liner or edge restraint is required within 5' of public right of way, property lines, and structures unless otherwise recommended by a soils engineer.

b. Downspout routing (choosing one of the options below satisfies 1 of 2 required BMPs)

☐ Cistern/rain barrel (Option 1)
- Show location of cistern/rain barrels. Rain barrels should be designed to store 200 gallons and be located such that roof run-off is equally distributed. Rain gutters & downspouts shall be shown on plans.
- Plans shall show hose bibs or pump systems for discharge and watering of landscaping. (Note: A separate electrical permit is required for pump systems).
- A plumbing permit is required for backflow prevention devices when the discharge system is tied into a landscaping irrigation system served by a potable water source.
- H-20 loading is required for underground cisterns located in an area subject to traffic conditions.
- Plans should include manufacturer specifications and notes for rain barrels. See provided guidelines.

☐ Rain garden/Stormwater Planter (Option 2)
- Surface area of flow through type planter box shall be designed and sized to treat 200 gallons. Planter must have a 18" minimum top soil layer and 12" minimum gravel layer. The infiltration type planter box shall be designed to infiltrate 200 gallons over a 48 hour period.

c. Divert Runoff/Disconnect Impervious Surfaces (Hillsides ≥ 25% slope must comply with this requirement)
- Show driveway, roof, and other impervious surfaces to drain toward pervious landscaped areas. The ratio of impervious to pervious area shall be no less than 2:1. This ratio must be identified on plans for each affected area. A minimum of 90% of the untreated impervious area shall be routed toward vegetated areas or water quality BMPs.

d. Dry well
- Show details including the following: location, cross section details, liner materials, subbase, and all manufacturer's specifications and/or recommendations from soils engineer. The required soils report shall address dry well and manufacturer's specification and requirements.
- The system should be designed to store and infiltrate a minimum of 200 gallons of stormwater within a 48 hour period.
- Provide calculations to determine the infiltration volume for sizing of well and determine time of infiltration to percolate 200 gallons.
- A filter or sediment control is required to filter water entering the dry well.
- Drywells that are deeper than their widest dimension are defined by the EPA as Class V injection wells, and are subject to inventory requirements under the Safe Drinking Water Act and must be registered at the following link with the EPA as injection wells. http://www.epa.gov/region09/water/groundwater/injection-wells-register.html. If this type of dry well is proposed, provide copy of registration.

e. Landscaping and landscape irrigation
- Show a minimum of two 15-gallon trees to be planted and maintained. Trees shall be located near impervious surfaces (10 foot maximum distance). One of the trees may be on the drought-tolerant plant list as required under the County's Green Building Ordinance (http://planning.lacounty.gov/assets/upl/project/green_drought-tolerant-garden.pdf). In Very High Fire Hazard Severity Zones, applicant should verify compliance with Fire Department's requirements https://www.fire.lacounty.gov/forestry-division/forestry-fuel-modification/.
    - Install Smart Irrigation Controllers. (see Comment 86 for requirements)

f. Green Roof
- Show area of green roof on site plan.
- Structural calculations for design of green roof will be required at time of building plan submittal.
- Fire Department approval will be required as part of building plan check.

62. **The following is a list of Designated Projects for new development and redevelopment activities that require compliance with LA County's LID ordinance. (See LID manual for additional information)**

- ❑ All development projects equal to 1 acre or greater of disturbed area and adding more than 10,000 square feet of impervious surface area
- ❑ Residential new or redeveloped projects that creates, adds, or replaces ≥10,000 square feet of impervious surface area.
- ❑ Industrial parks 10,000 square feet or more of surface area
- ❑ Commercial malls 10,000 square feet or more surface area
- ❑ Retail gasoline outlets 5,000 square feet or more of surface area
- ❑ Restaurants (SIC 5812) 5,000 square feet or more of surface area
- ❑ Parking lots 5,000 square feet or more of impervious surface area, or with 25 or more parking spaces
- ❑ Street and road construction of 10,000 square feet or more of impervious surface area
- ❑ Automotive service facilities with 5,000 square feet or more of surface area
- ❑ Projects located in or directly adjacent to, or discharging directly to a Significant Ecological Area (SEA),where the development will discharge storm water runoff that is likely to impact a sensitive biological species or habitat; and Create 2,500 square feet or more of impervious surface area
- ❑ Redevelopment projects identified below*:
    - Land-disturbing activity that results in the creation or addition or replacement of 5,000 square feet or more of impervious surface area
    - Development which alters less than 50% of impervious surfaces. Only proposed re-development needs to meet NPDES requirements.
    - Development which alters 50% or more of impervious surfaces. Entire site shall meet NPDES requirements.

*Impervious surface replacement, such as the reconstruction of parking lots and roadways which does not disturb additional area and maintains the original grade and alignment, is considered a routine maintenance activity. Redevelopment does not include the repaving of existing roads to maintain original line and grade.

REQUIREMENTS:

A. New Development and Re-Development Projects must control runoff through infiltration, bioretention, and/or rainfall harvest and use. Project must retain onsite the Stormwater Quality Design Volume (SWQDv) as defined by the *greater of the following:*

- The 0.75-inch, 24 hour rain event or
- The 85th percentile, 24-hour rain event, as determined from the Los Angeles County 85th percentile precipitation isohyetal map (www.dpw.lacounty.gov/wrd/hydrologygis) ,.

B. Bioretention and biofiltration systems shall meet the design specifications provided in Appendix E of LA County's LID manual. (available at http://dpw.lacounty.gov/ldd/web/). Biofiltration systems shall be entirely open-bottom.

C. When evaluating the potential for onsite retention, each projects must consider the maximum potential for evapotranspiration from green roofs and rainfall harvest and reuse for both indoor and outdoor use.

D. To demonstrate technical infeasibility, it must be shown that a project site cannot reliably retain 100 percent of the SWQDv onsite. Technical infeasibility may result from the following:
    i. The infiltration rate of saturated in-situ soils less than 0.3 inch per hour.
    ii. Seasonal high ground water is within 5 to 10 feet of the surface.
    iii. Locations within 100 feet of a ground water well used for drinking water.
    iv. Brownfield development sites where infiltration poses a risk of pollutant mobilization.
    v. Locations with potential geotechnical hazards.

E. When technical infeasibility has been demonstrated the site must biofiltrate using the following equation for volume required:

Bv = 1.5 * [SWQDv – Rv]

Where: Bv = Biofiltration volume
SWQDv = Stormwater runoff as defined in 88 A
Rv = Volume reliably retained onsite (amount infiltrated)

Show volumes and flow rates on plans as applicable.

Note: For additional alternative compliance measures see Regional Water Quality Control Board Order No. R4-2012-0175 section VI.D.7.c.iii (http://www.waterboards.ca.gov/losangeles/water_issues/programs/stormwater/municipal/index.shtml)

F. Project sites that outlet to natural drainage systems that are subject to hydromodification shall be in compliance with LA County's LID manual, Section 8 (available at http://dpw.lacounty.gov/ldd/web/).

G. The plans must show complete construction details, materials, manufacturer, model number, dimensions, location, structures, slopes, construction notes, specifications, cross sections, elevations, GPS x-y coordinates for each BMP, and setbacks from property lines needed to construct proposed LID BMPs. BMPs should be designed as not to adversely impact building foundations, pavement, slope stability, or an adjacent property.

H. Clearly show driveway/access road drainage and provide BMPs for treatment of driveway flows. Provide elevations, cross sections, or slopes as applicable.

I. Submit and obtain approval from Environmental Programs Division, Industrial Waste Unit at 900 S. Fremont, Alhambra, Annex Building, 3rd floor, Alhambra, CA 91803. Please contact EPD by email at IW@pw.lacounty.gov or call (626) 458-3517 for required fees and submittal requirements. An annual operating permit may be required. , . Please note: prior to obtaining approval from EPD the location and the design flows for all BMPs must be shown on plans and approved by Building and Safety (This applies to all non-residential projects).

J. Pre-treatment BMPs are required.

63. **Non-Designated Projects.**

Non-residential development (Commercial, Industrial) or a residential development consisting of 5 or more residential units:

☐ Development which alters less than 50% of impervious surfaces. Only proposed new impervious areas needs to meet LID requirements.

☐ Development which alters 50% or more of impervious surfaces. Entire site shall meet LID requirements.

A. This project is required to retain the Delta Storm Water Quality Design Volume (ΔSWQDv), the difference between the stormwater runoff volume pre- and post-condition. The SWQDv, from which the ΔSWQDv is calculated, is defined in item 85A of this grading review sheet. ΔSWQDv is defined as the difference in the runoff volume between undeveloped (1% impervious surface) and post-developed condition. The ΔSWQDv is calculated according to the following equation:

$$\Delta SWQDv = V_d - V_u$$

Where: ΔSWQDv = Increase in stormwater runoff volume from the project [ft3];
V_d = Stormwater runoff volume post-development [ft3]; and
V_u = Undeveloped stormwater runoff volume [ft3] (1% impervious).

If ΔSWQDv cannot be infiltrated due to geotechnical or technical feasibility as indicated in Section 7 of the County's LID Manual; onsite storage or other water conservation requirements must be implemented.

B. Provide calculations for sizing of the proposed BMP's. Calculations must consider ΔSWQDv, percolation rate, and geotechnical considerations.

C. Plans must show complete construction details, materials, manufacturer, model number, dimensions, location, structures, slopes, construction notes, specifications, cross sections, elevations, GPS x and y coordinates for each BMP, and setbacks from property lines needed to construct proposed LID BMPs. BMPs should be designed as not to adversely impact building foundations, pavement, slope stability, or an adjacent property.

D. Hydrology Calculations to determine the increase in volume due to development is required. For smaller sites, the County's Hydrocalc Program may be used for determining Pre- and Post-construction volumes. See Section 6 of County's LID Manual.

- A drain system is required for all infiltration basins. Drain systems shall discharge to an approved location and must be shown on site drainage or grading plans. Calculations for sizing of the infiltration basins are required.

64. For LID compliance, all catch basins and inlets that discharge into an existing or proposed storm drain must be labeled to discourage illegal dumping of pollutants. Stencils are available at your local Building and Safety office.

65. All infiltration basins, dry wells, or planters must comply with the following setbacks

Infiltration Facility Setbacks*	
Setback from	Distance in feet
Property lines & Public Right of Way	5' minimum
Any Foundation	15' or within a 1:1 plane drawn up from the bottom of foundation
Face of any slope	H/2, 5' minimum (H is height of slope)*
Seasonal high ground water	10' minimum depth to invert
Water wells	100' minimum

Required Infiltration Time (*due to vector control*)	
BMP Type	Duration
Open above ground (includes planting soil or open gravel pit)	48 hours to drain completely
Underground retention	96 hours to drain completely

*unless otherwise recommended by a Soils Engineer and approved by Geotechnical and Materials Engineering Division.
Note: Infiltration is not allowed in areas where pollutant mobilization is a documented concern, or where undisturbed soil infiltration rates are less than 0.3 inches per hour, or where infiltration could cause adverse impacts to biological resources.

66. An Infiltration Report by a Soils Engineer and the grading plans must be reviewed and recommended for approval by the Geology and Soils Section prior to approval of an Infiltration/Retention - Low Impact Development (LID) BMP. Please see attached GMED Plan Check Referral Form for instructions. The Infiltration Report must comply with GMED Geotechnical Memo GS 200.1 and should be presented as its own report. All recommendations and notes as indicated in the soils engineering report and/or GMED review sheets must be incorporated into the grading plans. The GS 200.1 memo can be found at: http://dpw.lacounty.gov/gmed/permits/docs/policies/GS200.1.pdf

Gravel Specification for Non-proprietary gravel storage layers must indicate 1.5" to 3" diameter, angular, clean rock compacted to 90% relative compaction or equivalent determined and field verified by a Soils Engineer.

67. Rainwater harvest and reuse systems that are NOT gravity fed require approval from LA County Public Health, Cross Connection & Water Pollution Control Program. The application and further information is found at http://publichealth.lacounty.gov/eh/EP/cross_con/cross_con_main.htm. In addition, approval from LA County, Building and Safety Plumbing Section is required. Rainwater harvest design and plans must comply with County of Los Angeles, Plumbing Code, Chapter 16 – Non-Potable Rainwater Catchment Systems.

68. Different types of infiltration facilities such as dry wells, unlined sumps, seepage pits, and infiltration galleries are some of the terms used to describe Class V injection wells as defined by the EPA. Register the proposed infiltration facility at the following online registration form: http://www.epa.gov/uic/forms/underground-injection-wells-registration.

HAMILTON
& Associates

1641 Border Avenue • Torrance, CA 90501 T 310.618.2190 888.618.2190 F 310.618.2191 W hamilton-associates.net

May 23, 2024
Project No. 23-3282

Ms. Yukiko Ogasawara
3 Flying Main Lane
Rolling Hills, CA 90274

Subject: Geotechnical and Geological Report Update, Proposed Residence, 23 Crest Road East, Rolling Hills Estates, California.

Dear Ms. Ogasawara:

Per your request, presented herewith is Hamilton & Associates, Inc. (H&A) Preliminary Geotechnical and Geological Investigation Report for the subject project. H&A's work was conducted in accordance with the proposal dated September 26, 2023 and your subsequent authorization on December 12, 2023. H&A prepared a comprehensive geotechnical and geological investigation report for the site in 2013. Wildan reviewed and approved the report in 2013/14. An update report was prepared in 2021. This report presents all prior exploration and testing performed by H&A and updates getoechnical / geological analysis and recommendations for the current project scope. This evaluation has concluded that the proposed project is feasible from a geotechnical viewpoint provided that the recommendations and design guidelines presented in this report are incorporated in the project plans and design, and are implemented during construction. We thank you for the opportunity to provide professional services on this important project and we look forward to assisting you during construction. If you have any questions or require additional information, please contact the undersigned.

Respectfully submitted,
HAMILTON & ASSOCIATES, INC.

Karen Duarte
Staff Engineer

Eirik F. Haenschke, PG, CEG
Engineering Geologist

David T. Hamilton, PE, GE
President/Geotechnical Engineer

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REFERENCES

APPENDIX
Appendix A – Field Exploration, Laboratory Results, Geotechnical / Geological Plates
Appendix B – Slope Stability Analysis

INTRODUCTION

This report presents the results of H&A's geotechnical and geological investigation for the Project (described below in Project Concept) conducted at 23 Crest Road East, Rolling Hills, California (Site). Figure 1, "Site Location Map" presents the site's location.

Site exploration was conducted to identify and evaluate select surface and subsurface geological and geotechnical conditions. Geotechnical recommendations for design and construction of the Project were developed based on the review of select published and unpublished documents in conjunction with the findings of this field investigation and laboratory analysis. This report summarizes the data collected and presents geotechnical findings, conclusions, and recommendations.

PROJECT DESCRIPTION

The Project concept was provided in plans provided by Escher GuneWardena Architecture. Plans as understood by H&A are incorporated into Plate A-1, "Site Plan and Geologic Map".

Project Concept

It is understood that the proposed development will consist of a single-family residence, swimming pool, stable and an ADU as presented on Plate A-1, "Site Plan and Geologic Map".

Existing Site Conditions

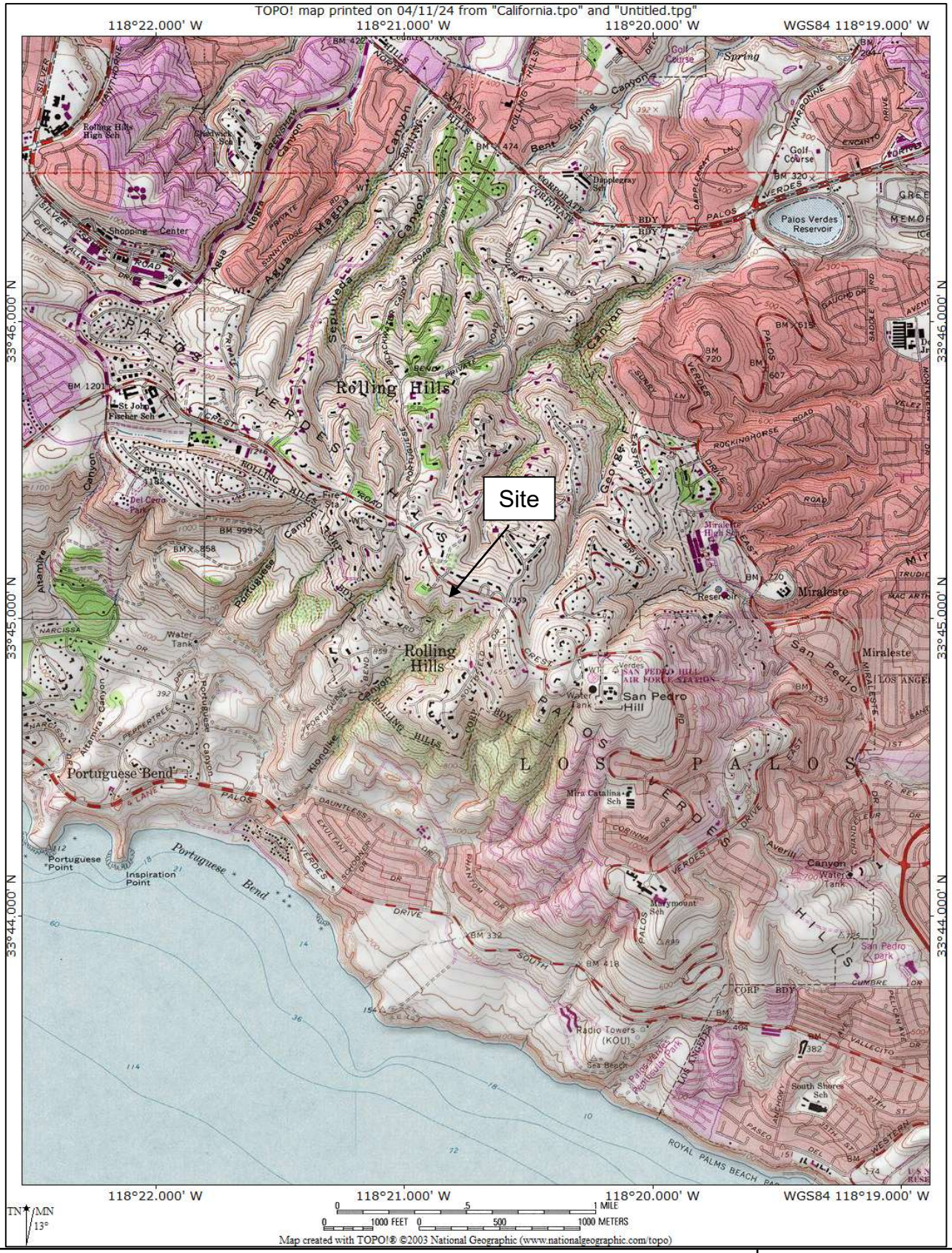
The subject site occupies a part of a small south-trending ridge immediately west of 29 Crest Road East, Rolling Hills, California. The site is located at approximately 33.752 degrees north latitude and 118.347 west longitude, and at about elevation 1295 feet above mean sea level. The following information pertaining to site conditions was obtained during the course of performing field, research and laboratory work for this project.

The project area consists of approximately 9.8 acres of property, excluding the Crest Road easement that is situated on the south side of Crest Road East. The property is a vacant lot that has not been developed as of this writing. The subject site is adjoined by similarly developed (residential) properties to the south, east and west.

Structural Loading

In the absence of actual structural loading information, we will assume that the structure will be supported by shallow conventional or cast-in-drilled-hole pile foundations with

SITE LOCATION MAP



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maximum column load on the order of 30 kips and maximum continuous footing loads on the order of 2.5 kips per linear foot.

REVIEW OF AVAILABLE REPORTS

Hamilton & Associates, Inc., performed geotechnical and geologic engineering investigations on the subject site in 2013 and 2014, with respect to the proposed site improvement for a prior owner. Those studies of this property have included, in part, the excavation, logging and sampling of eleven (10) test pits and two (2) borings, plus four (4) percolation borings, most of which were downhole logged by the geologist. A thorough discussion of the geotechnical study has been presented in the reports.

In addition to the studies on the subject property, the writers have been involved with studies on 29 Crest Road East with Hamilton & Associates, and on 17 and 33 Crest Road East with Coastline Geotechnical Consultants.

This office concluded that the site was suitable for the proposed residential developments provided the presented recommendations were implemented during design and construction. The detailed findings, conclusions, and recommendations of this study are presented in the referenced reports.

FIELD EXPLORATION AND LABORATORY TESTING

The field exploration for this report included surface observations and mapping, advancing exploratory excavations and logging and sampling of Site earth materials.

All excavations were logged by or under the direction of a California Professional Geotechnical Engineer or Certified Engineering Geologist. Logs and descriptions were based on visual and tactile field observations. Exploratory excavations were backfilled with the excavated materials. Subsurface exploration locations, as well as the surficial distribution of earth materials were located and recorded based on field mapping techniques. No locations were surveyed. Samples of earth materials were secured and transported to H&A's certified geotechnical laboratory for further observation and testing.

FIELD EXPLORATION

Bucket Auger Borings

On May 6 and 7, 2013 two (2) 24-inch diameter bucket auger borings were accomplished utilizing a truck mounted drill rig. The bucket auger borings were advanced to 59 feet bgs. The borings were downhole logged by a California Certified Engineering Geologist.

Relatively undisturbed Modified California Ring and bulk samples were retrieved from the exploratory borings for subsequent laboratory testing and analysis.

Test Pits

On April 4, 2013, a backhoe, subcontracted by Hamilton & Associates, excavated ten (10) exploratory test pits. Test pit depths generally range from 3 to 5 feet below the existing ground surface (bgs). Relatively undisturbed Modified California Ring and bulk samples were retrieved from the exploratory test pits for subsequent laboratory testing and analysis.

Exploration locations are presented on Plate A-1 provided in Appendix A. Logs of subsurface observations are presented on Plates B-1 through B-16.

LABORATORY TESTING

Select field samples were further inspected in Hamilton & Associates', Inc. geotechnical laboratory for subsequent confirmatory soil classification and engineering property testing. This testing included in-situ moisture content (ASTM D2216), dry unit weight (ASTM D2937), maximum density (ASTM D1557), consolidation (ASTM D2435), direct shear (ASTM D3080) and Expansion Index (ASTM D 4829), as well as corrosion testing per California 422 (Chloride), and California 643 (pH and Resistivity) test procedures on a representative sample of the on-Site soils.

SITE AND SUBSURFACE CONDITONS

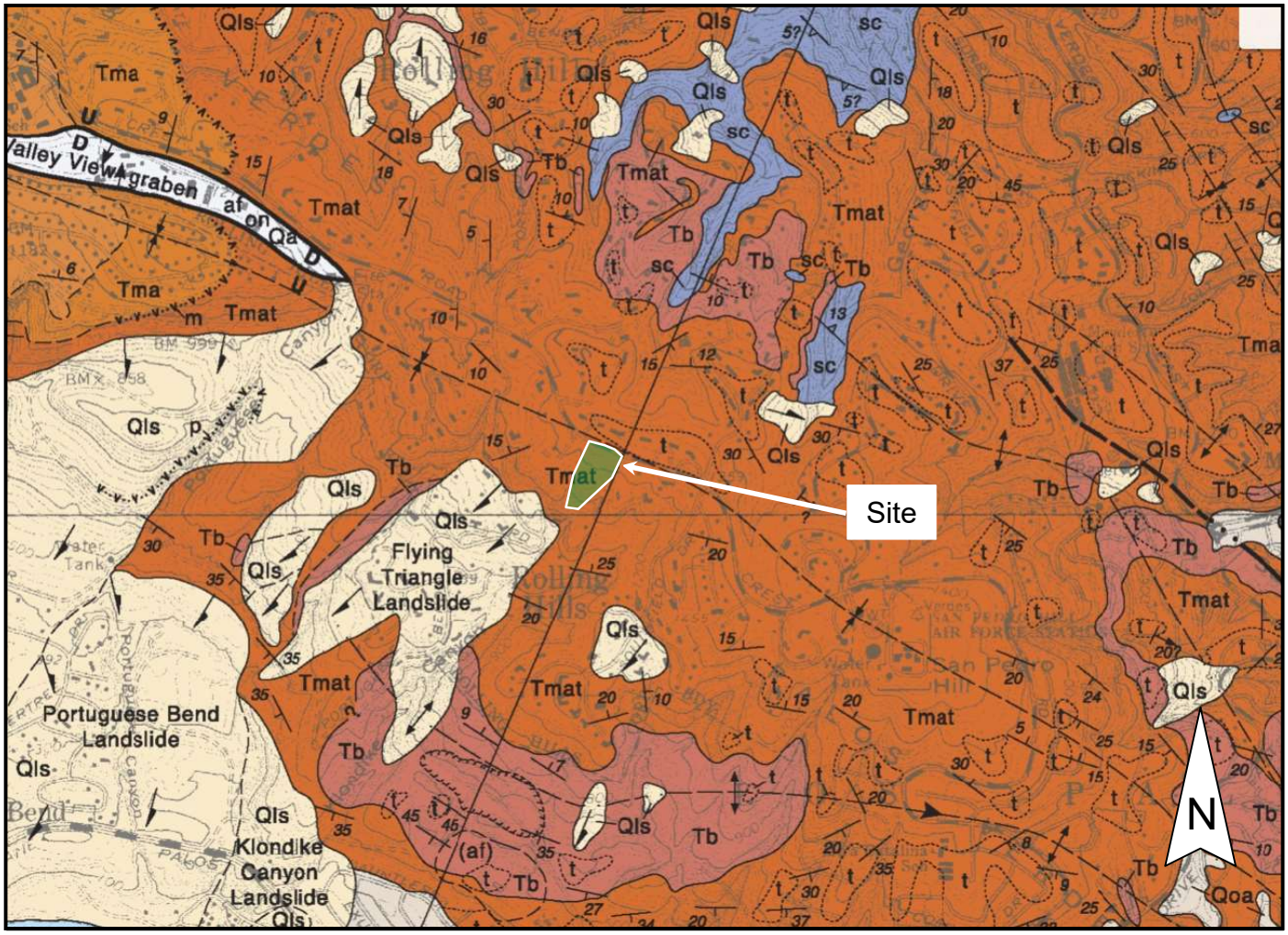
REGIONAL GEOLOGIC SETTING

Twenty-three Crest Road East occupies a part of the terraced and dissected southwestern slope of the Palos Verdes Hills, California (Dibblee, 1999; Figure 2, herein) that form the southwest margin of the Los Angeles basin. The hills are composed of an elevated core of metamorphic rock (Catalina Schist) mantled by marine and non-marine Miocene through Quaternary sedimentary rocks.

The most widespread bedrock unit – and that which underlies the study site -- is the lower (tuffaceous) section of the Miocene-aged Altamira Shale Member of the Monterey Formation ("Altamira Shale," herein). Thinly to thickly bedded marine shale, siltstone, siliceous shale, sandstone, tuff and occasional hard siliceous and carbonate hard beds typify the sedimentary rock.

Upper Miocene sills and dikes mainly comprised of basalt and diabase intruded the Altamira Shale. Hence, both bedding-parallel and irregular bodies that have disrupted and locally tightly folded the host rock are interspersed within the Altamira Shale.

REGIONAL GEOLOGY MAP



REDONDO BEACH QUADRANGLE
CONTOUR INTERVAL 20 FEET
DOTTED LINES REPRESENT 10-FOOT CONTOURS
NATIONAL GEODETIC VERTICAL DATUM OF 1929

GEOLOGIC SYMBOLS

not all symbols shown on each map

FORMATION CONTACT *dashed where inferred or indefinite, dotted where concealed*
MEMBER CONTACT *between units of a formation* ····· **Prominent bed**
CONTACT BETWEEN SURFICIAL SEDIMENTS *located only approximately in places*

FAULT: *Dashed where indefinite or inferred, dotted where concealed, queried where existence is doubtful. Parallel arrows indicate inferred relative lateral movement. Relative vertical movement is shown by U/D (U=upthrown side, D=downthrown side). Short arrow indicates dip of fault plane. Sawteeth are on upper plate of low angle thrust fault.*

FOLDS: overturned — **ANTICLINE** — **SYNCLINE**
arrow on axial trace of fold indicates direction of plunge; dotted where concealed by surficial sediments

Strike and dip of sedimentary rocks: inclined (18) · inclined (approximate) (20) · overturned (80) · horizontal · vertical

Strike and dip of metamorphic or igneous rock foliation or flow banding or compositional layers: inclined (75) · inclined (approximate) · vertical · overturned (80)

OTHER SYMBOLS: Direction of landslide movement · outline of water bodies shown on map · water well · oil well · springs

PALOS VERDES PENINSULA MAP (DF-70)

LEGEND

Tmv / Tmad / Tma / Tmf / Tmat / Tb

MONTEREY FORMATION
(Equivalent to lower Puente Formation, north of Palos Verdes Fault)
Deep marine biogenic, clastic, and volcanic sediments; early middle to late Miocene age; described below in descending stratigraphic order:

Tmv Valmonte Diatomite – *Soft, white, punky, laminated diatomaceous shale and mudstone, in places up to 125 m thick; Mohnian Stage (Rowell, 1982)*
Tmad *Diatomite in San Pedro area – lithologically very similar to Valmonte Diatomite, but probably equivalent in age to upper part of unit* **Tma;**
Tma Altamira Shale – upper part: *White-weathering, thin-bedded siliceous and phosphatic shale with interbeds of limestone and siltstone, locally organic and diatomaceous; 40 m thick; with cherty and porcelaneous shale at base, up to 15 m thick (Conrad and Ehlig, 1983); Relizian(?) – Mohnian Stages (Rowell, 1982)*
Tmf Point Fermin Sandstone member – *Light gray, bedded, indurated sandstone, contains abundant grains, pebbles and cobbles of blueschist , few of quartzite and basaltic rocks; +/- 40 m thick; early Mohnian Stage (Sloan, 1987)*
Tmat Altamira Shale – lower part: *Mostly light gray shale and mudstone, with tuffaceous and dolomitic strata throughout, with total thickness up to 275 m; at or near top contains white, fine-grained, semi-indurated tuff bed*
M *(Miraleste Tuff of Woodring et al., 1936) about 2 m thick; near middle contains bentonitic Portuguese Tuff* **p** *(of Woodring et al., 1946) up to 25 m thick near Portuguese Bend; contains flows and intrusions of basaltic rocks*
(Tb) *Described separately below; Relizian – Luisian Stages (Rowell, 1982)*
In lower Puente Formation, north of Palos Verdes fault, in subsurface only:
Del Amo zone – *Of Torrance oil field: oil-producing fine-grained sandstone and shale*
Nodular Shale – *Dark brown organic shale with phosphatic laminae and blebs*
Basal Conglomerate – *Poorly sorted, with blueschist debris (San Onofre breccia?)*

Qls

Qls *Landslide debris; mostly of Monterey Shale*

From: "Geologic map of the Palos Verdes Peninsula and vicinity, Redondo Beach, Torrance, and San Pedro quadrangles, Los Angeles County, California" by Thomas W. Dibblee, Jr., 1999

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Typically, these locally warped, brecciated and ("contact") metamorphosed the host sediments during injection. Associated with the Miocene volcanism are aerial- and water-laid beds of tuff (volcanic ash) and tuffaceous sandstone. While not observed on the subject site, in some places the tuff has been weathered and altered into bentonite – a clay mineral that becomes quite weak and malleable when saturated. The major such deposits are of sufficient size as to be mappable, including the Portuguese Bend and Miraleste Tuff units shown on some geologic maps of the Portuguese Bend region, but are not shown onsite.

A regional geological feature important to this investigation is the generally seaward inclination of strata within the Altamira Shale caused by the upwarping and folding along the active Palos Verdes fault that is about 3 to 4 miles north of the site. This, along with combinations of such factors as long-term coastal bluff erosion, pluvial episodes, infiltration of anthropic wastewater, and possibly earthquakes, have and are giving rise to generally "bedding-controlled" landslides along parts of the southwest flank of the Palos Verdes Hills. Among these is the well-recognized and at least partly active nearby Portuguese Bend Landside Complex that includes the Klondike Canyon Landslide; and the particularly germane Flying Triangle Landslide. Figure 3 from the California Landslide Inventory Map (2024) illustrates the locations and propensities of these landslides, as well as areas that have are seemingly devoid of landslides owing to a large part the local geological conditions.

LOCAL GEOLOGIC SETTING

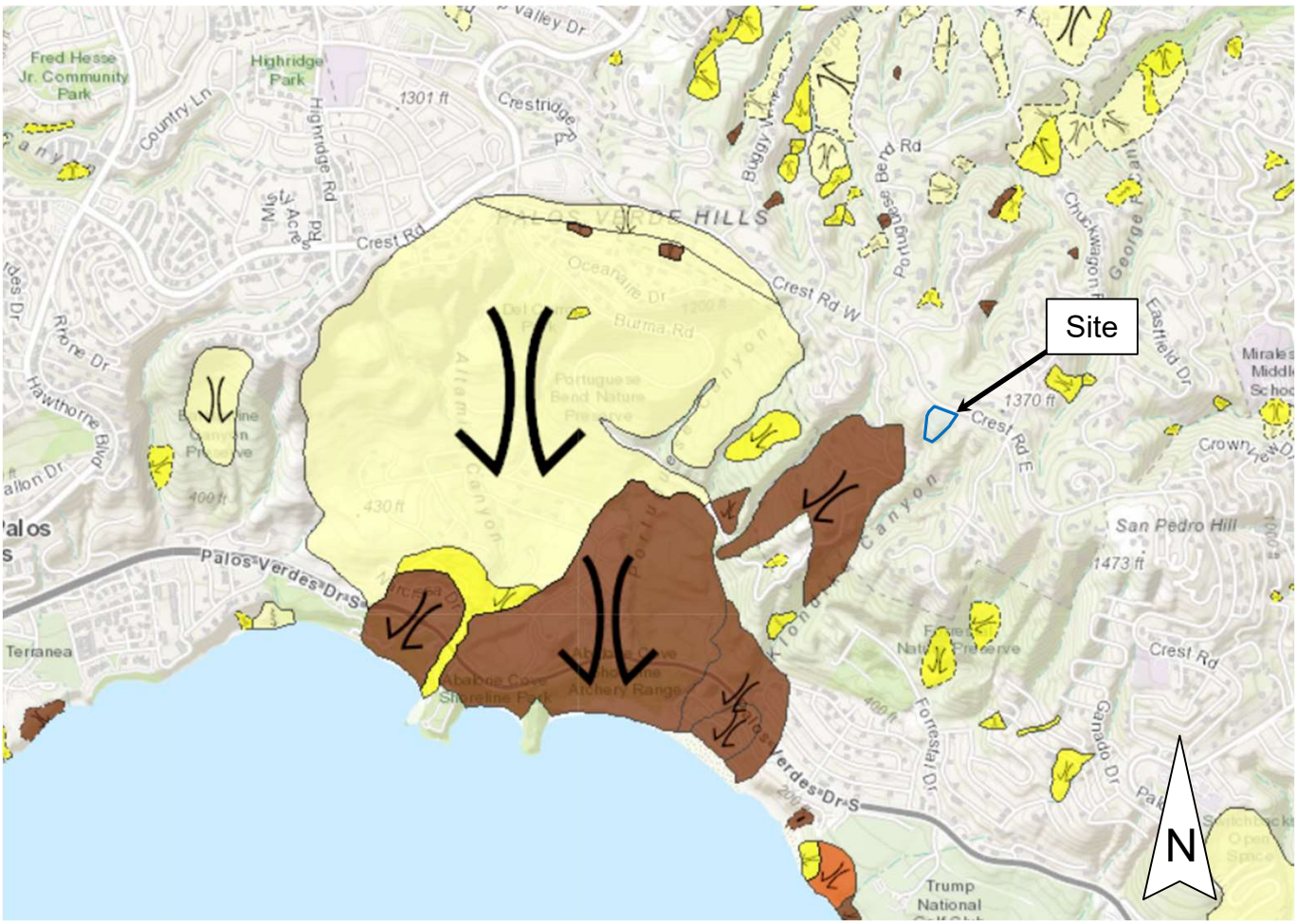
Geomorphology

The characteristic topographic aspect of the geomorphically complex southern slope of the Palos Verdes Hills is a flight of 13 wave-cut marine terraces that formed during varying stands of sea level through the last million or so years (for example, Dibblee, 1999; Cleveland, 1976; Woodring, and others, 1946). The youngest being the current shoreline.

Tectonic uplift and to a lesser degree episodic sea level changes have elevated the terraces, giving the local slopes their classic "stair-step" profile, except where locally disrupted by past and current landslides and incised seaward draining canyons.The study site lies atop a typical "flat-topped" south-trending ridge bound by steep, V-shaped canyons (Plate A-1; Figures 1 and 2). The ridge slopes descend to canyon bottoms at ratios varying from about 1.5 (vertical):1 (horizontal) to 2:1 with local steeper and flatter elements. Total site relief is about 230 feet (Plate A-1).

In turn, imprinted, at least locally, is "landslide" topography (Figure 3) that characterizes the aforementioned landslides. "Deflated", undulating surfaces that are bound upslope

LANDSLIDE INVENTORY MAP



Landslide Types

Deposits:

- Debris Flow
- Debris Slide, Soil Slide, or Soil Topple
- Earth Flow
- Rock Fall, Rock Topple, or Soil Fall
- Rock Slide
- Rock Spread
- Debris Fan
- Uncertain
- Type Undifferentiated

Sources:

- Scarp or Main Scarp
- Internal Scarp
- Debris Flow or Slide Scarp
- Debris Flow Track
- Gully or Rock Fall Chute
- Track or Rock Fall Source
- Inner Gorge
- Small Debris Flow Scarp or Track
- Small Slide Source, Type Undifferentiated
- Source Scarp

Landslide Activity

- Active/Historic
- Dormant Young
- Dormant Mature
- Dormant Old/Relict
- Dormant Age Not Specified

Produced from Landslide Inventory

Retrieved from- https://maps.conservation.ca.gov/cgs/lsi/app/

Date retrieved: May 23, 2024

Information provided by: County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA | California Geological Survey, USGS, Cooper-Clark Associates | California Geological Survey

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by lunate scarps typify the topography. These landslides vary from currently active to dormant to inactive. Generally, the dormant and inactive landslides are eroded and incised by streams and thus have subdued topography; whereas the active slides have sharp definition and geomorphic indicators. Among the active landslides is the Flying Triangle Landslide whose crown is about 150 feet west of the study site's western boundary and about 425 west of the portion of the site to be developed [(California Landslide Inventory Map, 2024, Figure 3; Slosson/County of Los Angeles, 1986/7, Plate A-7).

Stratigraphy

Artificial Fill: The H&A exploration excavations did not encounter artificial fill, for the site is in essence in its natural state. Small, unmappable deposits of artificial fill likely bound the downslope sides of small paths and possibly along Crest Road East. These were not investigated owing to their likely small dimensions, and likely small impact on proposed development.

Surficial Soils: H&A surmises that shallow soils cover much of the site. Where observed in test pits and natural exposures, these soils consist of black to dark gray to brown, silty clay with Altamira siltstone fragments. These soils are slightly moist to moist, generally soft to medium stiff, and commonly contain roots. The test pits exposed up to 3 feet of these soils. It is thus anticipated that the natural soils are likely relatively thin, perhaps ranging from 1- to 5-ft thick, particularly on slopes.

Landslides: No landslides are mapped onsite. The site, however, is northwest of the crown of the well-known active "Flying Triangle Landslide (for example, California Landslide Inventory Map, 2024, Slosson/County of Los Angeles, 1986/7), A separate section assessing the landslide relative to the proposed development follows below.

Bedrock – Monterey Formation: Natural and anthropic outcrops, as well as the exploration excavations, expose(d) two principal and distinct rock types within the Altamira Shale, siltstone and basalt, as follows:

Siltstone: Based on Dibblee (1999), Slosson/County of Los Angeles (1986/7) and Woodring and others (1946), the site and its environs are underlain by the lower (tuffaceous) part of the Altamira Shale Member of the Monterey Formation ("Altamira Shale") comprised mainly of interbedded diatomaceous, clayey and siliceous siltstone/shale and occasional hard carbonate/siliceous beds. Bedding within this unit is generally thin with well-developed partings, although the carbonate/siliceous beds are roughly one- to three- feet thick. Regionally, the carbonate beds are lightly to intensively

fractured, and thus locally “blocky”. The carbonate/siliceous beds, where present in graded areas, generally yield tabular boulders during difficult excavation, frequently requiring special handling.

The bedrock exposed in the Test Pits and Borings, as well as that exposed in pathway cut slopes on the ridge slopes, is consistent with the regional, in that generally thin-bedded siltstone predominates. These are generally clayey, but porcellaneous and siliceous beds are common. Also, rare sandstone stringers are intercalated in the bedrock.

Importantly, H&A mapping, Test Pits and Borings did not encounter decomposed tuff or bentonite beds. According to Anderson (1987) weak tuff beds above basalt units have acted as slide planes elsewhere in the Portuguese Bend area. Based on local geological investigations (for example, Marseth, Howe and Lockwood and Associates, 1970; and Steiner, 2004), the study site is likely straigraphically below these tuff beds, including the Portuguese Tuff, a local weak unit of decomposed tuff/bentonite ranging from a few to perhaps 60-feet thick that is amenable to landsliding.

The engineering characteristics of the bedrock are given in the Appendix.

Basalt: Intrusive and extrusive basalt and diabase lithosomes are intercalated within the lower Altamira Shale. These occur mainly as sills and dikes injected along stratigraphic units within the Altamira. Slosson and County of Los Angeles (1986/72) suggest that two major basaltic zone occur within the lower Altamira. As the sills were injected, they “burned” and contorted (in essence contact metamorphosed) the host sedimentary rocks. Relict localized folds and welded zones are yet mappable. These distortions are to some degree responsible for the “undulatory” bedding plane attitudes measured in the Altamira Shale on and near site.

Basalt sills were encountered in both of the H&A Borings. B-1 encountered basalt from 34 to 48 feet below ground surface and B-2 penetrated basalt at 26 to 38 feet and at 55 feet, bottoming in basalt. (Plates A-2, A-3 and B-11 through B-16, herein). The basalt is reported to be massive and fractured. The basalt contacts with the host Altamira are baked (lightly metamorphosed).

Slosson/County of Los Angeles (1986/7) mapped two basalt sills near the base of the subject ridge. Note that aforementioned tuff beds noted elsewhere by Anderson are absent at Borings B-1 and B-2.

Geologic Structure

The study site lies on a structural high formed by transpressional deformation along the regional, active Palos Verdes fault zone that is about 4-miles to the northeast. Most investigators (Woodring and others, 1946; Cleveland, 1976; Dibblee, 1999) portray the hills as an *anticlinorium* composed of many smaller folds generally trending northwest, with local variations. [Figure 2 depicts the regional geology as mapped by Dibblee (1999) and Plate A-7 shows the local geology as interpreted by Slosson/County of Los Angeles].

Accordingly, the south flank of the hills is also the south flank of the Palos Verdes Hills *anticlinorium*; hence, bedding planes generally dip to the south except where they are locally interrupted by small folds or by basaltic sills and dikes. Near the site, a variety of investigators portray different interpretations of the structure, including the placement of folds that are auxiliary to the major northwest-trending anticlinorium (for example, Dibblee, 1999; Woodring and others, 1946; Marseth, Howe, Lockwood, 1970; Slosson/County of Los Angeles, 1986/7). For reference, the former two investigators produced generalized regional geologic maps, whereas the latter two studied the area immediate to the study site. The latter studies therefore added much detail that inevitably led to revision of the work by earlier investigators.

In sum, the through-going local fold axes (Figure 2) mapped by Woodring and others and Dibblee probably are not as mapped. Based on the information provided by Slosson/County of Los Angeles (1986/7) and this investigation, the ridge (from Crest Road south) on which the study site lies is underlain by a monocline (Plates A-1 through A-6) that might be part of a larger anticline whose axis is north of the H&A study area.

Importantly, based on the foregoing, bedding planes near the top of the ridge in the area of interest are undulatory but generally dip at low angles to the south or are near horizontal (Plates A-1 through A-6). By inspection, the beds steepen to the south, thereby likely providing planes steep enough to induce a proclivity for south-directed landsliding (Figure 3) as typified by the Flying Triangle, Portuguese Bend and other local landslides to the south.

Small local folds are evident or inferred by mapping of available local outcrops. These appear to a great degree to be penecontemporaneous folds resultant from Miocene-aged slip or from subsequent injection of basalt, or combinations thereof; although later tectonism cannot be entirely ruled out as causation.

No suspected active faults have been mapped in the area applicable to this report (see References). Some investigators have mapped faults in the region but these seem of no practical effect to the study site. For example, Slosson/County of Los Angeles mapped

two faults on- or near-site. One fault is depicted by those investigators as crossing the subject lot in a northeastern manner from the southwestern offsite Flying Triangle scarp. However, later mapping by DeVries (2004) and Environmental Geotechnology Laboratory, Inc. (2010) indicates that the fault does not exist. A second fault is mapped as in essence following the bottom of the canyon that borders the site on the west.

Joints in the bedrock are generally high-angle. They vary from wide-spaced to closely spaced.

Flying Triangle Landslide

Owing to its proximity, the Flying Triangle Landslide bears assessment.

The landslide is active and is composed of about 70 acres located downslope of the study site (Figure 3). The crown of the landslide lies about 230 feet west of the west site margin and about 425 feet southwest of proposed site development (Plate A-1). This landslide has been well-studied by, among others: Maurseth, Howe, Lockwood and Associates (1970), Ehlig (1987), (Anderson (1987), Keene (1986), Slosson/County of Los Angeles (1986/7) and Steiner (2004). That large body of work is not repeated but only briefly summarized herein, so the reader is thus referred to those articles.

In brief, the Flying Triangle Landslide is an ancient landslide of which a part began to slip in the period of 1978 to 1980, causing the removal of about four houses. According to the literature, little has been done since to mitigate the potential for slip.

Investigators agree that the slide mass is to some degree footed by bedding planes within the Altamira Shale that dip seaward at moderate angles; and yet they indicate that part of the sliding has and is occurring across bedding planes. Maximum depth of the slide mass is enigmatic. For example, Maurseth, Howe, Lockwood Associates concluded that the landslide is about 76-feet deep, whereas Ehlig (1987) suggested that a deeper slide plane could be as much as 450-feet below ground surface; thus making it the deepest landslide in the Portuguese Bend area, if true. Based on review of the available literature, both published and proprietary, the slide plane angles dip moderately southerly at angles ranging from about 12- to 15-degrees to about 20 to 25- degrees. Undercutting by streams that removed lateral support and possibly ancient undercutting of the toe area by wave action, combined with the introduction of ground water via rainy cycles and anthropic disposal of water led to the landslide reactivation. The investigators generally agree that the internal structure and hence the movement patterns in this landslide and the adjacent Klondike Canyon Landside (Figure 3) are complex; and that the slide mass consists of several blocks.

The Flying Triangle Landslide has and is moving on planes with moderate to moderately steep inclinations, as opposed to the nearly flat to quite shallow dips of bedding at and near the study site which is on the crest of the aforementioned monocline. This, perhaps aided by disruption of the continuity of the strata by intrusion of basalt, likely accounts for the relative stability of the upper part of the subject ridge.

GROUNDWATER AND CAVING

Groundwater was not encountered within the maximum depths explored for this project (59 feet below existing grades). Owing to the elevated position of the site with respect to nearby drainage courses, ground water is not expected to be a factor during construction of the proposed project. However, seasonal and long-term fluctuations in the groundwater conditions may occur as a result of variations in irrigation, rainfall, surface run-off and other factors.

Caving was not observed during test pit excavation and sampling operations during the course of subsurface exploration at the site. Caving may occur in excavations deeper and/or greater in dimension than our test pits.

SEISMOLOGICAL AND GEOLOGIC HAZARDS

Ground Shaking Analysis

Neither the location nor magnitude of earthquakes can accurately be predicted at the time of this report. In the past, the site has been periodically subject to moderate to intense earthquake-induced ground shaking from nearby faults. Considerable damage could occur at the site and structural improvements during a strong seismic event.

There are several faults in the region, as presented on Figure 4, Regional Fault Map, that were, at the time of this report, considered ‘active’ and that could produce moderate to strong ground shaking at the site. The possibility of ground acceleration or shaking at the site could be considered as approximately similar to the Southern California region as a whole.

Based on the USGS Degradation Application (2014 V4.2.0), the peak ground acceleration for Site Class “D” earth materials was reported to be 0.41g, with a 10% probability of being exceeded in 50 years, and 0.72g for a 2% probabilistic of exceedance in 50 years.

Surface Fault Rupture

The site does not lie within a designated Alquist-Priolo Earthquake Fault Zone, Figure 5, Seismic Hazards Map. Therefore, the potential for surface fault rupture at the Site during the design life of onsite structures is considered low.

REGIONAL FAULT MAP



Geologic Time Scale			Years Before Present (Approx.)	Fault Symbol	Recency of Movement	DESCRIPTION	
						ON LAND	OFFSHORE
Quaternary	Late Quaternary	Historic				Displacement during historic time (e.g. San Andreas fault 1906). Includes areas of known fault creep.	
		Holocene	200			Displacement during Holocene time.	Fault offsets seafloor sediments or strata of Holocene age.
			11,700			Faults showing evidence of displacement during late Quaternary time.	Fault cuts strata of Late Pleistocene age.
	Early Quaternary	Pleistocene	700,000			Undivided Quaternary faults - most faults in this category show evidence of displacement during the last 1,600,000 years; possible exceptions are faults which displace rocks of undifferentiated Plio-Pleistocene age.	Fault cuts strata of Quaternary age.
Pre-Quaternary			1,600,000			Faults without recognized Quaternary displacement or showing evidence of no displacement during Quaternary time. Not necessarily inactive.	Fault cuts strata of Pliocene or older age.
			4.5 billion				

From: "Fault Activity Map of California," compiled by Charles W. Jennings and William A. Bryant, California Geological Survey, Map No. 6, California Geologic Data Map Series, 2010

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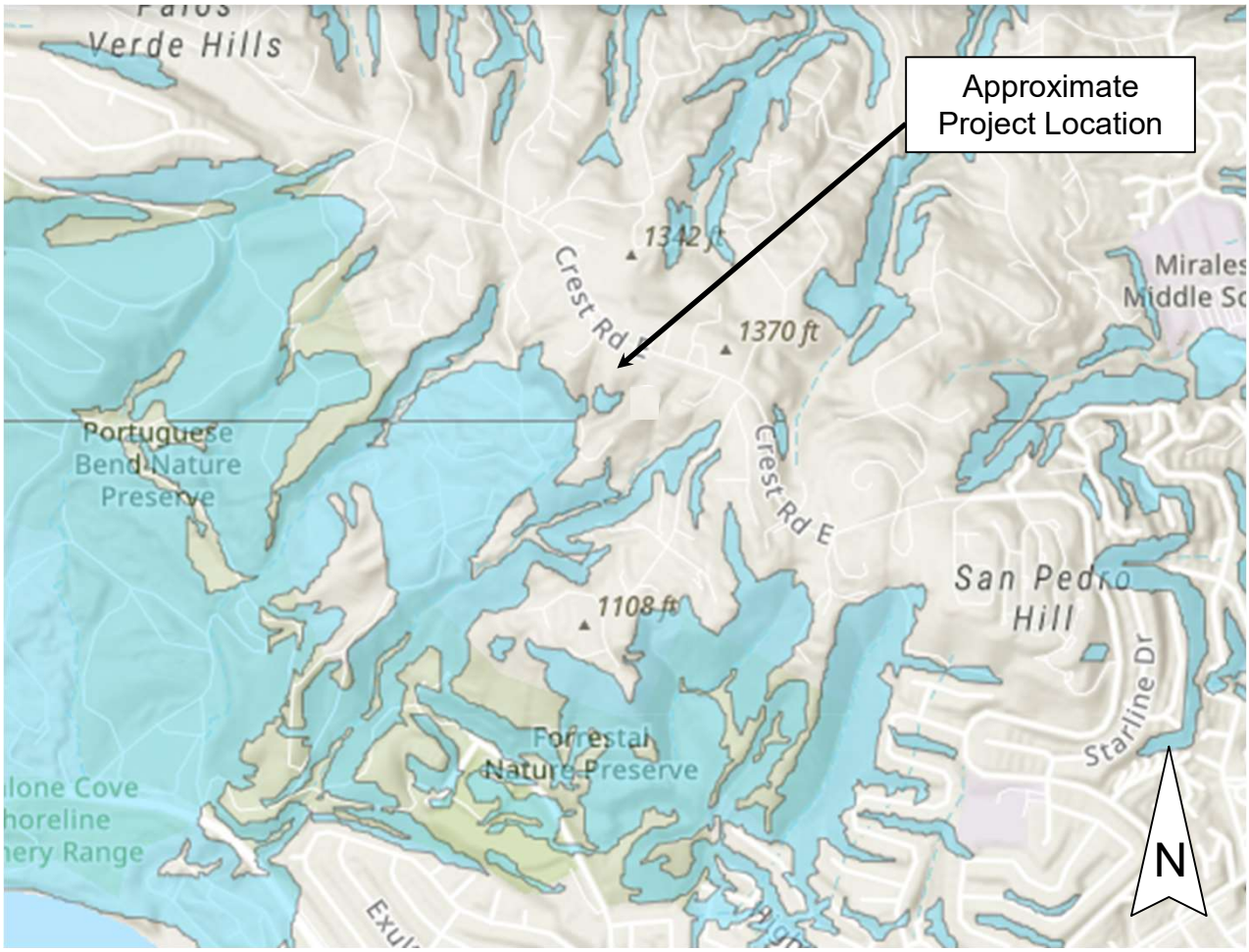
SEISMIC HAZARD ZONES MAP



MAP EXPLANATION

EARTHQUAKE FAULT ZONES

Earthquake Fault Zones
Zone boundaries are delineated by straight-line segments; the boundaries define the zone encompassing active faults that constitute a potential hazard to structures from surface faulting or fault creep such that avoidance as described in Public Resources Code Section 2621.5(a) would be required.

Active Fault Traces
Faults considered to have been active during Holocene time and to have potential for surface rupture: Solid Line in Black or Red where Accurately Located; Long Dash in Black or Solid Line in Purple where Approximately Located; Short Dash in Black or Solid Line in Orange where Inferred; Dotted Line in Black or Solid Line in Rose where Concealed; Query (?) indicates additional uncertainty. Evidence of historic offset indicated by year of earthquake-associated event or C for displacement caused by fault creep.

SEISMIC HAZARD ZONES

Liquefaction Zones
Areas where historical occurrence of liquefaction, or local geological, geotechnical and ground water conditions indicate a potential for permanent ground displacements such that mitigation as defined in Public Resources Code Section 2693(c) would be required.

Earthquake-Induced Landslide Zones
Areas where previous occurrence of landslide movement, or local topographic, geological, geotechnical and subsurface water conditions indicate a potential for permanent ground displacements such that mitigation as defined in Public Resources Code Section 2693(c) would be required.

OVERLAPPING EARTHQUAKE FAULT AND SEISMIC HAZARD ZONES

Overlap of Earthquake Fault Zone and Liquefaction Zone
Areas that are covered by both Earthquake Fault Zone and Liquefaction Zone.

Overlap of Earthquake Fault Zone and Earthquake-Induced Landslide Zone
Areas that are covered by both Earthquake Fault Zone and Earthquake-Induced Landslide Zone.

Note: Mitigation methods differ for each zone –
AP Act only allows avoidance; Seismic Hazard Mapping Act allows mitigation by engineering/geotechnical design as well as avoidance.

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Seismic Settlements (Liquefaction)

The term “liquefaction” describes a phenomenon in which a saturated cohesionless soil loses strength and acquires a degree of mobility as a result of strong ground shaking during an earthquake. The factors known to influence liquefaction potential include soil type and depth, grain size, relative density, groundwater level, degree of saturation, and both the intensity and duration of ground shaking. Hazard data published by the State of California is shown on Figure 5 “Seismic Hazard Map” and indicates that the subject site is not within an area identified as having a potential for soil liquefaction.

Seismically Induced Landslides

A landslide is a movement of the ground and is categorized based on the type of material that has failed and the movement type that occurs. A landslide is broadly categorized by its’ failure mode, its’ movement, and the earth materials involved. Predicting where landslides may occur utilizes this information as well as other factors such as slope steepness, slope height, slope orientation, relative density of the earth materials, groundwater level, degree of saturation, as well as location, intensity, and duration of ground shaking.

As shown on Figure 5 the portions of the site lie within an area identified by CGS as having a potential for earthquake induced landslides. According to Figures 2 and 3, no known or inferred landslides are on or project into the site.

Hydro-Consolidation

Hydro-consolidation settlement potential is considered to be low to moderate, as evidenced by subsurface soil properties, and laboratory engineering and index test results.

Expansive Soils

Laboratory testing on a sample of near surface soils indicated a ‘Medium’ soil expansion potential (EI=60) as defined in the latest edition of ASTM D4829. It is H&A’s opinion that a ‘Medium’ soil expansion should be used in project design. The degree of soil expansion should be confirmed by additional tests during or after rough grading operations.

SLOPE STABILITY

Slope stability analysis was performed for Sections A-A’, B-B’, C-C’, D-D’ and E-E’, Plates A-2 through A-6, marked through the site. Analyses were based on laboratory strength properties under saturated conditions, and engineering judgment for the proposed slope configurations. The below table presents strength data for the soil parameters used for the slope stability analysis:

Design Soil Parameters for Slope Stability Analyses

Soil or Bedrock Type	Cohesion,c (psf)	Friction,phi (degrees)	Bulk Density (pcf)
Fill / Colluvium	290	20	115
Bedrock (fbc), < 25 ft	400	25	125
Bedrock (fbc), > 25 ft	500	34	125
Bedrock (abc)	200	21	125

Groundwater was not encountered during the field investigation. Based on field investigation and SHZR Historic High Groundwater data, groundwater was not incorporated into the slope model and is not anticipated to be a factor in the project's development.

The SLIDE computer program, using the Bishop Method of Analyses for circular and wedge failure surfaces, was utilized to search for the most critical failure surfaces. The seismic coefficient was based on the County of Los Angeles guidelines utilizing the Special Publication 117A methods. The seismic coefficient procedure assumes a value of k=0.15g with a minimum FS=1.1 required to achieve acceptable results. Results of the analyses are summarized below.

Summary of Slope Stability Analysis

Description	Static Factor of Safety (FS)	Seismic Factor of Safety (FS)	Shear Pin Reinforcement
A-A' Global Circular/Wedge	1.78 / 1.94	1.20 / 1.18	-
A-A' Upper Circular/Wedge	1.77 / 2.05	1.26 / 1.35	-
B-B' Global Circular/Wedge	1.57 / 1.55	1.11 / 1.10	200 kips shear min 10' OC, 60 ft bgs
C-C' Global Circular/Wedge	1.66 / 1.52	1.28 / 1.11	200 kips shear min 10' OC, 35 ft bgs
D-D' Global Circular/Wedge	1.69 / 1.77	1.17 / 1.27	-
E-E' Global Circular/Wedge	1.74 / 1.80	1.35 / 1.40	-
E-E' Upper Circular/Wedge	2.04 / 2.34	1.49 / 1.70	-

Stability Analyses indicate that the proposed development has a calculated global static factor-of-safety (FS) greater than 1.5 and a calculated global seismic FS greater than 1.1. Sections B-B', C-C' require that the outer row of piles also be designed as shear pins. Plots of slope stability output files, including critical failure surfaces, are attached in Appendix B for reference.

DISCUSSION, CONCLUSIONS AND RECOMMENDATIONS

Based on the results of H&A's field exploration and laboratory testing, combined with engineering analysis, experience and judgment, it is this firm's opinion that the project may be developed as planned, provided the site grading and foundation criteria discussed herein are incorporated into the project plans and specifications and implemented during construction.

Based on the findings in this report, and provided the recommendations of this report are followed, and the designs, grading and construction are properly and adequately executed, it is our finding that the proposed construction will not be subject to geotechnical hazards from landslides, slippage, or settlement, within the standard limits of geotechnical practice. Further, it is our finding that the proposed construction will not adversely affect the stability of the adjacent properties, with the same provisos listed above.

The major geotechnical considerations that affect the design and construction of the planned construction included the following:

- Soil disturbance as a result of site excavation and preparation operations.
- Hillside Grading with keyways, benching, subdrains, and compacted fill.
- Cast-in-Drilled-Hole (CIDH) construction into bedrock.
- The outer row of piles are to be designed as stabilization shear pins at various locations.
- Expansive soils that are subject to heave and shrinkage with wetting and drying.
- Improvements adjacent to slopes will require maintenance and/or periodic replacement due to slope creep and other movement, unless supported by piles.
- Foundation depths to achieve building code setbacks.

It is this firm's opinion that the proposed residence development may be supported by conventional foundations and/or cast-in-drilled hole (CIDH) pile foundation system embedded into competent bedrock. Building slabs shall be structural, supported by perimeter foundations. The following recommendations are provided.

SITE PREPARATION AND GRADING

Existing Construction Debris, Undocumented Fill, Disturbed Soils

Prior to grading operations, it will be necessary to remove designated existing construction, including any remaining buried obstructions, which may be in the areas of proposed construction. Concrete flatwork should also be removed from areas of proposed construction. Concrete fragments from site demolition operations should be disposed of

off-Site. Any undocumented fill or disturbed soils in areas of proposed foundations and slab on grade construction should be excavated to full depth.

Remedial Grading

The proposed buildings shall be supported by foundations into bedrock. Grading to support ancillary improvements located away from slopes should be compacted to a minimum of 90 percent relative compaction above optimum moisture content for clayey soils and near optimum moisture content for granular soils. A six-inch scarification and recompaction of in-place soils to 90 percent relative compaction above optimum moisture contents may be taken equivalent to six-inches of approved compacted fill, when computing total excavation requirements. Expansive clay subgrade shall be pre-soaked prior to slab construction.

The depth of over excavation should be reviewed by the Geotechnical Consultant during construction. Any subsurface obstruction, buried structural elements, and unsuitable material encountered during grading, should be immediately brought to the attention of the Geotechnical Consultant for proper exposure, removal and processing, as recommended. Exposed excavation bottoms should be observed by the Geotechnical consultant or his representative.

Hillside Grading

Hillside Grading Recommendations are provided below.

- All Grading shall be performed according to County and City grading codes, approved plans and specifications, and the below recommendations, whichever is more restrictive.
- Prior to commencement of work, a pre-grading meeting shall be held between the contractor, the owner or their representative, and the geotechnical engineer for the purpose of adhering to report recommendations.
- A surveyor shall be retained to layout the proposed grading including but not limited to locating all keys, top of cuts, toe of fills, stability fills, setbacks, easements and areas requiring over excavation of the cut portions of the building pads.
- Hillside fills shall have a key placed at the toe of the proposed fill slope. The key should be cut (3) feet into competent bedrock. The base of the key shall be sloped back into the hill. The key should be a minimum of (10) feet wide, except where slope stability analyses results in a wider key. Where slopes are steeper than 5:1 (H:V), horizontal benches shall be cut into competent bedrock in order to provide both lateral and vertical stability.
- All areas to receive compacted fill, including all removal areas, keys and benches, shall be reviewed and approved by the geotechnical engineer prior to placing compacted fill.

- Materials excavated uphill from where fills are to be placed, shall not be cast over the slope into the fill area. Materials shall be channeled down a ramp to the area to receive compacted fill and the spread in horizontal layers. As compacted fills are placed, this ramp will be trimmed out to expose the dense, tight materials approved by the geotechnical engineer. The minimum vertical height of bench in approved materials shall be (3) feet. This will maintain the proper benching, as fill is placed up the slope. The ramp will be shifted periodically during the grading operations to allow for complete removal of the loose fill material and for the proper benching.
- The fill soils shall consist of select materials approved by the geotechnical engineer. These materials may be obtained from the excavation areas and any other approved sources, and by blending soils from one or more sources. The material used shall be free from organic vegetable matter and other deleterious material and shall not contain rocks greater than (4) inches.
- On-site and import materials approved for use should be placed in horizontal lifts not exceeding 8-inches in loose thickness, moisture conditioned to near optimum moisture contents, and compacted to a minimum of 90 percent of the maximum dry density as determined by the latest edition of ASTM Test Method D1557. The grade that is determined to be satisfactory for the support of the filled ground shall be scarified to a depth of at least six inches, moisture conditioned and compacted to the above standard.
- Review of the fill placement should be provided by the geotechnical engineer during grading. In general, density tests will be made at intervals not exceeding (2) feet of fill height or every 500 cubic yards of fill placed.
- The contractor shall be required to obtain a minimum compaction of 90 percent out to the finish face of 2:1 fill slopes. Compaction on slopes may be achieved by overbuilding the slope and cutting back to the compacted core or by direct compaction of the slope face with suitable equipment. Direct compaction on the slope faces shall be accomplished by back-rolling the slopes in (3) foot to (4) foot increments of elevation gain.
- During the inclement part of the year, or during periods when rain is threatening, all fill that has been spread and awaits compaction shall be compacted before stopping work for the day or before stopping because of inclement weather. These fills, once compacted, shall have the surfaces sloped to drain to an area where water can be removed.
- Work may start again, after the rainy period, once the site has been reviewed by the geotechnical engineer and authorization is given to resume. Loose materials not compacted prior to the rain shall be removed and aerated so that the moisture content of these fills will be within (3) percent above the optimum moisture content.

- Surface materials previously compacted before the rain shall be scarified, brought to the proper moisture content and recompacted prior to placing additional fill, if deemed necessary by the geotechnical engineer.
- Hillside fill shall have back drains installed at the compacted fill/competent bedrock contact to dissipate potential subsurface porewater pressure buildup. Backdrains shall consist of (4) inch perforated pipes; placed with perforations down. The pipe should be encased with at least (1) foot of gravel around the pipe. The minimum cover on the pipe should be (1) foot. The gravel should consist of (3/4) to (1) inch crushed rock. The first drain shall be placed no higher than (3) feet above the front cut of the key excavation. Additional back drains shall be placed at intervals roughly equivalent to (10) feet of vertical rise in elevation or where deemed necessary by the project soils engineer. For slopes where less than (20) feet of compacted fill is placed the drains shall be placed in the base of the keyway and at mid-slope. Each drain shall be placed into a trench excavated along the back of a horizontal bench at the compacted fill/competent bedrock contact. The trench bottom shall slope downward to each exit drain with a minimum gradient of (2) percent. The exit pipe shall consist of a (4) inch diameter non-perforated pipe. This pipe need not be encased in gravel. It shall exit at a minimum gradient of (2) percent to the finish face of the fill slope. Exist drains shall be placed at intervals not exceeding (50) feet. A cutoff wall consisting of concrete or soil cement shall be placed at the junction of the perforated pipe and the exit drains to stop seepage and force the water being removed into the perforated pipe.

Temporary Excavations

Excavations of site soils 4 feet or deeper should be temporarily shored or sloped in accordance with Cal OSHA requirements. For the purpose of Cal OSHA soil classification and shoring design, site soils should be considered as Type B.

A. Temporary Slopes:

In areas where excavations deeper than 4 feet are not adjacent to existing structures or public right-of-ways, sloping procedures may be utilized for temporary excavations. It is recommended that temporary slopes in native soils be graded no steeper than 1:1 (H:V) for excavations up to 15 feet in depth. The above temporary slope criteria is based on level soil conditions behind temporary slopes with no surcharge loading (structures, traffic) within a lateral distance behind the top of slope equivalent to the slope height.

It is recommended that excavated soils be placed a minimum lateral distance from top of slope equal to the height of slope. A minimum setback distance equivalent to the slope height should be maintained between the top of slope and heavy excavating/grading equipment.

Should adverse conditions be experienced during excavation operations, flattening of cut slope faces, or other special procedures, may be required to achieve stable, temporary slopes.

Soil conditions should be reviewed by the Geotechnical Consultant as excavation progresses to verify acceptability of temporary slopes. Final temporary cut slope design will be dependent upon the soil conditions encountered, construction procedures and schedule.

B. Shoring:
Temporary shoring will be required for those excavations where temporary slope cuts as specified above are not feasible.

Temporary cantilever shoring, if used, should be designed to resist active earth pressures of 35 pounds per cubic foot equivalent fluid pressure for level conditions behind shoring.

The design of shoring should also include surcharge loading effects of existing structures and anticipated traffic, including delivery and construction equipment, when loading is within a distance from the shoring equal to the depth of excavation.

In addition to the above, a minimum uniform lateral pressure of 100 pounds per square foot in the upper ten feet of shoring should be incorporated in the design when normal traffic is permitted within ten feet of the shoring.

New Fills
The upper one foot of site soils should be excavated and recompacted to a minimum of 90 percent relative compaction near optimum moisture content prior to placement of any new fills, where required, to achieve finish grade elevations. Exposed excavation bottoms should be scarified a minimum 6-inches and recompacted to at least 90 percent relative compaction at near optimum moisture content. Excavation bottoms should be firm and unyielding prior to backfilling.

Backfilling and Compaction Requirements
On-site and import materials approved for use should be placed in horizontal lifts not exceeding 8-inches in loose thickness, moisture conditioned to above optimum moisture content for clayey soils and near optimum moisture content for granular soil, and compacted to a minimum of 90 percent of the maximum dry density as determined by the latest edition of ASTM Test Method D1557. Existing site soils, unless indicated otherwise, are considered suitable for re-use during Site grading and backfilling, provided they are free of debris, particles greater than 4 inches in maximum dimension, organic matter or

other deleterious materials, and are to a suitable moisture condition to permit achieving the required compaction.

Imported Soils

Any imported soil required to complete grading operations should consist of predominantly granular material which exhibits an Expansion Index ("EI") of less than 20 when tested in accordance ASTM Expansion Test Procedures and should be free of debris and particles greater than 4 inches in maximum dimension, organic matter or other deleterious materials, and should be approved by the Geotechnical Consultant or his representative. Potential import material should be identified, sampled and provided to the Geotechnical Consultant at least 72 hours prior to importation to the site. Final acceptance of any imported soil will be based upon review and testing of the soil actually delivered to the Site.

Observation and Testing During Construction

All foundation, grading, compaction, and backfill operations should be performed under the observation of and testing by the Geotechnical Consultant's designated representative. The consultant should be notified at least two days in advance of the start of construction. A joint meeting between the contractor and geotechnical consultant is required prior to the start of construction to discuss specific procedures and scheduling.

A. Grading Observation and Testing:

Prior to placing any fill the exposed excavation bottoms should be observed by the Project Geotechnical Consultant or their representative. If it is determined during grading that site soils require overexcavation to greater depths for obtaining proper support for the proposed structure, this additional work should be performed in accordance with the recommendations of the Geotechnical Consultant. Any subsurface obstruction, buried structural elements, and unsuitable material (such as undocumented fill, natural topsoil, etc…) encountered during grading, should be immediately brought to the attention of the Geotechnical Consultant for proper exposure, removal and processing, as recommended. Field moisture and density tests should be taken during grading in accordance with this report and local ordinances. All foundation excavations should be observed by the Geotechnical Consultant's representative to verify minimum embedment depths and competency of bearing soils. Such observations should be made prior to placement of any reinforcing steel or concrete.

B. CIDH Pile Observation and Testing:

General guidelines for pile installation are summarized below:

- Pile excavation will require equipment suitable to penetrate bedrock and/or soil typical to the area.

- Pile excavations should be drilled with suitable equipment and should not be out-of-plumb by more than 0.5 percent of the pier length. The center-to-center distance of constructed piers at the base of pile cap should not vary by more than three inches from the design spacing, or as directed by the Structural Consultant, whichever is more restrictive.
- Methods are the responsibility of the contractor. Casing should be used during drilling of any piles in the event caving conditions are experienced. If casing is used, concrete placement and casing removal should be done in stages such that the casing bottom is always as a minimum 3 feet below the top of concrete. Where applicable, bentonite slurry displacement (with steel casing to avoid caving) should be used for placement of concrete during drilled pier installation. All pile excavations shall be cleaned of loose soils and cuttings.
- A representative of this office should be present during all pile-drilling operations to verify pile embedment depths and acceptability of strata.
- The placement of reinforcement and concrete should conform to ACI and other applicable code requirements.
- Pile installation specifications should be reviewed by the Geotechnical Consultant.

FOUNDATION DESIGN

It is this firm's opinion that the proposed residence development may be supported by conventional foundations and/or cast-in-drilled hole (CIDH) pile foundation system embedded into competent bedrock. Building slabs shall be structural, supported by perimeter foundations. Foundation design details such as concrete strength, reinforcements, etc. should be established by the Project Structural Engineer.

Foundation Capacity

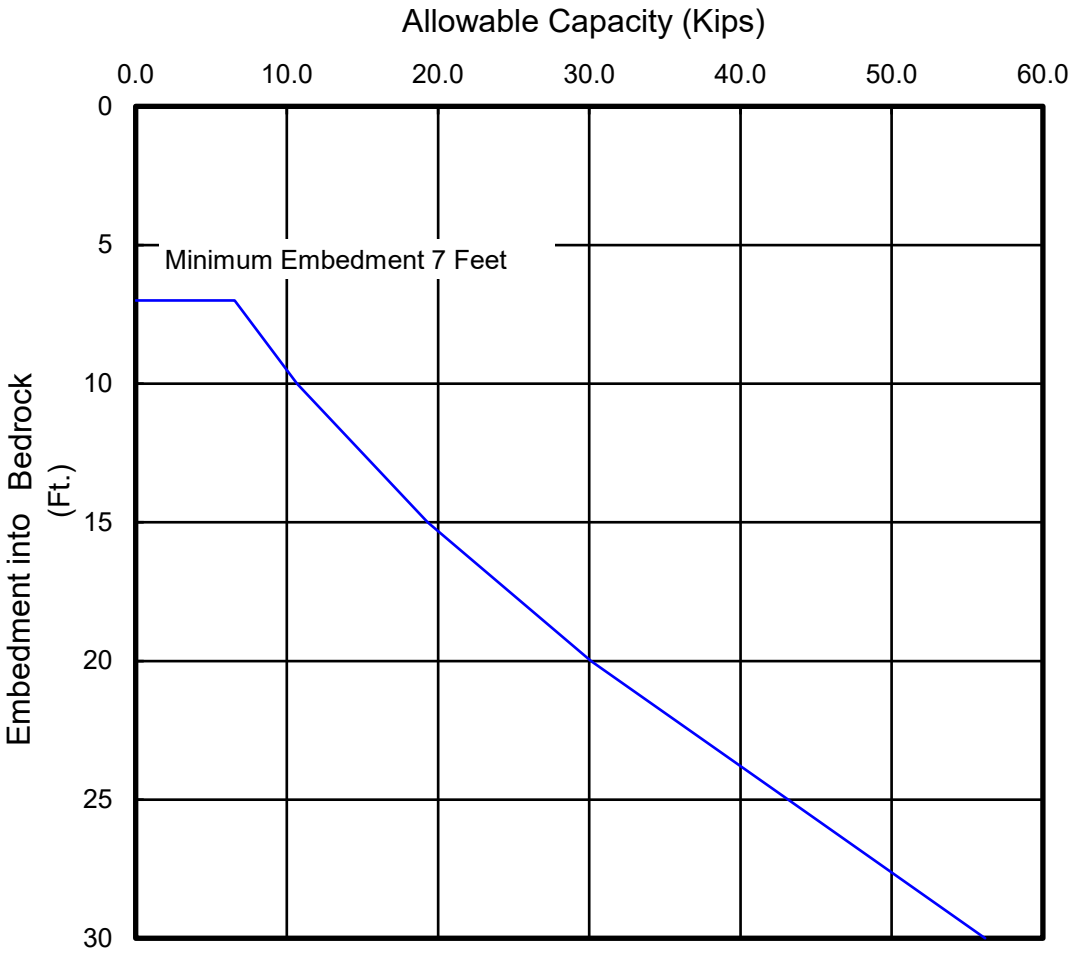
A. Conventional Foundation Capacity

A dead plus live load allowable bearing pressure of 2,500 pounds per square foot may be used in the design of both continuous and spread footings, when supported in competent bedrock. Recommended minimum footing embedment is 24 inches below lowest adjacent soil grade and 12 inches into competent bedrock, whichever is deeper. The above bearing pressures may be increased by one-third when considering short term loading from wind or seismic forces.

B. Cast-in-Drilled-Hole (CIDH) Friction Piles

Piles shall be at least 24-inch diameter and deepened into bedrock with no support from fill or colluvium. Recommended bearing and uplift capacities for drilled cast-in-place piles are provided on Figure 6. It is recommended that the minimum depth of penetration into

FRICTION PILE DESIGN



Design values given are for 12 inch diameter, cast-in-place friction piles. For piles of different sizes, the allowable capacity will be directly proportional to the comparative pile diameter. Uplift capacity will be one half the downward value given.

Geotechnical Engineering Investigation 23 Crest Road East Rolling Hills, California	Project No. 23-3282 Figure 6

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bedrock be 7 feet. The weight of the concrete in the piles may be neglected in considering bearing pressure.

Lateral Resistance

A. Conventional Foundations

Resistance to lateral loads can be assumed to be provided by pressure acting on structural components in contact with bedrock. Lateral resistance on the sides of footings may be computed using a passive pressure of 200 pounds per square foot per foot embedment into bedrock, subject to a maximum of 2,000 pounds per square foot. Friction between the base of the footings, and/or floor slabs, and the underlying material may be assumed as 0.30. Friction and lateral pressure may be combined, provided either is limited to two-thirds of the allowable.

B. Cast-in-Drilled-Hole (CIDH) Friction Piles

Resistance to lateral loads can be assumed to be provided by passive earth pressure and by friction acting on structural components in permanent contact with the bedrock. Lateral resistance on the sides of piles may be computed using a passive pressure of 400 pounds per square foot per foot embedment into bedrock, subject to a maximum of 4,000 pounds per square foot. Piles shall be tied by gradebeams and in two directions where possible.

Active Loads on Piles

Piles shall be designed for a lateral load of 1,000 pounds per linear foot of shaft exposed to fill and colluvium soils located above bedrock. Depths should be confirmed by the Geotechnical Consultant during construction.

Settlements/Displacements

Total settlements for foundations designed and constructed in accordance with the above criteria and supporting maximum assumed column and wall loads of 30 kips and 2.5 kips per linear foot, respectively, are not anticipated to exceed 1 inch. A differential settlement on the order of 1/2 inch is anticipated between similarly loaded pad footings and for continuous wall footings over a distance of approximately 30 feet. Settlement of single piles, or groups of up to three (3) piles, may be estimated to be less than 1/2 inch. Lateral displacement at the top of piers is not expected to exceed 1/2 inch. Most of the estimated settlement will take place rapidly with the first application of load.

This office should be contacted for further evaluation and recommendations, as necessary, should final design structural loads exceed the maximum loads used in our analysis by more than 10 percent.

Slope Setback

The foundation setbacks, required by the Building Department is for the placement of buildings and structures on, or adjacent to, slopes steeper than 3:1 (horizontal to vertical) to provide protection from water, mudflow, loose slope debris and shallow slope failures. These setbacks, shown on Figure 7 are for the horizontal clearance from the face of the foundations to the slope face.

SEISMIC DESIGN PARAMETERS

The Site-specific seismic design parameters were determined as a part of this study in accordance with the 2022 California Building Code, which is based on the 2019 International Building Code (IBC). Additionally, seismic design parameters were determined using the Structural Engineering Association (SEA) website which uses the USGS Seismic Design Web Services for the hazard loads. The 2022 CBC seismic design parameters that apply to the Site are as follows:

2022 CBC Seismic Parameters

CBC Seismic Parameter	Value or Classification
Site Classification (per Table ASCE/SEI 7-10 Table 20.3-1)	D
Mapped Spectral Response at 0.2 Sec Acceleration, S_s	1.559
Mapped Spectral Response at 1.0 Sec Acceleration, S_1	0.564
Maximum Considered Earthquake Spectral Acceleration, S_{MS}	1.871
Maximum Considered Earthquake Spectral Acceleration, S_{M1}	*null
5-Percent Damped Design Spectral Acceleration, S_{DS}	1.247
5-Percent Damped Design Spectral Acceleration, S_{D1}	*null

*See ASCE 7-16 Section 11.4.8

The Structural Consultant should review the above parameters and the 2022 CBC to evaluate the seismic design. Final selection of design coefficients should be made by the structural consultant based on the local laws and ordinances, expected structure response, and the desired level of conservatism.

RETAINING WALLS

Retaining walls planned should be adequately designed to resist the lateral soil pressures and the anticipated construction loadings and service conditions. The earth pressure acting on retaining walls depends primarily on the allowable wall movement, type of backfill materials, backfill slopes, wall inclination, surcharges, and any hydrostatic pressure. The following equivalent fluid pressures are recommended for vertical walls with no hydrostatic pressure and no surcharge loading:

SLOPE SETBACK – Section 1808.7

1808.7 Foundation on or adjacent to slopes. The placement of building and structures on or adjacent to slope steeper than one unit vertical in three units horizontal (33.3-percent slope) shall comply with Section 1808.7.1 through 1808.7.5

1808.7.1 Building clearance from ascending slopes. In general, building below slopes shall be set a sufficient distance from the slope to provide protection from slope drainage, erosion and shallow failures. Except as provided in Section 1808.7.5 and Figure 1808.7.1, the following criteria will be assumed to provide this protection. Where the existing slope is steeper than one unit vertical in one unit horizontal (100-percent slope), the toe of the slope shall be assumed to be at the intersection of a horizontal plane drawn from the top of the foundation and a plane drawn tangent to the slope at an angle of 45 degree (0.79 rad) to the horizontal. Where a retaining wall is constructed at the toe of the slope, the height of the slope shall be measured from the top of the wall to the top of the slope.

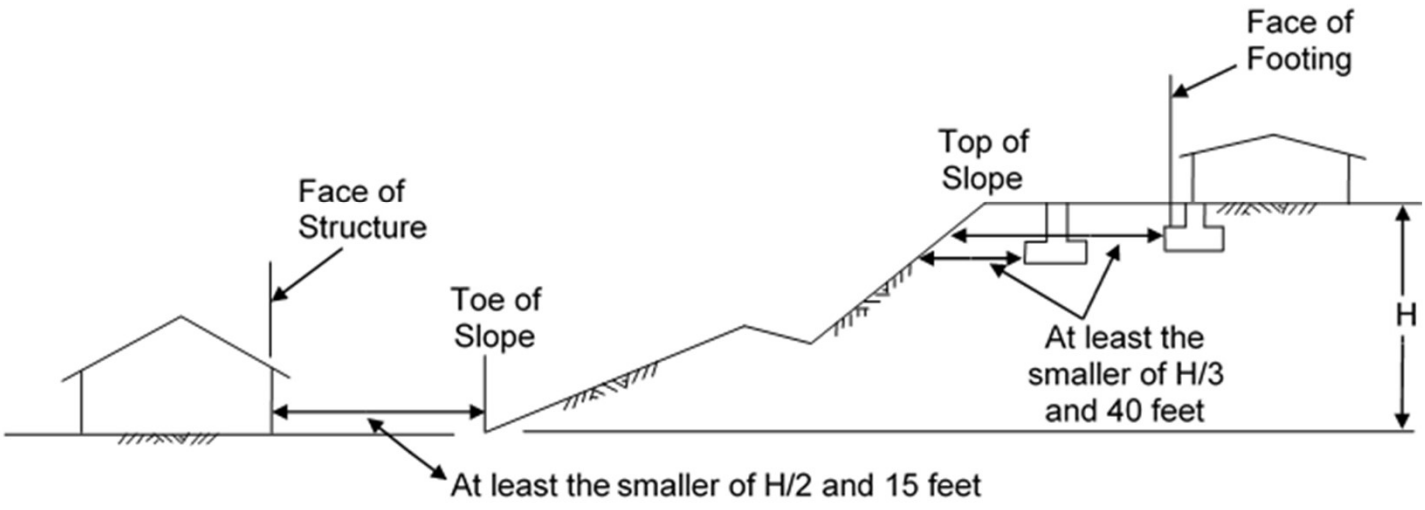
1808.7.2 Foundation setback from descending slope surface. Foundations on or adjacent to slope surfaces shall be founded in firm material with an embedment and set back from the slope surface sufficient to provide vertical and lateral support for the foundation without detrimental settlement. Except as provided for in Section 1808.7.5 and Figure 1808.7.1, the following setback is deemed adequate to meet the criteria.

Where the slope is steeper than 1 unit vertical in 1 unit horizontal (100-percent slope), the required setback shall be measured from an imaginary plane 45 degree (0.79 rad) to the horizontal, projected upward from the toe of the slope. Where the slope is steeper than 1 unit vertical in 1 unit horizontal (100-percent slope), the required setback shall be measured from an imaginary plane 45 degree (0.79 rad) to the horizontal, projected upward from the toe of the slope.

1808.7.3 Pools. The setback between pools regulated by this code and slope shall be equal to one-half the building footing setback distance required by this section. That portion of the pool wall within a horizontal distance of 7 feet (2134 mm) from the top of the slope shall be capable of supporting the water in the pool without soil support.

1808.7.4 Foundation elevation. On graded sited, the top of any exterior foundation shall extent above the elevation of the street gutter at point of discharge or the inlet of an *approved* drainage device a minimum of 12 inches (305 mm) plus 2 percent. Alternate elevations are permitted subjected to the approval of the *building official*, provided it can be demonstrated that required drainage to the point of discharge and away from the structure is provided at all location on the site.

1808.7.5 Alternate setback and clearance. Alternate setback and clearances are permitted, subject to the approval of the *building official*. The *building official* shall be permitted to require a geotechnical investigation as set forth in Section 1803.5.10.



For SI: 1 foot = 304.8 mm.

Figure 1808.7.1
Foundation Clearance From Slopes

PROJECT: Ogasawara Residence	PROJECT NO: 23-3282	DATE: May 2024
ADDRESS: 23 Crest Road East Rolling Hills, California		FIGURE: 7

Hamilton & Associates

Soil Type	Backfill Slope Behind Walls	EARTH PRESSURE	
		Equivalent Fluid Pressure (pcf) Active(Cantilever)	At-Rest (Rigid)
Granular Non-Expansive	Level	40	60
Site Soil Expansive	Level	60	100
Site Soil Expansive	2:1 (H:V)	80	120

These values are applicable for granular non-expansive fill soils placed between the wall sides and an imaginary plane rising at 45 degrees from below the edges (heel) of wall bottoms. The surcharge effect of anticipated loads on the wall backfill (e.g., traffic, construction equipment, footings) should be included in the wall design. Depending on whether the wall is free to deflect or restrained, 33 or 50 percent, respectively, of a maximum surcharge load located within a distance equal to the retained height of the wall should be used in design.

If it is determined that retaining walls require an additional seismic design pressure in accordance with the CBC, the following is provided for lateral earth pressures of site retaining walls. A resultant lateral force acting on proposed retaining walls as a result of seismic forces may be computed as 25 pcf-equivalent fluid pressure. This seismic resultant force may be applied to the retaining wall at a point located at (2/3)*H, measured from the bottom of the wall.

Positive drainage measures should be incorporated in design. Retaining wall subdrains should be located below the basement slab elevation and consist of a minimum four-inch diameter perforated ABS-SDR-35 or PVC SCH-40, or equivalent, connected to similar non-perforated outlet pipe. The perforated portion of the pipe should be embedded in at least three cubic feet per lineal foot of 3/4 inch crushed rock or equivalent material which has been wrapped in fabric, consisting of Mirafi 140N or equivalent, and approved by the Geotechnical Consultant. The filter fabric should overlap at least 12 inches at the ends of the fabric. Other subdrainage alternatives may be considered but should first be reviewed and approved by the Geotechnical Consultant prior to implementation.

POOL RECOMMENDATIONS

It is H&A's opinion that the proposed pool shall be supported by conventional foundations or piles into competent bedrock, depending on slope setbacks. The shell shall be designed for full loss of soil support on the downhill side. No pipes shall enter the pool or spa from the slope side.

Excavations of site soils should be performed in accordance with Cal OSHA requirements and in a manner to protect adjacent structures and property. The following minimum recommendations apply to pool design and construction:

Pool Shell

Expansive testing generally indicates 'Medium' expansion potential of the on-site soils and should be considered for pool design. Swimming pool walls should be designed to resist an at-rest equivalent fluid pressure of 100 psf both ways. Additionally, the pool shell should be designed as a self-standing structure for total loss of soil support.

Additional loads should be added to the shell design for structures laterally located within the depth of the shell. Consideration should be given to deepening existing or proposed adjacent structure's footings, so they have no influence on the shell nor derive support from the pool shell.

As the weight of the soil removed for the pool shell exceeds the weight of the pool and water, neither bearing nor settlement due to new loads is an issue.

Decks and Flatwork

Pool decks adjacent to slopes shall be pile supported. Incidental pool decks and flatwork away from slopes, regardless of areas of cut or fill, shall be underlain by a minimum of 2 feet of approved compacted fill beneath existing grade or finish grade, whichever is lower, and extend a minimum of two (2) feet beyond the footprint of the deck/flatwork, where possible. Approved fill materials in these areas should consist of on-site or import suitable material recompacted to a minimum 90 percent relative compaction above optimum moisture contents for fine-grained soils and near optimum moisture contents for coarse-grained soils in accordance with the slab recommendations in this report. From a geotechnical standpoint, concrete slabs should be a minimum five (5) inches thick and reinforced with No. 4 bars spaced at least 24 inches on center. Exterior slabs should be scored or saw cut, 1/2" to 3/8" deep, often enough so that no section is greater than ten feet by ten feet. The slabs should be separated from the foundations and sidewalks with expansion joint material.

Other Pool Considerations

Hydrostatic relief valves should be incorporated into the pool design. All fittings and pipe joints should be heavy duty and should be properly sealed to prevent water from leaking into the underlying soils. A poorly designed, installed, or maintained waterproofing system could lead to excessive soil movement upon occurrence of the leakage. An elastic waterproof expansion joint should be installed to prevent water from seeping into the soil at all deck joints.

SLAB-ON-GRADE

Building slabs shall be structural, fully supported by the foundation system.

Incidental concrete slabs should be supported on properly compacted soils in accordance with the site preparation and grading section of this report. Slab subgrade soils should not be allowed to dry out and should be maintained at the placement moisture condition until concreting. From a geotechnical standpoint, as a minimum, slabs should be 5-inches thick and reinforced with #4 reinforcing bars spaced at 12-inches on center each way.

Expansive structural slab and slab-on-grade subgrade should be pre-saturated just prior to construction.

Any interior slab to receive a moisture-sensitive floor covering should include a moisture membrane system. The vapor barrier shall consist of Stego Wrap Vapor Barrier 15 mil extruded poloylefin plastic, or equivalent. No recycled content or woven materials are permitted. Permeance as tested before and after mandatory conditioning (ASTM E 1745 section 7.1 and sub-paragraphs 7.1.1 – 7.1.5): less than 0.01 perms [grains/(ft2 · hr · inhg)] and comply with the ASTM E 1745-11 class a requirements. Install vapor barrier according to ASTM E 1643-11 and the manufactures recommendations, unless directed otherwise by the project structural engineer.

Slabs should be properly designed and reinforced for the construction and service loading conditions. The structural details, such as slab thickness, concrete strength, amount, and type of reinforcements, joint spacing, etc., should be established by the Project Structural Engineer.

SOIL CORROSIVITY

Limited soil constituent tests were performed on a select sample of site soils to give a general idea as to the corrosive nature of on-site soils to proposed concrete foundations, rebar, and any underground metal conduit. A corrosion engineer/specialist should be consulted for any advanced analysis or recommendations relating to corrosion at the site. Constituent test results are presented in Appendix A.

Concrete Corrosion

Disintegration of concrete may be attributed to the chemical reaction of soil sulfates and hydrated lime and calcium aluminate within the cement. The severity of the reaction resulting in expansion and disruption of the cement is primarily a function of the soluble sulfates and the water-cement ratio of the concrete. A soluble sulfate content of 0.0050% by weight has been recorded from corrosivity testing conducted on on-Site soils, as indicated in the test results provided in Appendix A. In accordance with Table 19.3.1.1 of

ACI 318-19, Building Code Requirements for Structural Concrete, soils exhibiting soluble sulfate content less than 0.1% by weight are classified as 'S0'. 'S0' sulfate class has no type restriction on concrete and a minimum requirement of f_c' of 2500 psi.

Metal Corrosion

In the evaluation of soil corrosivity to metal, the hydrogen ion concentrate (pH) and the electrical resistivity of the site and backfill soils are the principal variables in determining the service life of ferrous metal conduit. The pH of soil and water is a measure of acidity or alkalinity, while the resistivity is a measure of the soil's resistance to the flow of electrical current.

Currently available design charts indicate that corrosion rates decrease with increasing resistivity and increasing alkalinity. It can also be noted that for alkaline soils, the corrosion rate is more influenced by resistivity than by pH.

The resistivity value of 730 ohm-cm, as well as a pH-value of 7.81 classifies the on-site soils tested to be 'Severely' to buried ferrous metals. Based on California Test 643, the year to perforation for 18-gauge steel in contact with soils of similar resistivity and pH-value is approximately 22 years. In lieu of additional testing, alternative piping materials, i.e. coatings, plastic piping, may be used instead of metal if longer service life is desired or required. Where more detailed corrosion evaluation is required, we recommend that a qualified corrosion consultant be engaged to provide further evaluation and recommendations.

A soluble chloride content of 113 ppm was recorded and is considered low to the threshold values of 500 ppm per Caltrans Corrosion Guidelines 2018. Therefore, no special measure in terms of rebar protection against chloride corrosion is recommended herein as a result of the low soluble chloride content tested.

SITE DRAINAGE

In accordance with the CBC, unless exceptions apply, the ground immediately adjacent to buildings should be sloped away from the building not less than 5% for a minimum distance of 10 feet. If physical obstructions or lot lines prohibit 10 feet of horizontal distance, the 5% slope should be provided to an alternate method of diverting water from the foundation system, such as swales (sloped at 2%). Impervious surfaces within 10 feet of the building foundation shall be sloped a minimum of 2% away from the building.

IRRIGATION / VEGETATION

As with all properties on, adjacent to, or with slopes, the application of water should be minimized. Plant materials such as ice plants or succulents should not be planted on

slopes. If and whenever possible, drought tolerant, deep rooted plant materials should be utilized on slopes, with California native vegetation being considered first.

UTILITY TRENCHES

All trenches should be backfilled with approved fill material, compacted to relative compaction of not less than 90 percent of maximum density. Care should be taken during backfilling to prevent utility line damage. The on-site soils may be used for backfilling utility trenches from one foot above the top of pipe to the surface, provided the material is free of organic matter and deleterious substances. Any soft and/or loose materials or fill encountered at a pipe invert should be removed and replaced with properly compacted fill or adequate bedding material. Imported soils for pipe bedding should consist of non-expansive granular soils. The walls of temporary construction trenches may not be stable when excavated nearly vertically due to the potential for caving. Shoring of excavation walls or flattening of slopes will be required for temporary excavations deeper than 4 feet. All work associated with trenches, excavations and shoring must conform to the State of California Safety Code.

PLAN REVIEW, OBSERVATIONS AND TESTING

As foundation and earthwork plans are completed, Hamilton & Associates should be retained to provide plan review for intent of our recommendations. The review will enable us to modify our recommendations should the final design conditions not be as we understand them. During construction, we should provide field observation and testing to check that site preparation, grading, and foundation installation conform to the intent of our recommendations and to the project plans and specifications. As needed, during construction, we should be retained to consult on geotechnical questions, construction problems, and unanticipated conditions. This would allow us to develop supplemental recommendations as appropriate for the actual subsurface conditions encountered and the specific construction techniques. Furthermore, we would prepare a construction observation and testing report for the building department.

CLOSURE

This report has been prepared for the exclusive use of Ms. Yukiko Ogasawara for the proposed project at the subject site. The report has not been prepared for use by other parties and may not contain sufficient information for the purposes of other parties.

The Owner or their representatives are responsible for ensuring the information and recommendations contained in this report are brought to the attention of the project engineers and architects, incorporated into the project plans, and implemented by project contractors. This report should be named on project grading plans as a part of the project specifications.

We request and recommend notification should any of the following occur:

1. Final plans for site development indicate utilization of areas not originally proposed for construction.
2. Structural loading conditions vary from those utilized for evaluation and preparation of this report.
3. The site is not developed within 12 months following the date of this report.
4. Change of ownership of property occurs.

If changes or delays do occur, this office should be notified and provided with finalized plans of site development for our review to enable us to provide the necessary recommendations for additional work and/or updating of the report. Any charges for such review and necessary recommendations would be at the prevailing rate at the time of performing review work.

The findings contained in this report are based upon our evaluation and interpretation of the information obtained from the subsurface exploration performed and the results of laboratory testing and engineering analysis. As part of the engineering analysis, it had been assumed, and is expected, that the geotechnical conditions which exist across the area of study are similar to those encountered in the subsurface exploration. However, no warranty is expressed or implied as to the conditions at locations or depths other than those excavated. Should any conditions encountered during construction differ from those described herein, this office should be contacted immediately for recommendations prior to continuation of work.

Our findings and recommendations were obtained in accordance with generally accepted current professional principles and local practice in geotechnical engineering and reflect our best professional judgment. We make no other warranty, either express or implied.

These recommendations are, however, dependent on the above assumption of uniformity and upon proper quality control of construction. Geotechnical observations and testing should be provided on a continuous basis during temporary and foundation construction at the site to confirm design assumptions and to verify conformance with the intent of our recommendations. If parties other than Hamilton & Associates, Inc., are engaged to provide geotechnical services during construction they must be informed that they will be required to assume complete responsibility for the geotechnical phase of the project by concurring with the recommendations in this report or providing alternative recommendations.

This concludes our scope of services as described during our proposal dated September 26, 2023, however, this report is subject to review by the controlling authorities for the project. Any further geotechnical services that may be required of our office to respond to questions/comments of the controlling authorities after their review of the report will be performed on a time and expense basis as per our current fee schedule. We would not proceed with any response to report review comments/questions without authorization from your office.

We appreciate your business and hope that we can assist you during construction related services.

REFERENCES

Prior Site Reports

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Hamilton & Associates, Inc. (2014), Report of Deep Seepage Pit Percolation Testing, Tentative Parcel Map 72775 Lots 1 & 2, APN 7567-011-020, Tentatively 23 Crest Road East, Rolling Hills, California, Project No. 13-1672, dated May 29, 2014.

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Hart, E.W. and Bryant, W.A., Revised 2007, Fault-rupture hazard zones in California, Alquist-Priolo earthquakes fault zoning act with index to earthquake fault zones map; California Division of Mines and Geology Special Publication 42.

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Aerial Photographs

Date	Flight/Frames
2-24-99	C134-37/206, 207
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APPENDIX A

Plate A-1	Site Plan & Geologic Map
Plate A-2	Cross Section A-A’
Plate A-3	Cross Section B-B’
Plate A-4	Cross Section C-C’
Plate A-5	Cross Section D-D’
Plate A-6	Cross Section E-E’
Plate A-7	Los Angeles County Geologic Map
Plates B-1 through B-16	Logs of Test Pits & Borings
Plates C-1 and C-2	Consolidation Test Results
Plates D-1 through D-8	Direct Shear Test Results

LABORATORY TESTS

After samples were visually classified in the laboratory, a testing program that would provide data for our evaluation was established. The results are presented in the following sections.

MOISTURE CONTENT AND DENSITY TESTS

The undisturbed soil retained within the sampler rings was tested in the laboratory to determine in-place dry density and moisture content. The results are presented below:

Test Pit No.	Depth (feet bgs)	Dry Density (pcf)	Moisture Content (%)
TP-1	3.0	DS	14.4
TP-2	0.5	93.5	10.8
TP-2	2.0	69.5	12.7
TP-2	3.0	63.3	10.3
TP-3	1.0	83.3	13.5
TP-3	2.0	74.5	21.7
TP-4	1.0	84.9	12.5
TP-5	3.0	D.S.	9.0
TP-5	4.0	73.8	12.4
TP-6	3.0	82.4	8.8
TP-7	3.0	83.9	11.6
TP-8	4.5	80.9	13.8
TP-9	4.0	68.9	3.8
TP-10	3.0	46.0	14.5

B-1	5.0	DS	12.9
B-1	10.0	107	13.0
B-1	15.0	105.5	15.7
B-1	20.0	98.4	15.9
B-1	30.0	98.3	15.2
B-1	40.0	94.2	21.6
B-1	50.0	105.1	21.4
B-1	59.0	92.8	22.6
B-2	5.0	98.8	20.3
B-2	10.0	104.1	11.1
B-2	20.0	103.7	16.8
B-2	30.0	79.3	41.1
B-2	40.0	105.2	17.6
B-2	50.0	96.6	25.3
B-2	59	83.4	11.2

DS = Disturbed Sample

CONSOLIDATION TESTS

One dimensional consolidation test were performed on selected samples of the bedrock to determine the settlement characteristics and effects when placed in contact with water. The results of these tests are shown graphically on the appended “C” Plate.

DIRECT SHEAR TESTS

Direct shear and repeated shear tests were performed on selected relatively undisturbed and remolded samples to determine the shear strength parameters of bedrock soil samples. The results of these tests are shown graphically on the appended “D” Plates.

MAXIMUM DENSITY TEST

The following maximum density test was conducted in accordance with ASTM D1557, Method A, using 5 equal layers, 25 blows each layer, 10-pound hammer, 18 inch drop in a 1/30 cubic foot mold. The results are as follows:

Test Pit No.	Depth (feet)	Maximum Dry Density (pcf)	Optimum Moisture Content (%)	Material Classification
TP-1	0’-2’	103.5	17.3	Clayey Silt

EXPANSION TEST

An expansion test was performed on a soil samples to determine the swell characteristics. The expansion test was conducted in accordance with ASTM D4829, Expansion Index

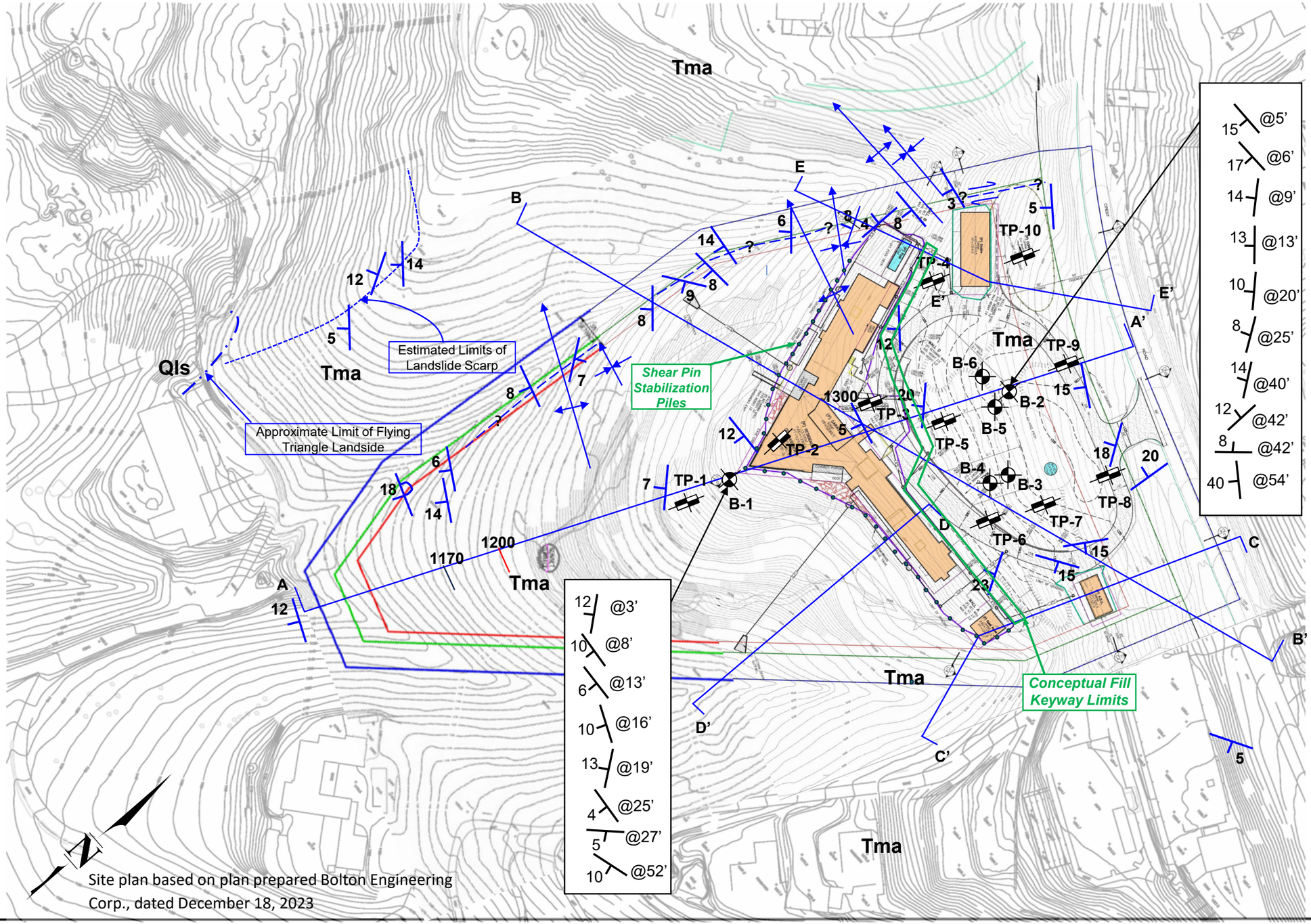
Test. The expansion sample was remolded to approximately 50 percent of saturation, subjected to 144 pounds per square foot surcharge load and submerged in water.

Location	Molded Dry Density (pcf)	Molded Moist. Content (%)	Saturation (%)	Expansion Index	Expansion Classification
TP-1 (0'-2')	84.4	17.7	48.3	60	Moderate

CORROSIVITY TESTING

Laboratory testing was performed by Cal Land Engineering per guidelines of California 417 (Sulfate), California 422 (Chloride), and California 532 (pH and Resistivity test procedures on a representative sample of the on-Site soils. This test was intended to provide data for a preliminary assessment relative to the potential for concrete deterioration due to soil sulfate and metal deterioration due to pH, resistivity of the soil and chloride content. The test results are shown below:

SAMPLE	SULFATE CONTENT (% weight, dry soil)	CHLORIDE (ppm)	pH	RESISTIVITY (ohms)
TP-6 (0-3')	0.0050	113	7.81	730



LEGEND

Geologic Units

Qls – Lanslide Debris
Tmb – Basaltic Sills
Tma – Altamira Shale

Symbols

Strike and Dip of Bedding; @40' Indicates Depth Measured in Boring

5

Plunging Anticline / Syncline

Inferred Fault Mapped By Slosson

– – – – ? – –

Geologic Cross-Section

B — B'

Location of Exploratory Boring and Test Pit

B-6

TP-10

0 100' 200'

Scale in Feet (approx.)

Project: Ogasawara Residence – 23 Crest Road East, Rolling Hills Estates, California

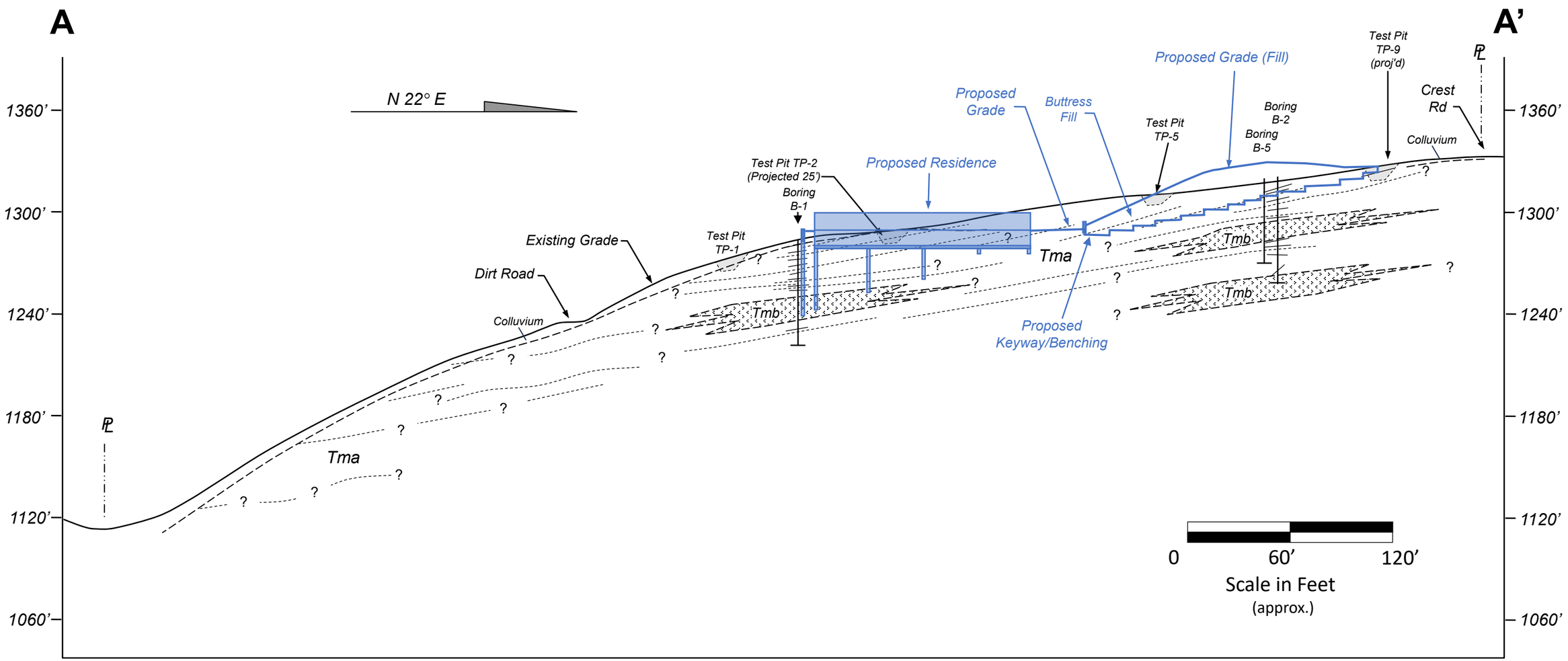
Project No: 23-3282

Hamilton & Associates

Plate No: A-1

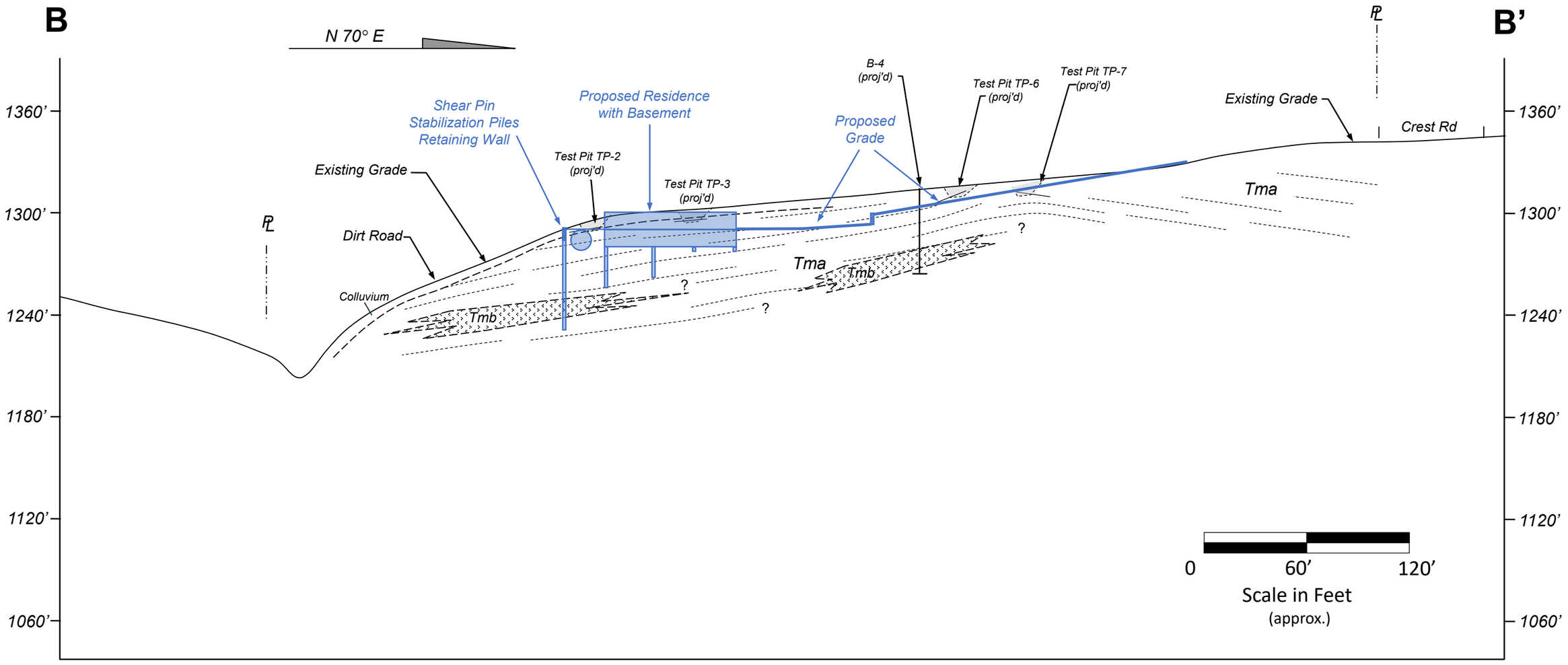
Date: May 2024

GEOLOGIC CROSS SECTION A-A’



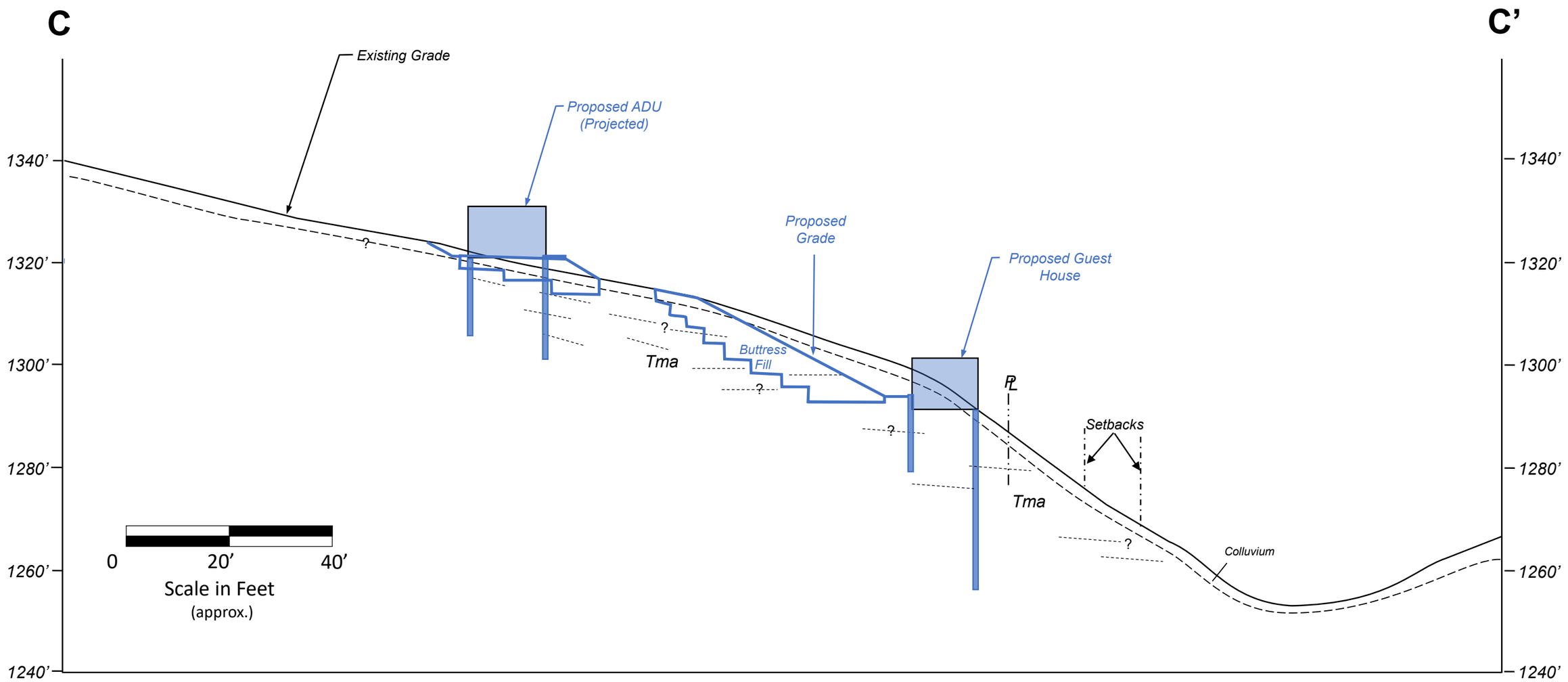
Project: Ogasawara Residence – 23 Crest Road East, Rolling Hills Estates, California	Project No: 23-3282	
Hamilton & Associates	Plate No: A-2	Date: May 2024

GEOLOGIC CROSS SECTION B-B’



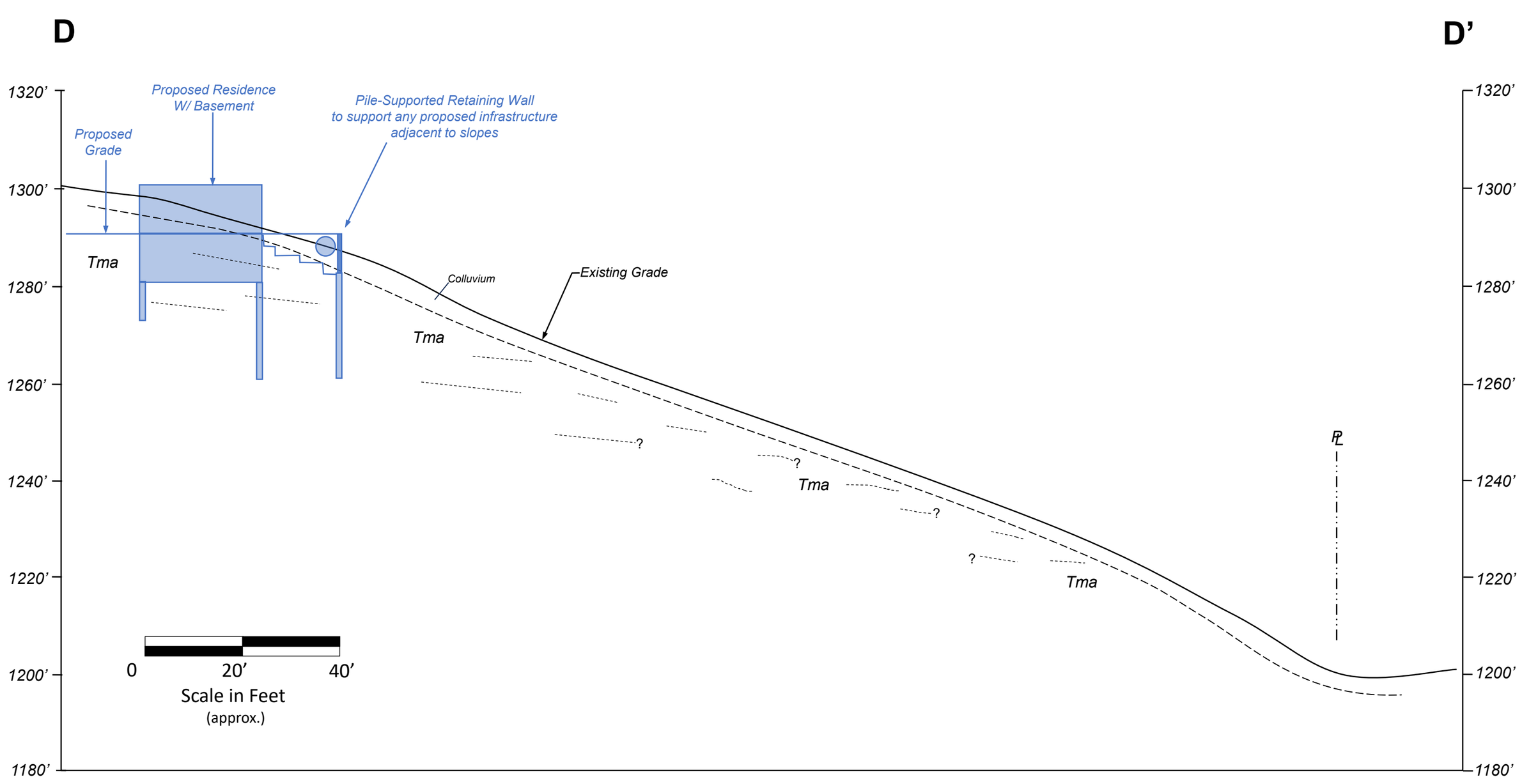
Project: Ogasawara Residence – 23 Crest Road East, Rolling Hills Estates, California	Project No: 23-3282	
Hamilton & Associates	Plate No: A-3	Date: May 2024

GEOLOGIC CROSS SECTION C-C’



Project: Ogasawara Residence – 23 Crest Road East, Rolling Hills Estates, California	Project No: 23-3282	
Hamilton & Associates	Plate No: A-4	Date: May 2024

GEOLOGIC CROSS SECTION D-D’



Project: Ogasawara Residence – 23 Crest Road East, Rolling Hills Estates, California

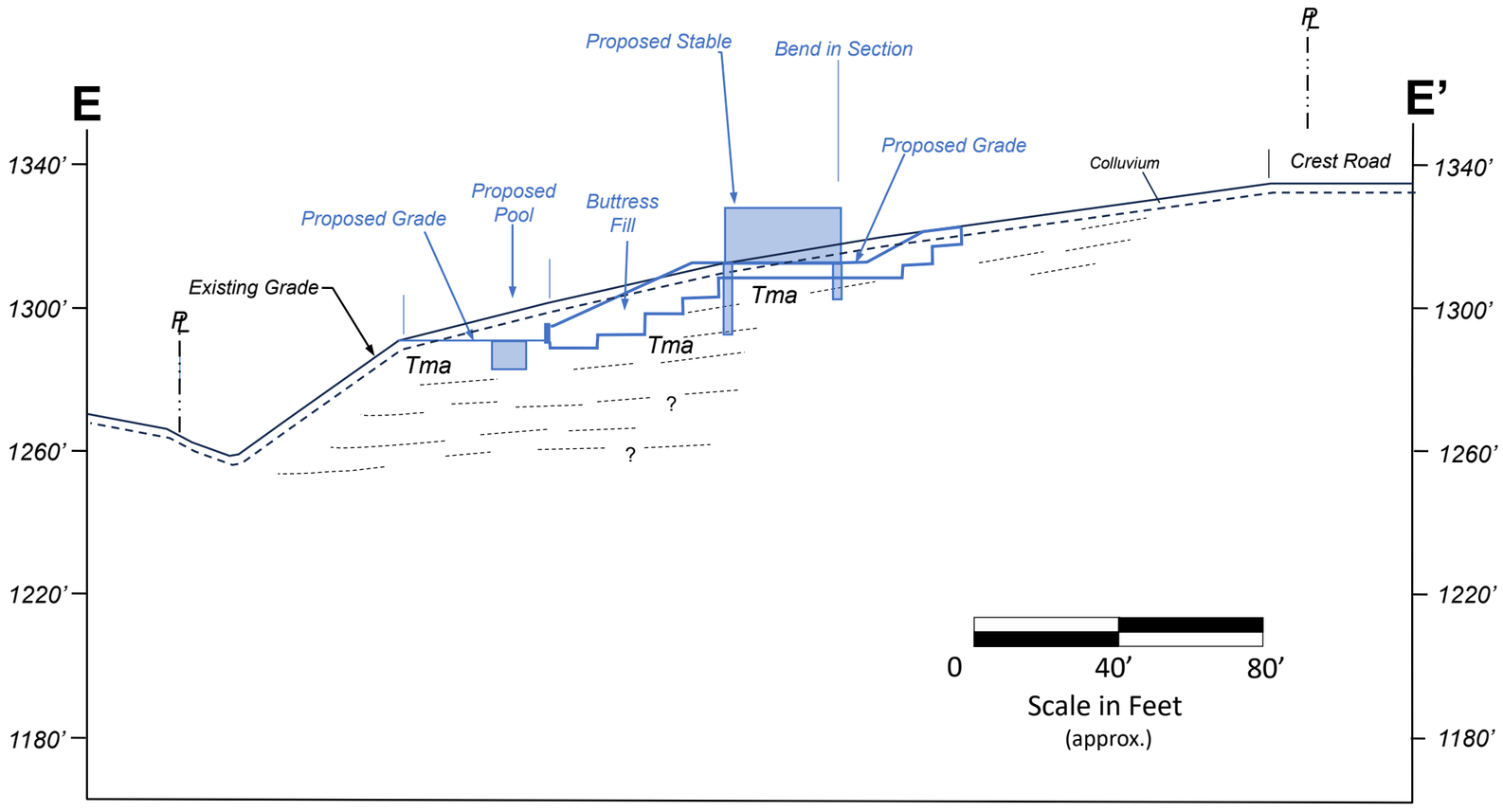
Project No: 23-3282

Hamilton & Associates

Plate No: A-5

Date: May 2024

GEOLOGIC CROSS SECTION E-E’



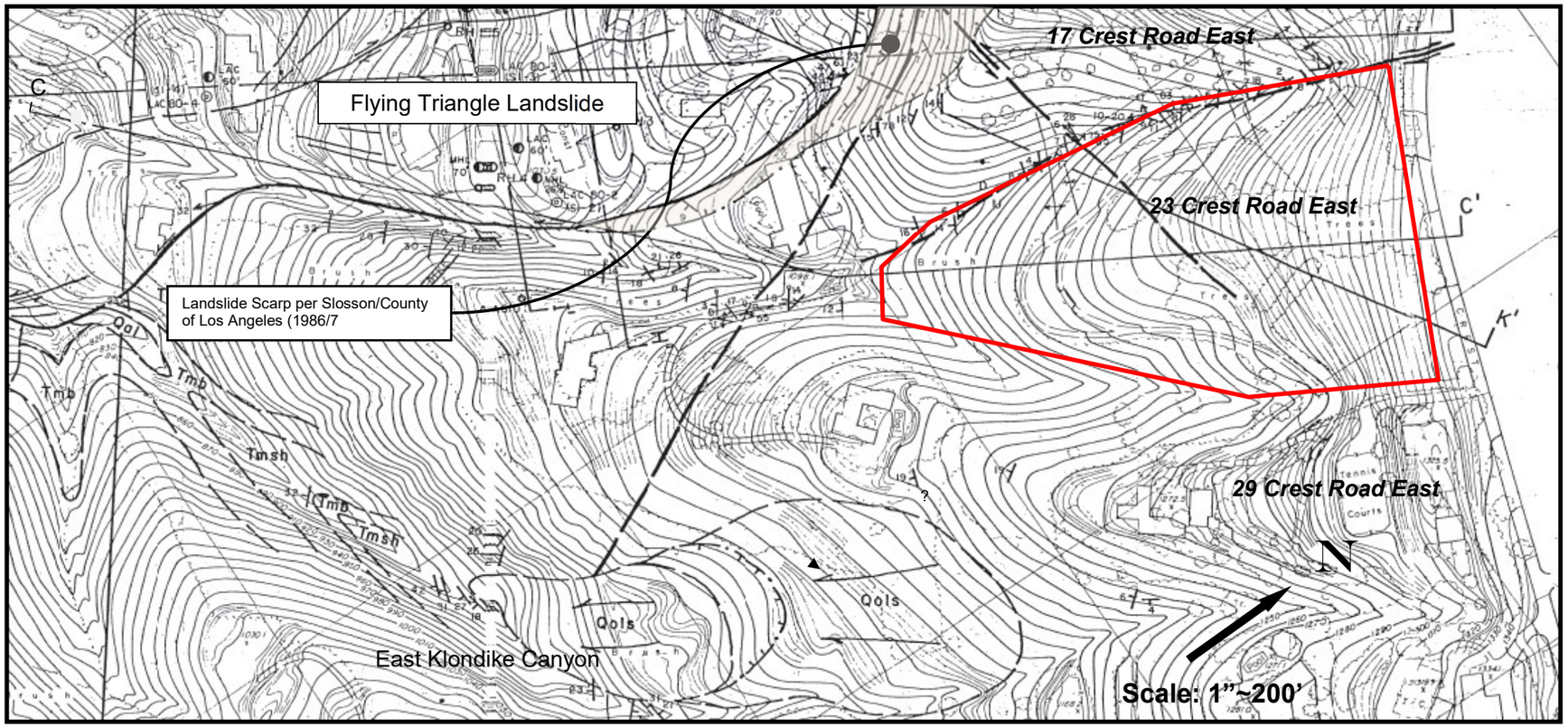
Project: Ogasawara Residence – 23 Crest Road East, Rolling Hills Estates, California

Project No: 23-3282

Hamilton & Associates

Plate No: A-6

Date: May 2024



SYMBOLS OF MAJOR GEOLOGICAL UNITS

Qols – Older Landslide (Surmised)

Tmsh – Altamira Shale

Tmb -- Basalt

Revised from Slosson/County of Los Angeles (1986/7)

Schematic Local Geologic Map

Project: Ogasawara Residence

Proiect No. 23-3282

Hamilton & Associates

Plate A-7

May 2024

TEST PIT LOG

No. TP-1

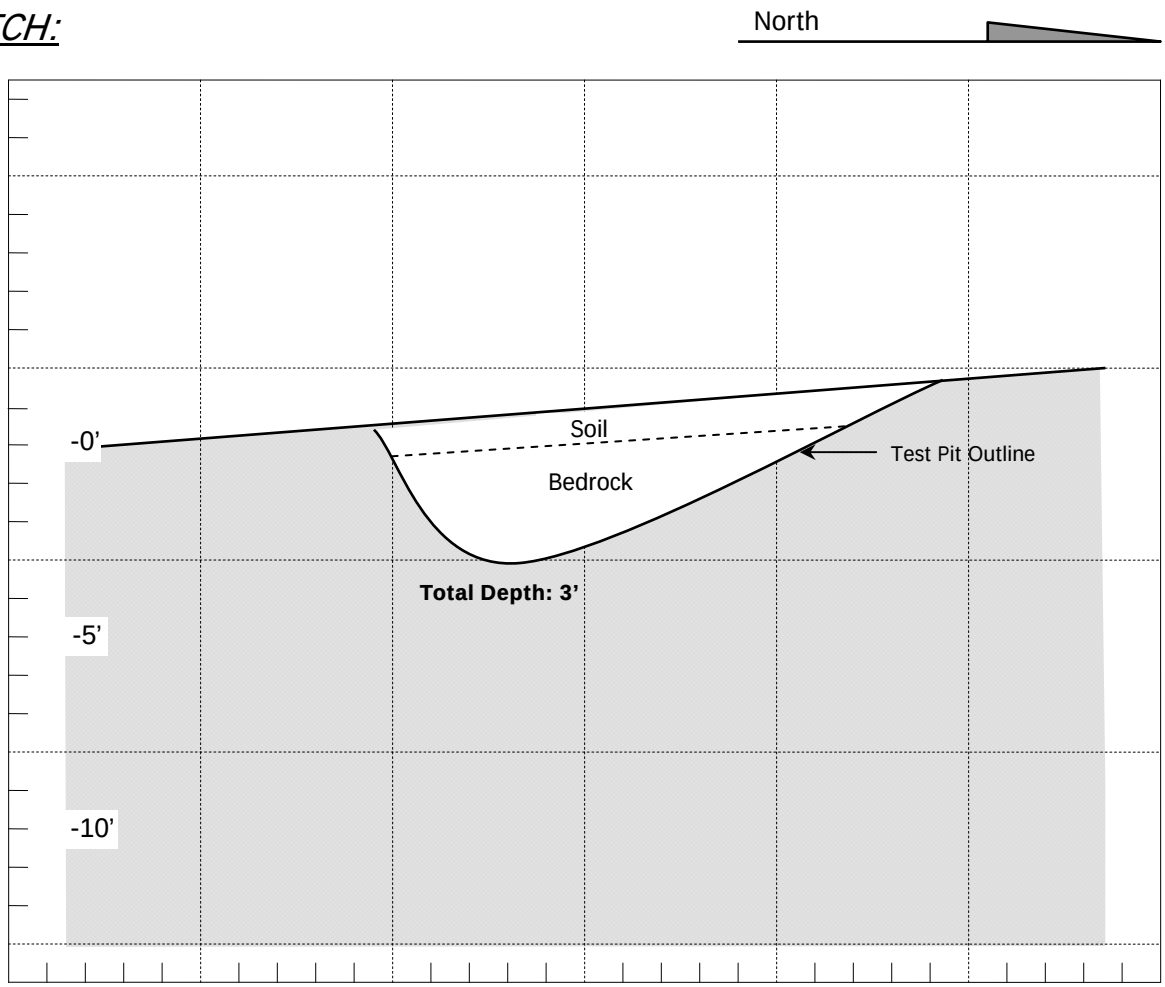
DESCRIPTION:

0-1'.5":SOIL:
Clayey Silt, slightly sandy, dark brown, bedrock fragments, loose, dry.

1'.5"- 3': BEDROCK:
Siltstone, diatomaceous, tan to gray, thinly bedded, well indurated, dry to slightly moist.

Bedding: N45W, 7 SW

SKETCH:



PROJECT: Ogasawara Residence, 23 Crest Road East, Rolling Hills, CA
PROJECT NO: 23-3282
DATE: 4/5/13

EQUIPMENT: Track Mounted Excavator
LOGGED BY: AM/RK/EH

Hamilton & Associates, Inc.

PLATE B-1

TEST PIT LOG

No. TP-2

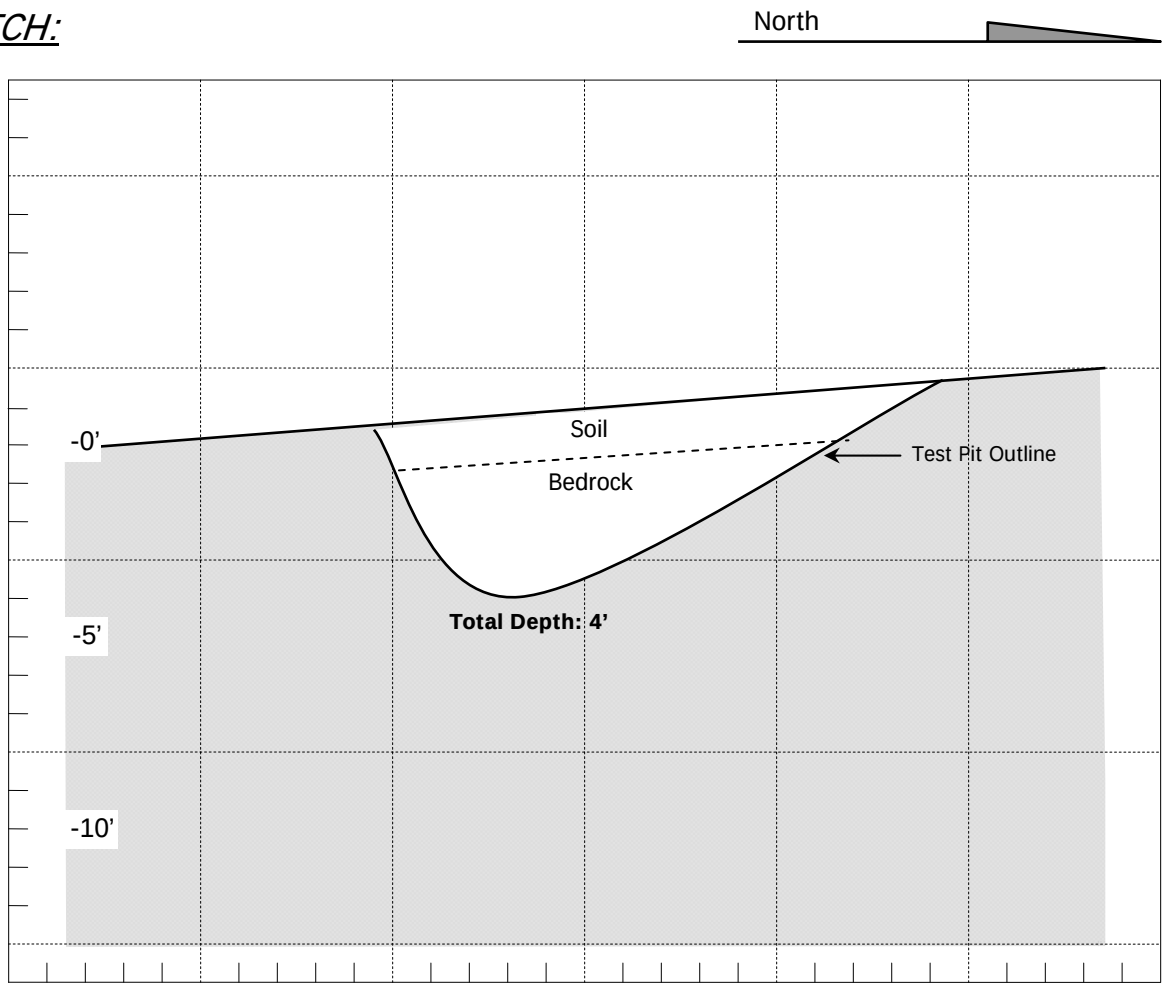
DESCRIPTION:

0-1'.5: SOIL:
Clayey Silt, slightly sandy, dark brown, bedrock fragments, loose, dry.

1'.5- 4': BEDROCK:
Siltstone and Shale, diatomaceous, tan/brown to light gray, thinly bedded, locally hard-cemented, well indurated, slightly moist.

Bedding: E-W, 12 South

SKETCH:



PROJECT: Ogasawara Residence, 23 Crest Road East, Rolling Hills, CA
PROJECT NO: 23-3282
DATE: 4/5/13

EQUIPMENT: Track Mounted Excavator
LOGGED BY: AM/RK/EH

Hamilton & Associates, Inc.

PLATE B-2

TEST PIT LOG

No. TP-3

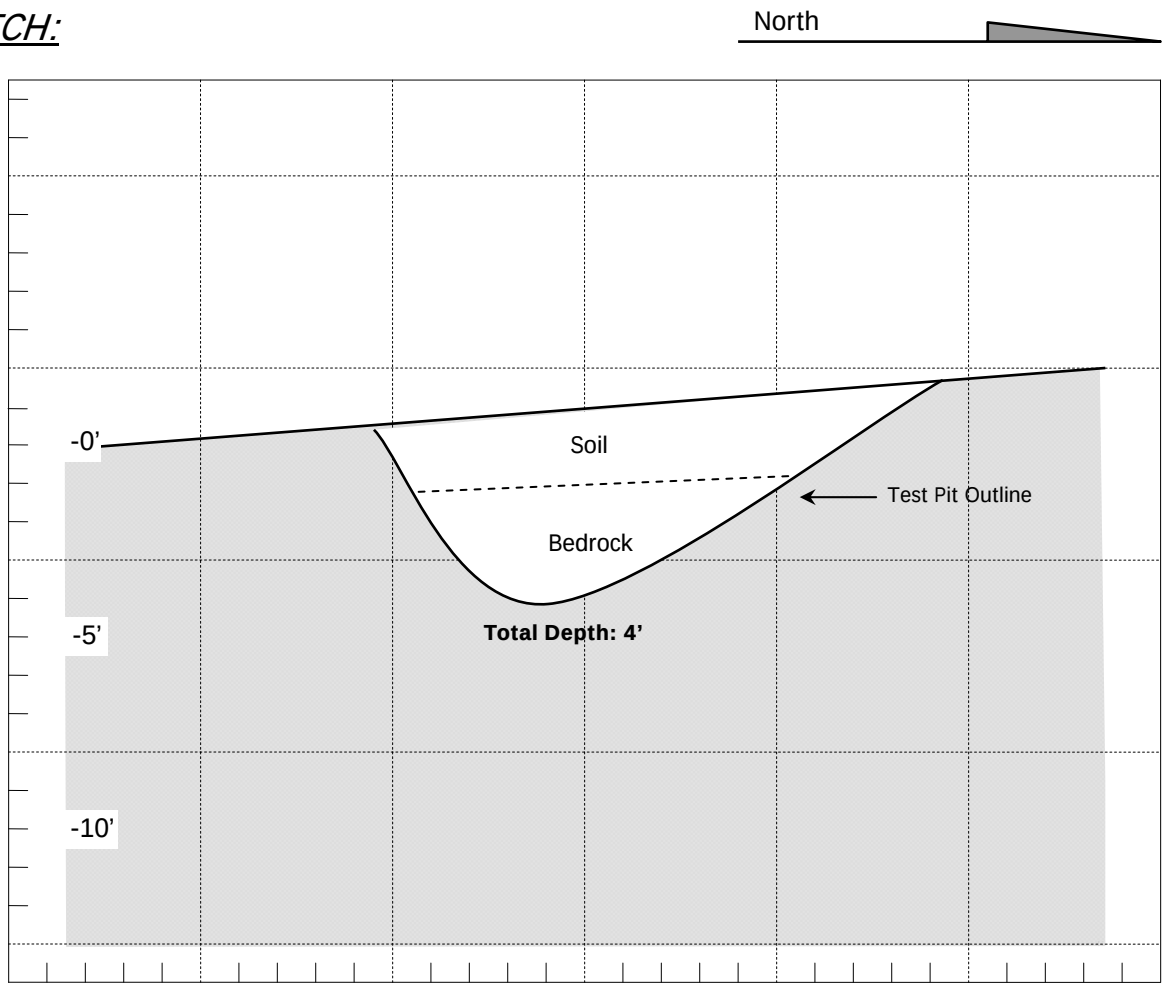
DESCRIPTION:

0-2'.9":SOIL:
Silty Clay, dark brown, few scattered bedrock fragments, slight moist (upper) to very moist (lower), firm to stiff.

2'.9"- 4': BEDROCK:
Siltstone and Shale, diatomaceous, tan/brown to light gray, thinly bedded, locally hard-cemented, well indurated, slightly moist.

Bedding: N80W, 5 SW

SKETCH:



PROJECT: Ogasawara Residence, 23 Crest Road East, Rolling Hills, CA
PROJECT NO: 23-3282
DATE: 4/5/13

EQUIPMENT: Track Mounted Excavator
LOGGED BY: AM/RK/EH

Hamilton & Associates, Inc.

PLATE B-3

TEST PIT LOG

No. TP-4

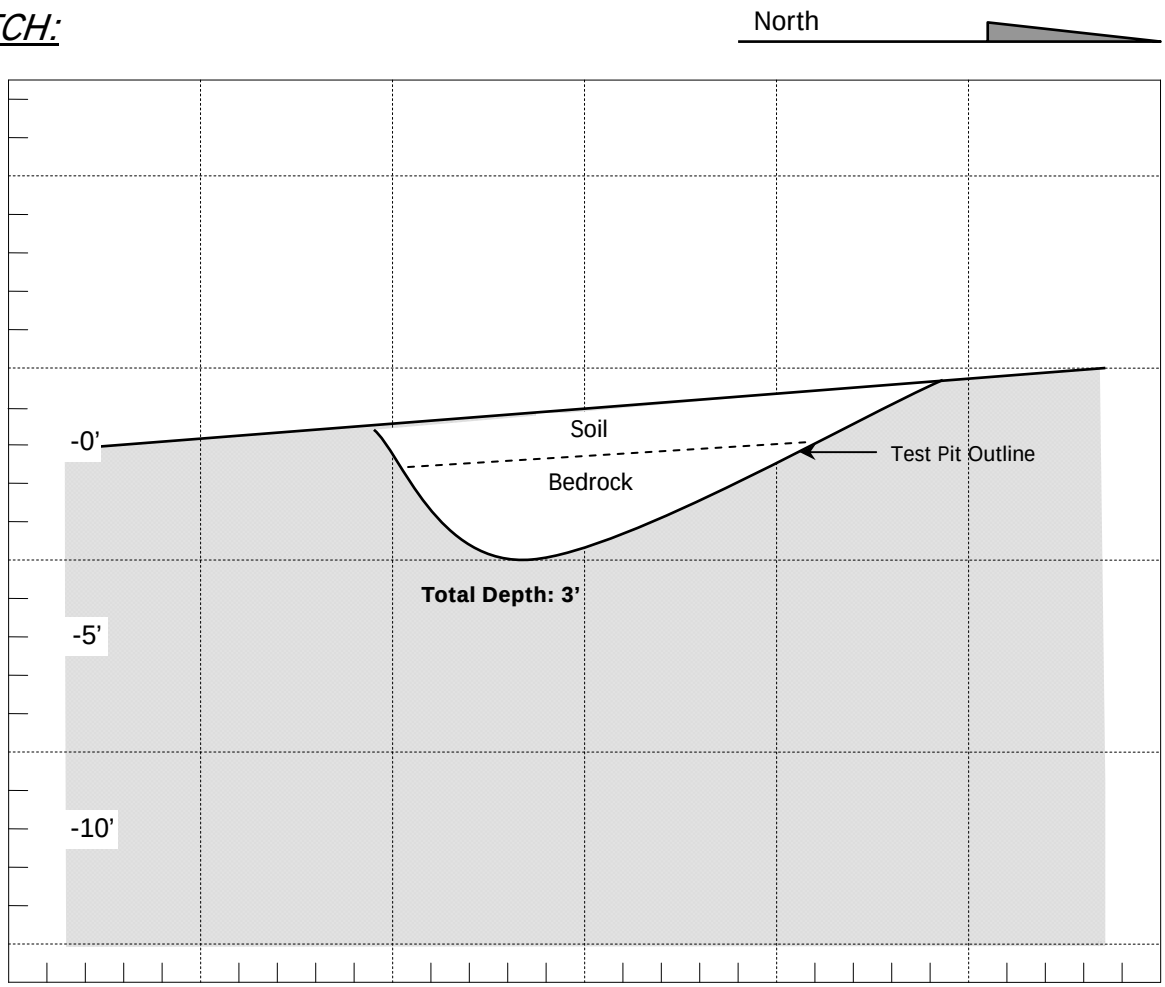
DESCRIPTION:

0-1'.9": SOIL:
Silty Clay, slightly sandy, dark brown, few small bedrock fragments, slightly moist, stiff.

1'.9"- 3': BEDROCK:
Siltstone, diatomaceous, tan to light gray, thinly bedded, well indurated, slightly moist.

Bedding: N50W, 12 SW

SKETCH:



PROJECT: Ogasawara Residence, 23 Crest Road East, Rolling Hills, CA
PROJECT NO: 23-3282
DATE: 4/5/13

EQUIPMENT: Track Mounted Excavator
LOGGED BY: AM/RK/EH

Hamilton & Associates, Inc.

PLATE B-4

TEST PIT LOG

No. TP-5

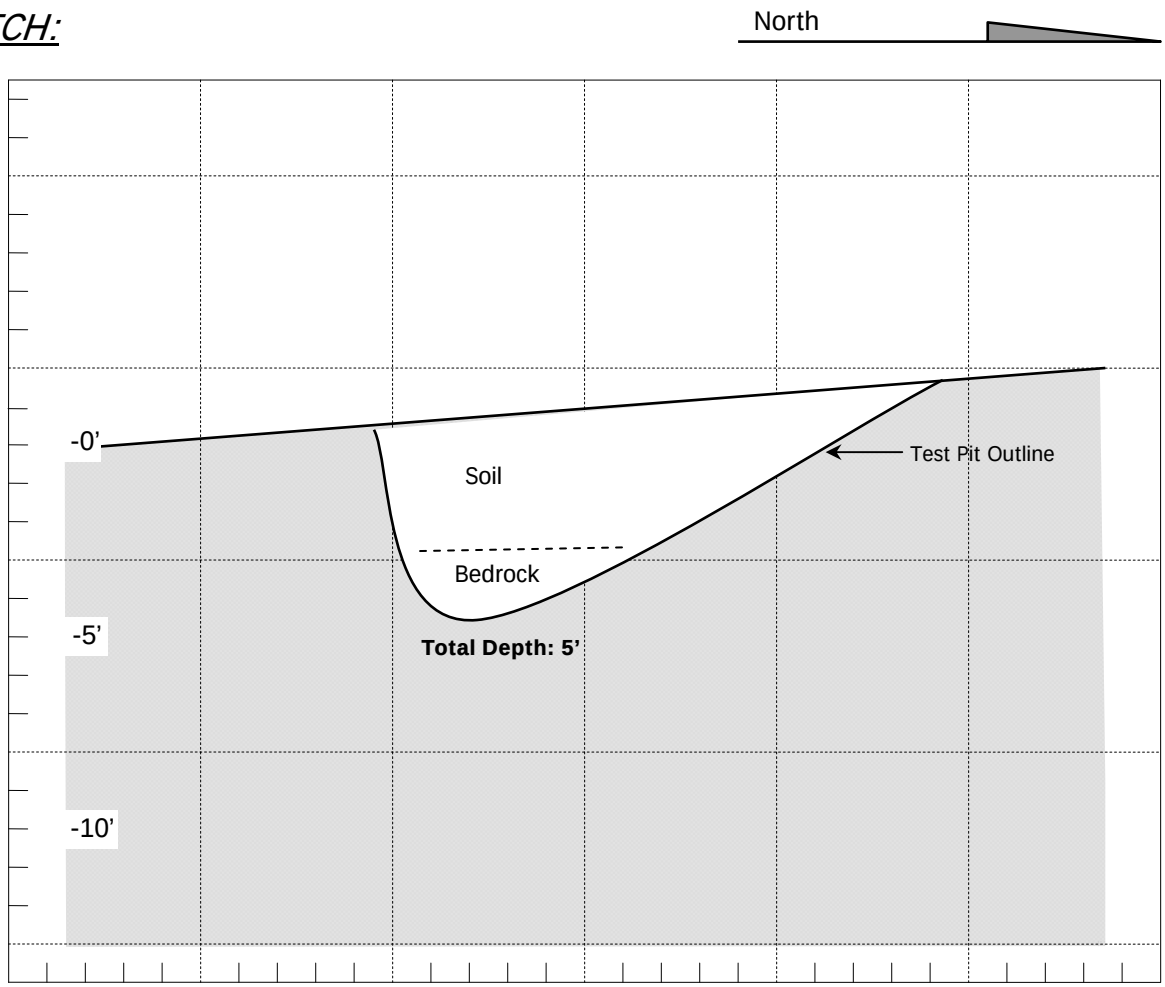
DESCRIPTION:

0-3'.5": SOIL:
Silty Clay, slightly sandy, dark brown, few small bedrock fragments, slightly moist, stiff.

3'.5"- 5': BEDROCK:
Siltstone, tan, thinly bedded, well indurated, slightly moist.

Bedding: N37W, 20 SW

SKETCH:



PROJECT: Ogasawara Residence, 23 Crest Road East, Rolling Hills, CA
PROJECT NO: 23-3282
DATE: 4/5/13

EQUIPMENT: Track Mounted Excavator
LOGGED BY: AM/RK/EH

Hamilton & Associates, Inc.

PLATE B-5

TEST PIT LOG

No. TP-6

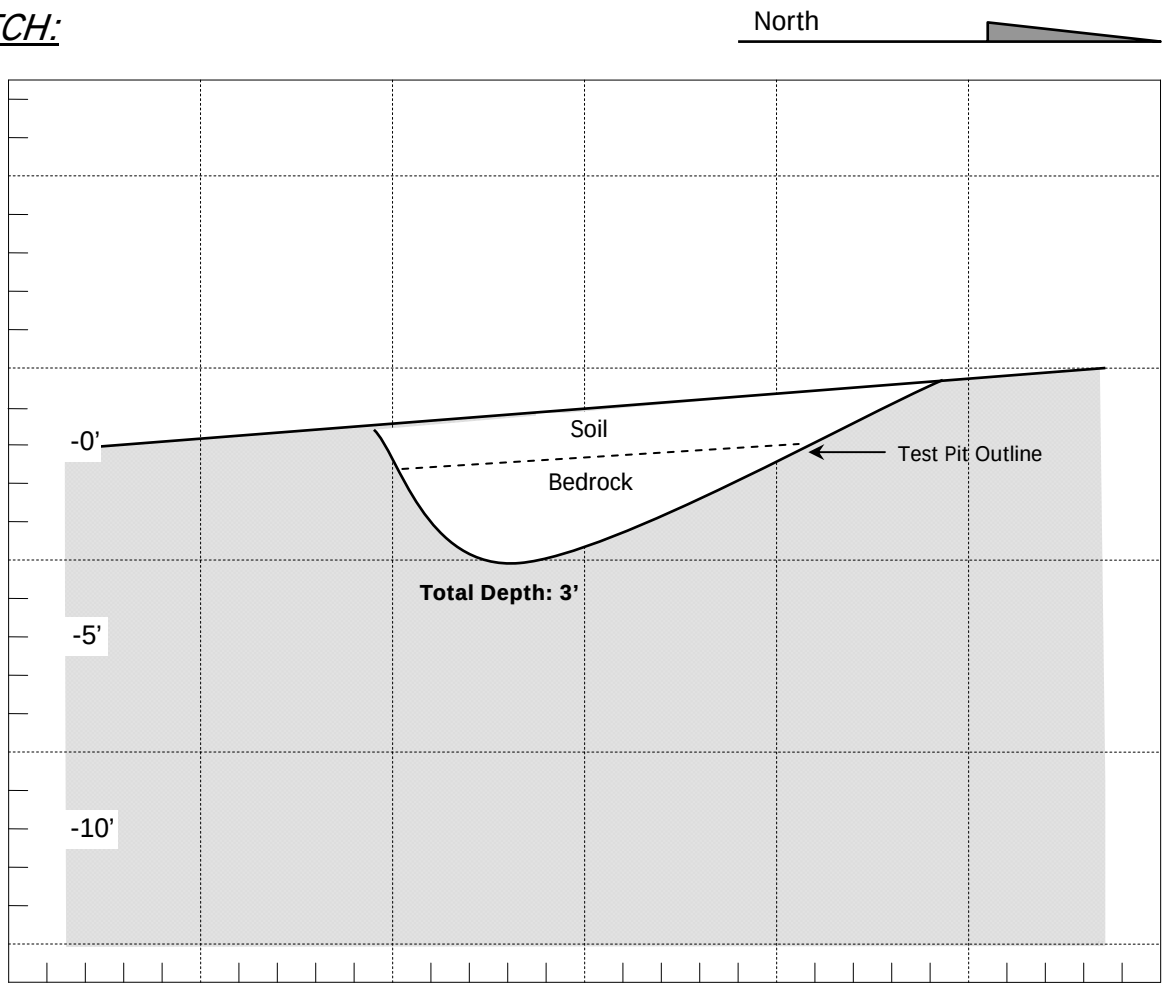
DESCRIPTION:

0-1': SOIL:
Silty Clay, dark brown, few scattered bedrock fragments, dry to moist, firm.

1'- 3': BEDROCK:
Siltstone, diatomaceous, tan to light gray, thinly bedded, well indurated, slightly moist.

Bedding: N30W, 23 SW

SKETCH:



PROJECT: Ogasawara Residence, 23 Crest Road East, Rolling Hills, CA
PROJECT NO: 23-3282
DATE: 4/5/13

EQUIPMENT: Track Mounted Excavator
LOGGED BY: AM/RK/EH

Hamilton & Associates, Inc.

PLATE B-6

TEST PIT LOG

No. TP-7

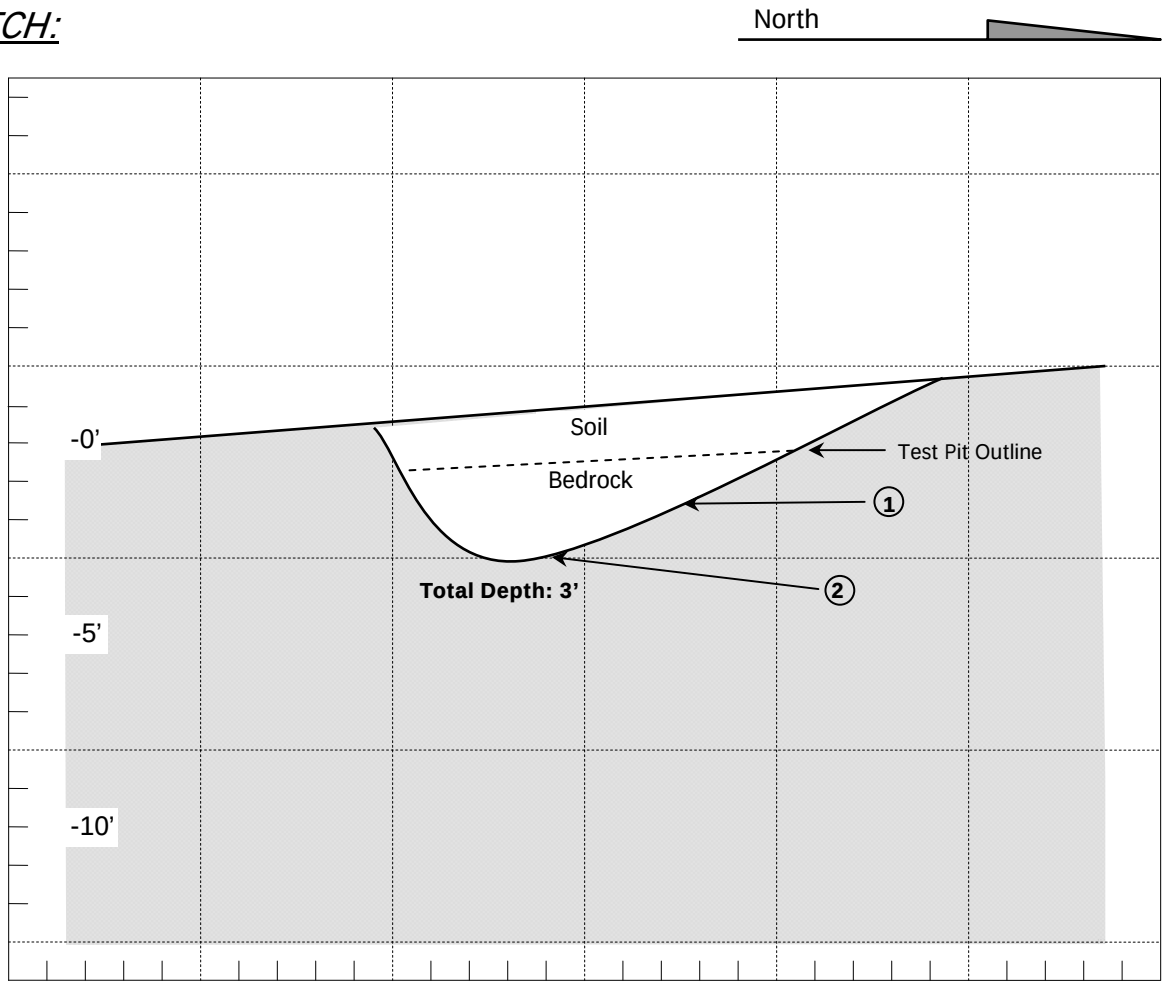
DESCRIPTION:

0-1'.6":SOIL:
Silty Clay, dark brown, few small scattered bedrock fragments, dry to moist, firm to stiff.

1'.6"- 3': BEDROCK:
Siltstone, diatomaceous, tan, thinly bedded, well indurated, slightly moist.

Bedding: N30E, 15 SE①
N55E, 16 SE②

SKETCH:



PROJECT: Ogasawara Residence, 23 Crest Road East, Rolling Hills, CA
PROJECT NO: 23-3282
DATE: 4/5/13

EQUIPMENT: Track Mounted Excavator
LOGGED BY: AM/RK/EH

Hamilton & Associates, Inc.

PLATE B-7

TEST PIT LOG

No. TP-8

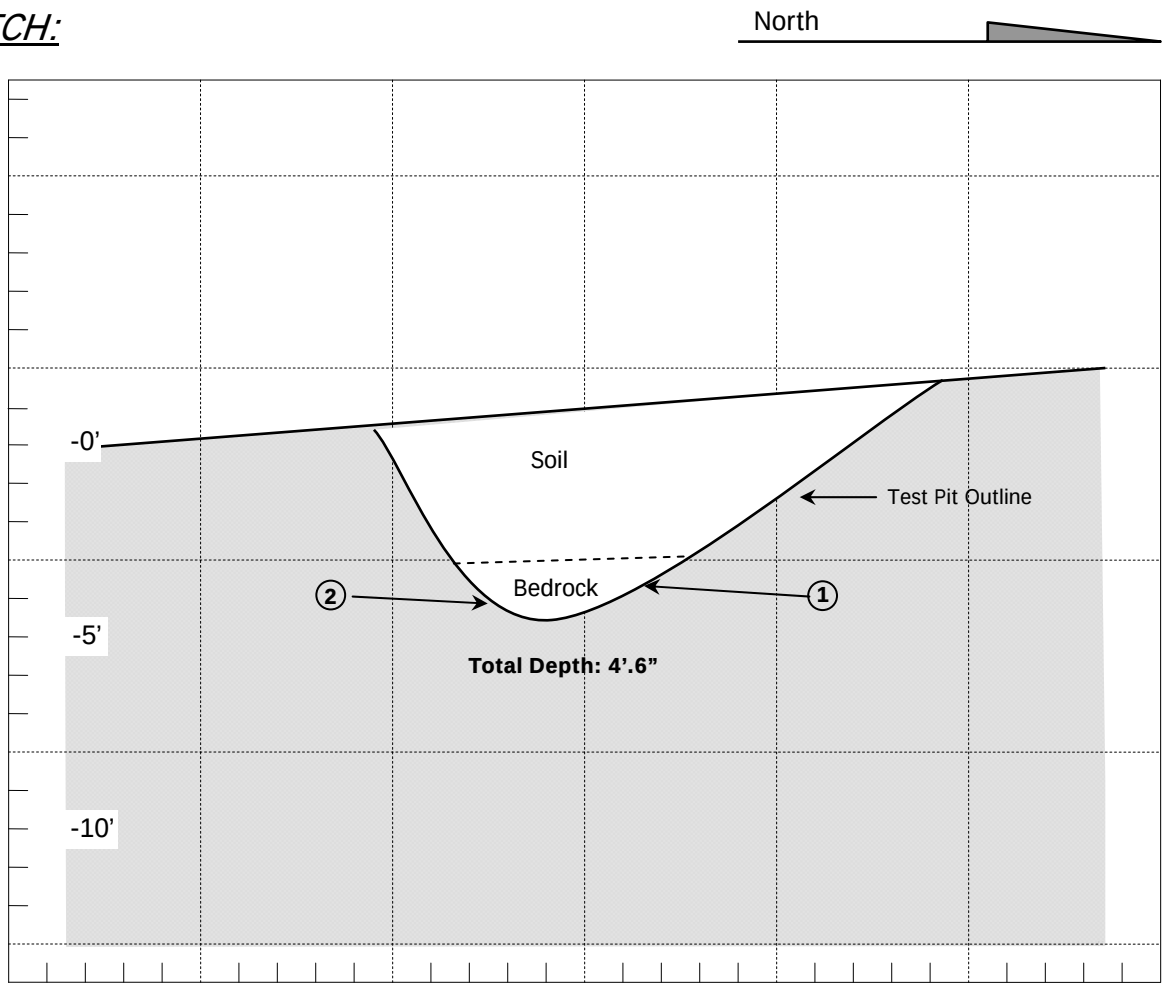
DESCRIPTION:

0-3': SOIL:
Silty Clay, dark brown, few small scattered bedrock fragments, dry to moist, firm to stiff.

3'- 4': BEDROCK:
Siltstone, diatomaceous, tan, thinly bedded, well indurated, few hard cemented layers, slightly moist.

Bedding: N-S, 20W①
N30W, 18SW②

SKETCH:



PROJECT: Ogasawara Residence, 23 Crest Road East, Rolling Hills, CA
PROJECT NO: 23-3282
DATE: 4/5/13

EQUIPMENT: Track Mounted Excavator
LOGGED BY: AM/RK/EH

Hamilton & Associates, Inc.

PLATE B-8

TEST PIT LOG

No. TP-9

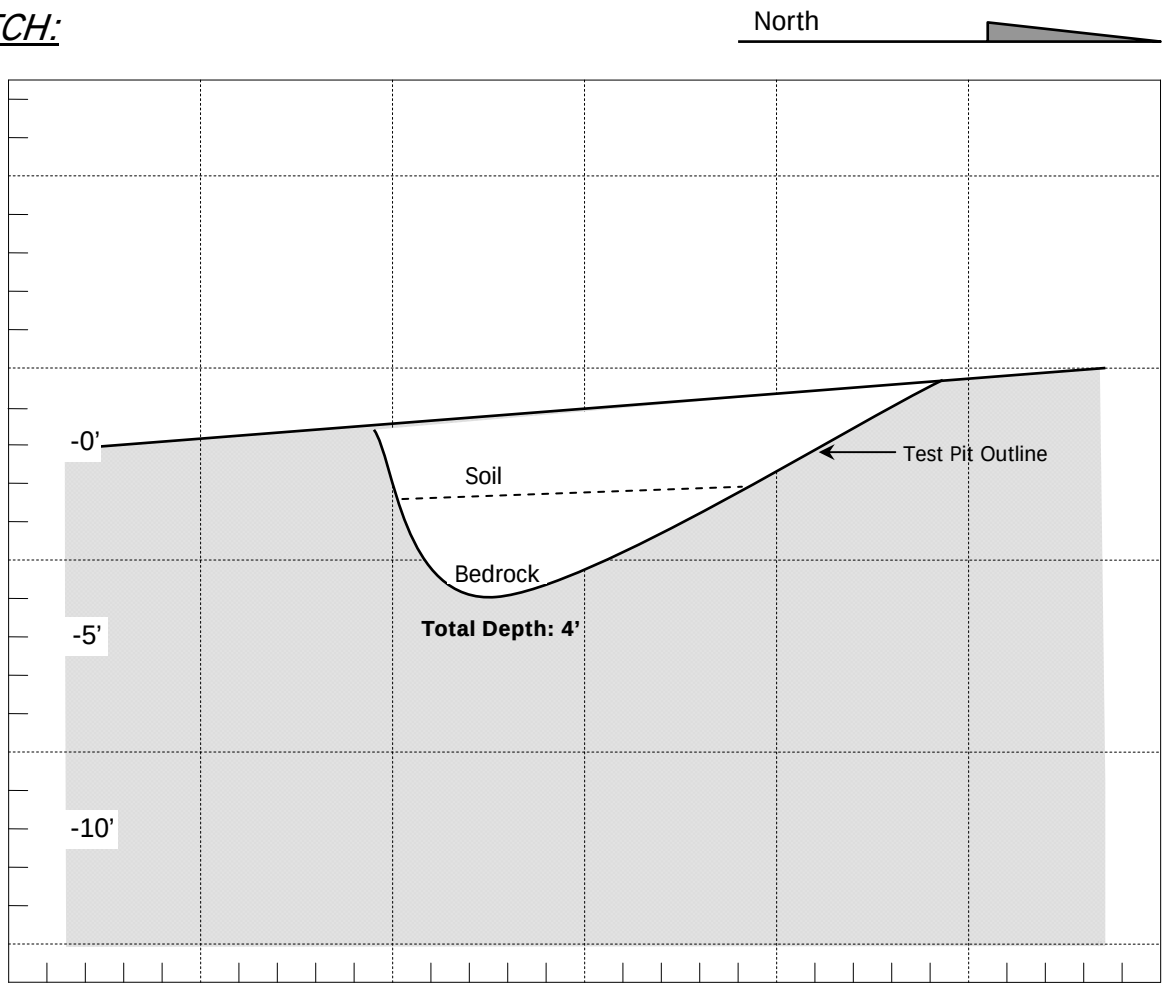
DESCRIPTION:

0-2'.6: SOIL:
Silty Clay, dark brown, few small scattered bedrock fragments, dry to moist, firm to stiff.

2'.6"- 4': BEDROCK:
Siltstone, diatomaceous, tan/brown to beige, thinly bedded, well indurated, slightly moist.

Bedding: N60W, 15 SW

SKETCH:



PROJECT: Ogasawara Residence, 23 Crest Road East, Rolling Hills, CA
PROJECT NO: 23-3282
DATE: 4/5/13

EQUIPMENT: Track Mounted Excavator
LOGGED BY: AM/RK/EH

Hamilton & Associates, Inc.

PLATE B-9

TEST PIT LOG

No. TP-10

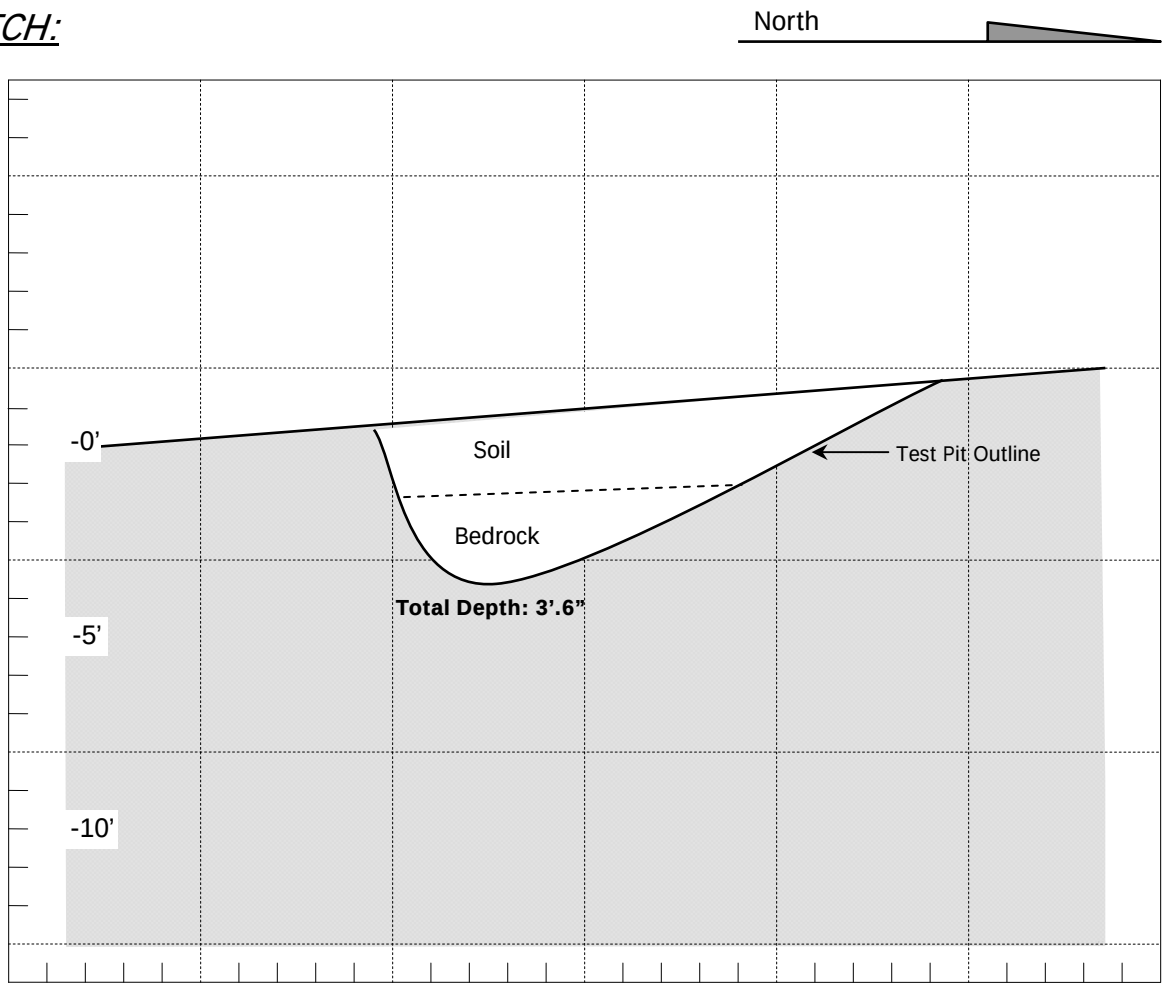
DESCRIPTION:

0-2'.6": SOIL:
Silty Clay, dark brown, scattered small bedrock fragments, slightly moist to moist, firm to stiff.

2'.6"- 3'.6": BEDROCK:
Siltstone, diatomaceous, tan/brown to beige, thinly bedded, well indurated, slightly moist.

Bedding: N55W, 5 SW

SKETCH:



PROJECT: Ogasawara Residence, 23 Crest Road East, Rolling Hills, CA
PROJECT NO: 23-3282
DATE: 4/5/13

EQUIPMENT: Track Mounted Excavator
LOGGED BY: AM/RK/EH

Hamilton & Associates, Inc.

PLATE B-10

SUMMARY OF BORING NO. 1

Drive (Kip-Ft.)	Samples U B	Depth (Ft.)	Description
			0-1': Soil (Colluvium): Silty Clay, dark brown, bedrock fragments, loose, dry.
			1'-60': Bedrock: Siltstone, thinly bedded, beige/gray to tan/brown, diatomaceous, moist, well indurated. **BEDDING:** @ 3' N45W, 12SW
3.2	■	5	
			@ 8' E-W, 10S
3.5	■	10	
			@ 13' E-W, 6S
3.9	■	15	@ 15' N70W, 10SW *@ 15'-17' Very Fractured, Tight and Intact
			@ 19' N40W, 13NE
1.8	■	20	
			(Continued)

Geotechnical and Geologic Engineering Investigation
23 Crest Road East
Rolling Hills, California

Project No. 23-3282

Plate B-11

Hamilton & Associates, Inc.

SUMMARY OF BORING NO. 1 (cont.)

Drive Energy (Kip-Ft.)	Samples U B	Depth (Ft.)	Description
1.8	■	20	Bedrock: Siltstone, thinly bedded, beige/gray to tan/brown, diatomaceous, moist, well indurated. **BEDDING:** @ 22' E-W, 4S
		25	@ 27' N45E, 5SE
4.2	■	30	@ N-S, 3W @ 31'-34' sandy siltstone, brown, "baked" apperance, blocky fracture.
			@ 34'-48' Basalt: dark gray to reddish brown, massive, fractured.
		35	
10.5	■	40	

(Continued)

Geotechnical and Geologic Engineering Investigation
23 Crest Road East
Rolling Hills, California

Project No. 23-3282

Plate B-12

Hamilton & Associates, Inc.

SUMMARY OF BORING NO. 1 (cont.)

Drive Energy (Kip-Ft.)	Samples C	Samples B	Depth (Ft.)	Description
10.5	■		40	Bedrock: Basalt, dark gray to reddish brown, massive, fractured. **BEDDING:**
			45	
				@ 48'-52' Siltstone: sandy, brown, "baked" apperance.
17.5	■		50	
				@ 52'-56' Siltstone: light gray to brown, thinly bedded. @ 52' N70E, 10SE
			55	
				@ 56'-60' Siltstone: sandy, "baked" apperance, blocky fracture.
17.9		■		
			60	End of Boring @ 60 Feet

Geotechnical and Geologic Engineering Investigation
23 Crest Road East
Rolling Hills, California

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Plate B-13

Hamilton & Associates, Inc.

SUMMARY OF BORING NO. 2

Drive (Kip-Ft.)	Samples U B	Depth (Ft.)	Description
			0-4': Soil (Colluvium): Silty Clay, dark brown, few bedrock fragments, loose, dry.
			4'-60': Bedrock: Siltstone, thinly bedded, light gray/tan/brown, diatomaceous, moist, well indurated.
3.5	■	5	**BEDDING:** @ 5' E-W, 15S
			@ 6' N85E, 17SE
			@ 9' N45W, 14SW
1.8	■	10	
			@ 14' N50W, 13SW
		15	
3.2	■	20	@ 20' N45W, 10SW
			(Continued)

Geotechnical and Geologic Engineering Investigation
23 Crest Road East
Rolling Hills, California

Project No. 23-3282

Plate B-14

Hamilton & Associates, Inc.

SUMMARY OF BORING NO. 2 (cont.)

Drive Energy (Kip-Ft.)	Samples U B	Depth (Ft.)	Description
3.2	■	20	Bedrock: Siltstone, thinly bedded, light gray/tan/brown, diatomaceous, moist, well indurated. **BEDDING:** @ 20' N45W, 10SW
		25	@ 25' N30W, 8SW
			@ 29'-38' Basalt: dark gray to reddish brown, massive, fractured
4.6	■	30	
		35	
			38'-42' Siltstone: sandy, brown, "baked" apperance.
8.8	■	40	@ N30W, 14SW

(Continued)

Geotechnical and Geologic Engineering Investigation
23 Crest Road East
Rolling Hills, California

Project No. 23-3282

Plate B-15

Hamilton & Associates, Inc.

SUMMARY OF BORING NO. 2 (cont.)

Drive Energy (Kip-Ft.)	Samples U	Samples B	Depth (Ft.)	Description
10.5	■		40	Bedrock: Siltstone, sandy, brown, "baked" apperance. **BEDDING:** @ 42' N-S, 12W @ 42'-55' Siltstone beige/gray to tan/brown.
			45	@ 47' N40E, 8NW
17.5	■		50	@ 54' N60W, 40SW
			55	@ 55'-59' Basalt: dark gray to reddish brown, massive, fractured.
8.8		■	60	End of Boring @ 60 Feet

Geotechnical and Geologic Engineering Investigation
23 Crest Road East
Rolling Hills, California

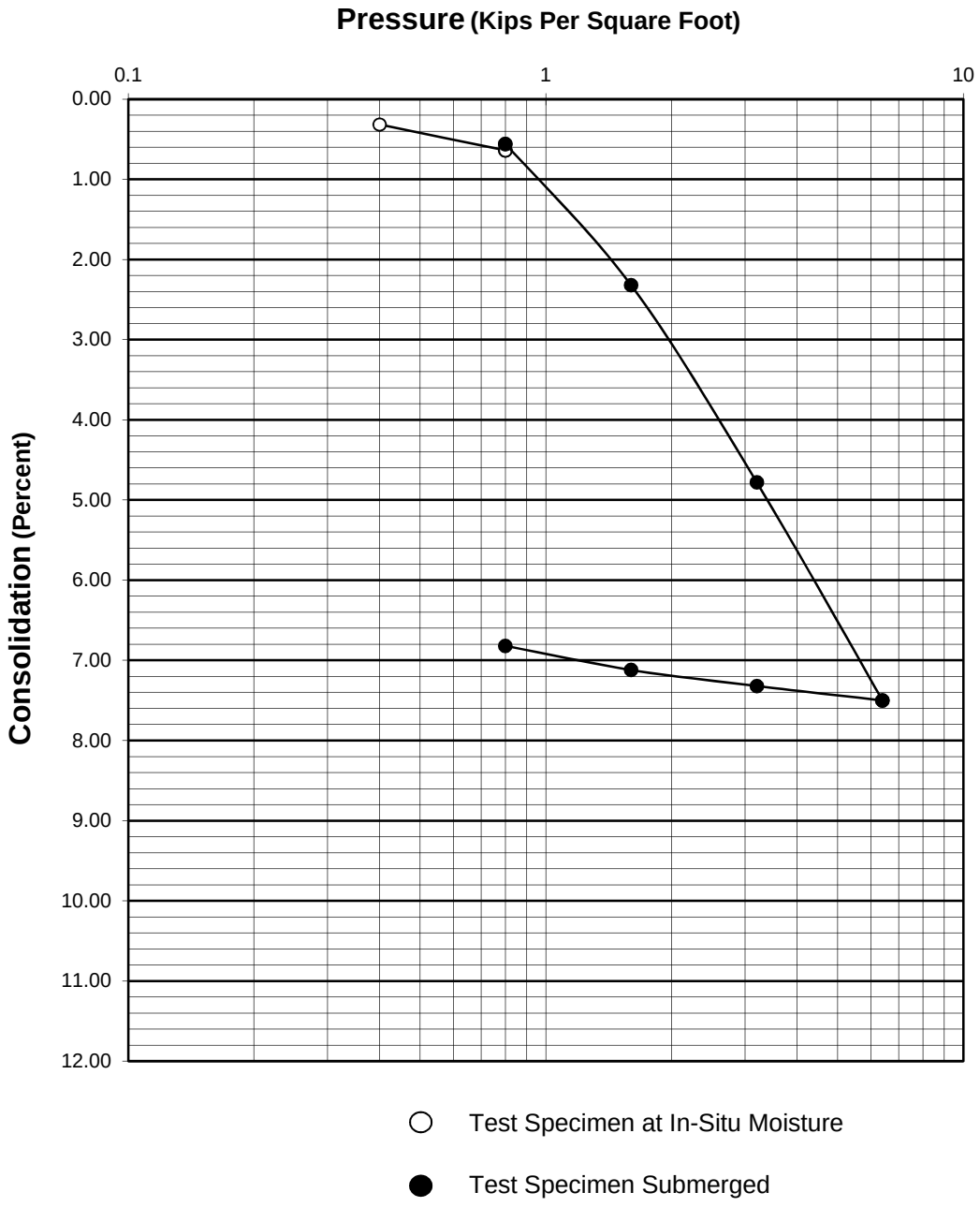
Project No. 23-3282

Plate B-16

Hamilton & Associates, Inc.

CONSOLIDATION TEST RESULTS

TP-2 @ 0.5'

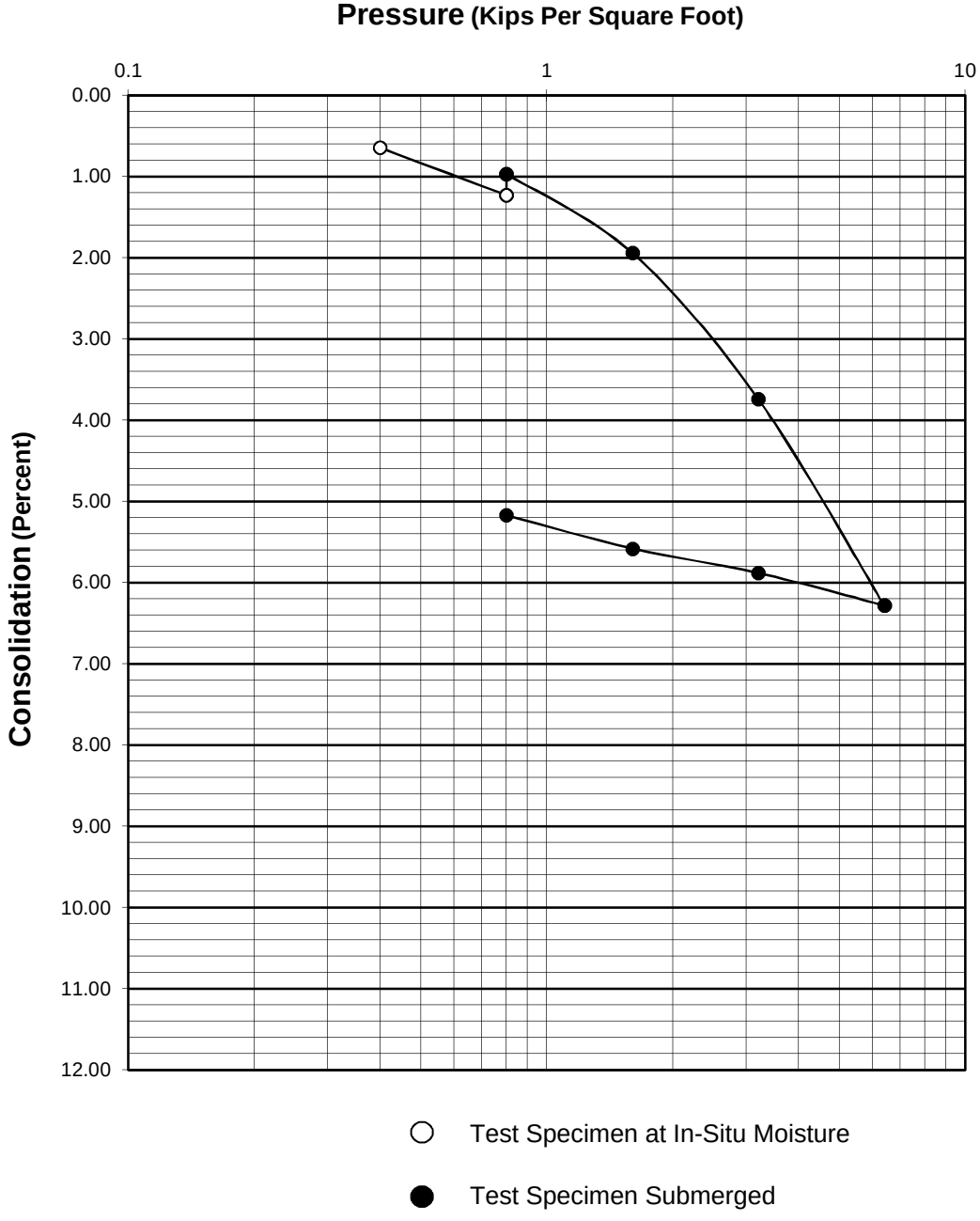


Geotechnical and GeologicEngineering Investigation 23 Crest Road East Rolling Hills, California	Project No. 23-3282 Plate C-1

HAMILTON & ASSOCIATES, INC.

CONSOLIDATION TEST RESULTS

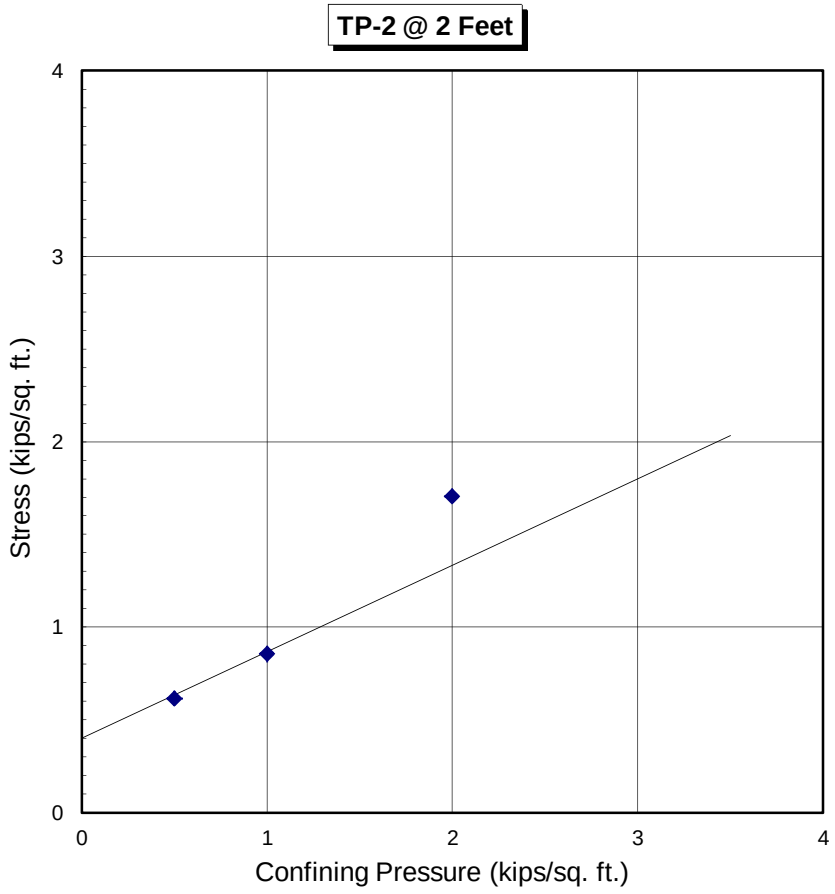
TP-7 @ 3'

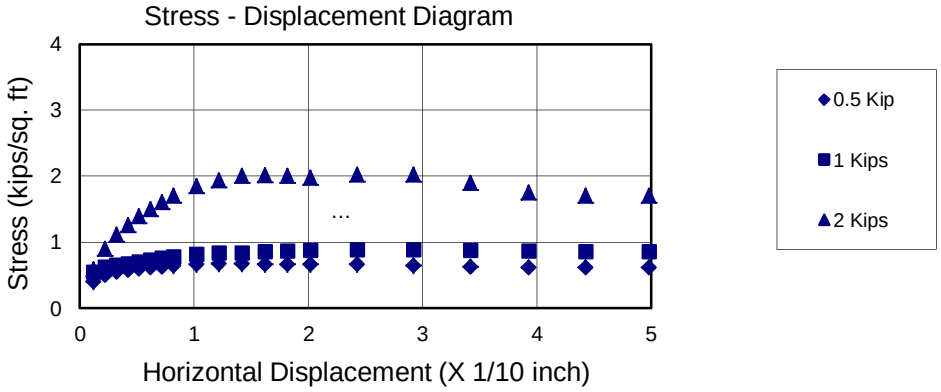


Geotechnical and Geologic Engineering Investigation 23 Crest Road East Rolling Hills, California	Project No. 23-3282 Plate C-2

HAMILTON & ASSOCIATES, INC.

SHEAR TEST RESULTS



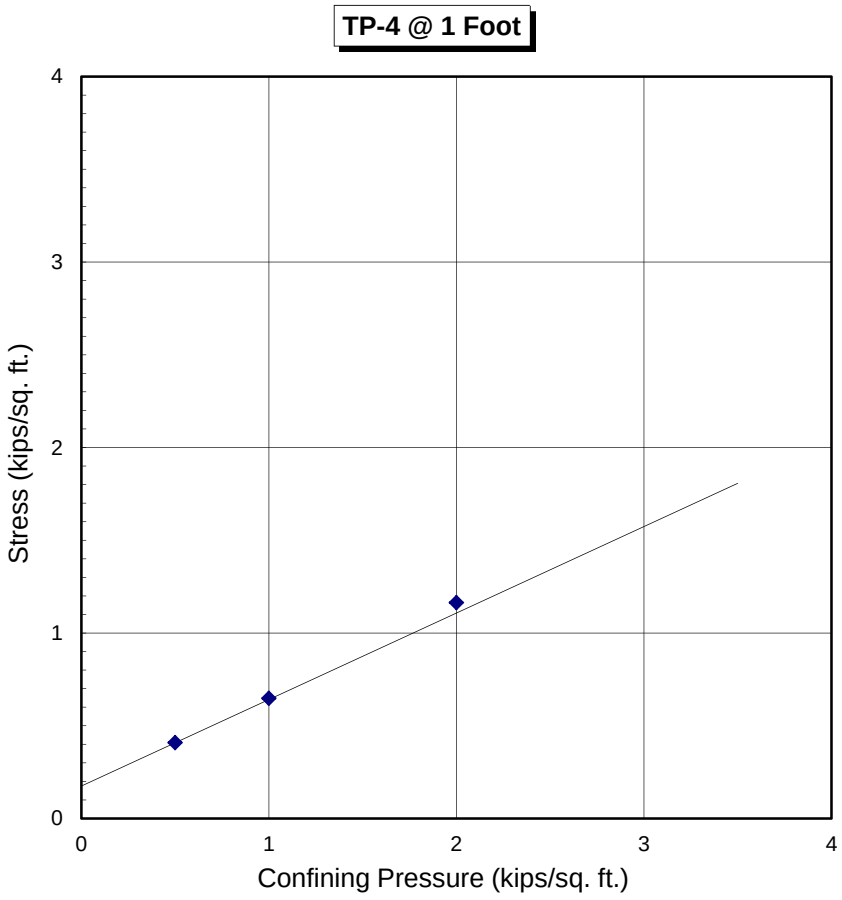


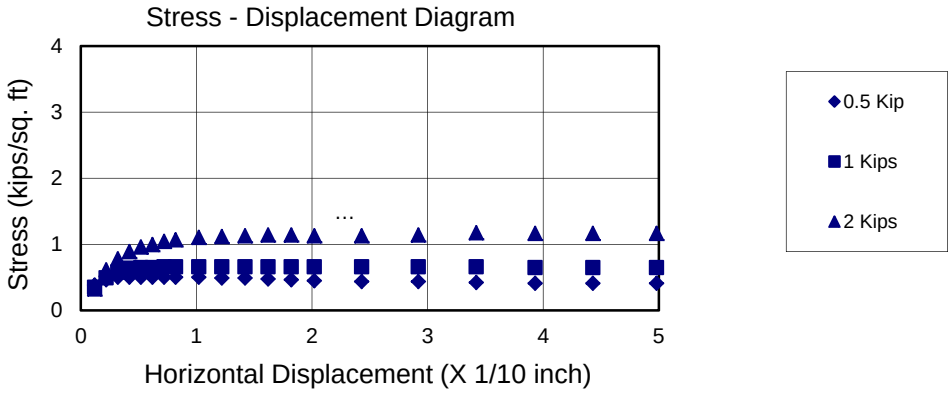
Siltstone samples were submerged for at least 24 hours.
The samples had a density of 64.5 lbs./cu.ft. and a moisture content of 40 %
Cohesion = 400 psf
Friction Angle = 25 degrees
Based on Ultimate Strength

Geotechnical Engineering Investigation 23 Crest Road East Rolling Hills, California	Project No. 23-3282 Plate D-1

HAMILTON & ASSOCIATES

SHEAR TEST RESULTS



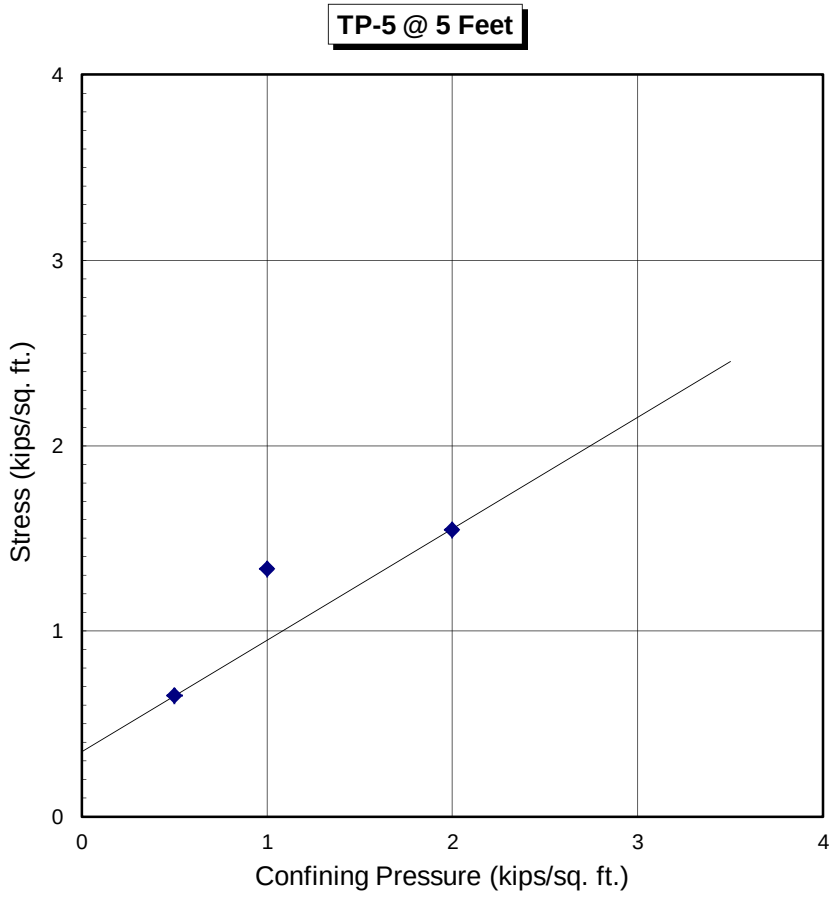


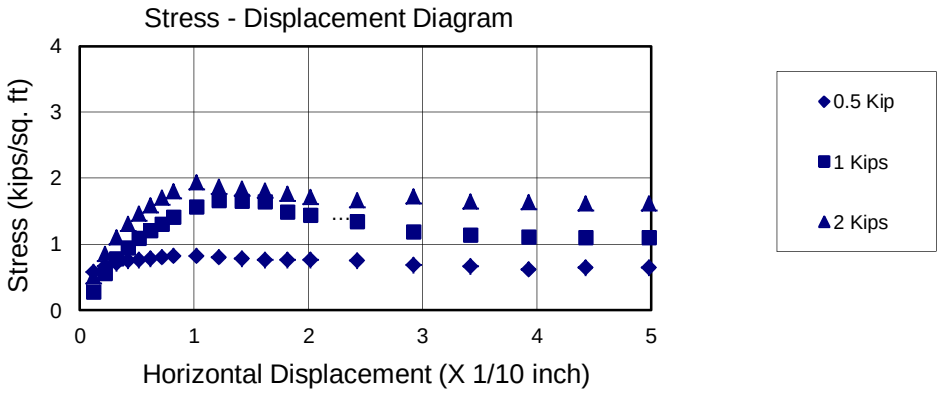
Clayey Silt samples were submerged for at least 24 hours.
The samples had a density of 79.9 lbs./cu.ft. and a moisture content of 32.6 %
Cohesion = 175 psf
Friction Angle = 25 degrees
Based on Ultimate Strength

Geotechnical Engineering Investigation 23 Crest Road East Rolling Hills, California	Project No. 23-3282 Plate D-2

HAMILTON & ASSOCIATES

SHEAR TEST RESULTS





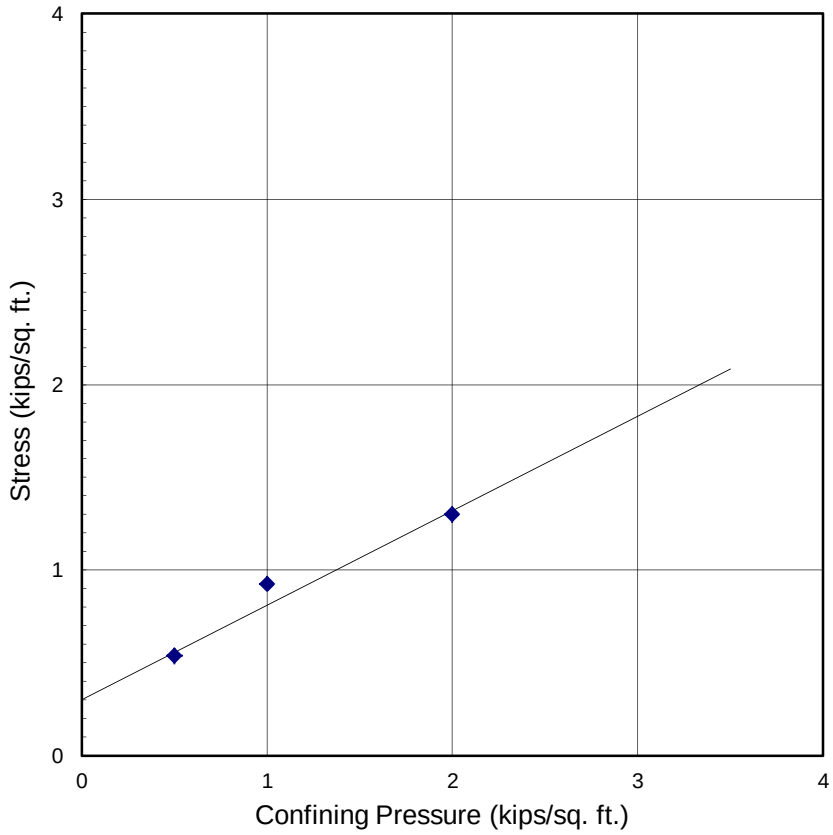
Siltstone samples were submerged for at least 24 hours.
The samples had a density of 65 lbs./cu.ft. and a moisture content of 41 %
Cohesion = 350 psf
Friction Angle = 31 degrees
Based on 80% Peak

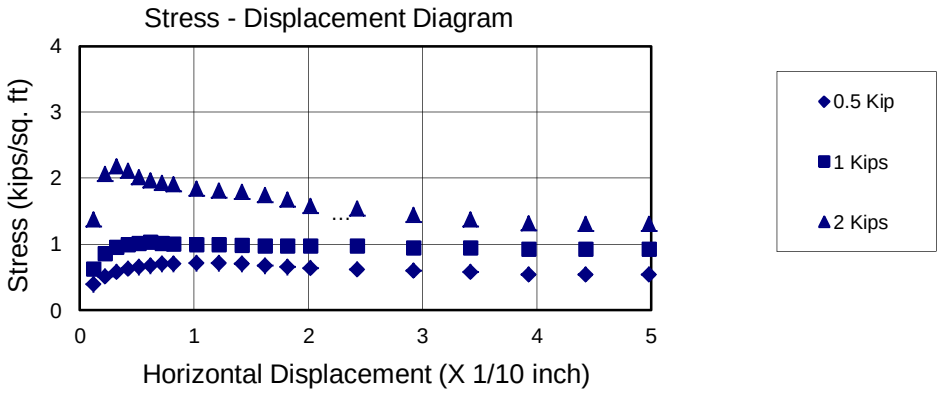
Geotechnical Engineering Investigation 23 Crest Road East Rolling Hills, California	Project No. 23-3282 Plate D-3

HAMILTON & ASSOCIATES

SHEAR TEST RESULTS

TP-8 @ 4.5 Feet





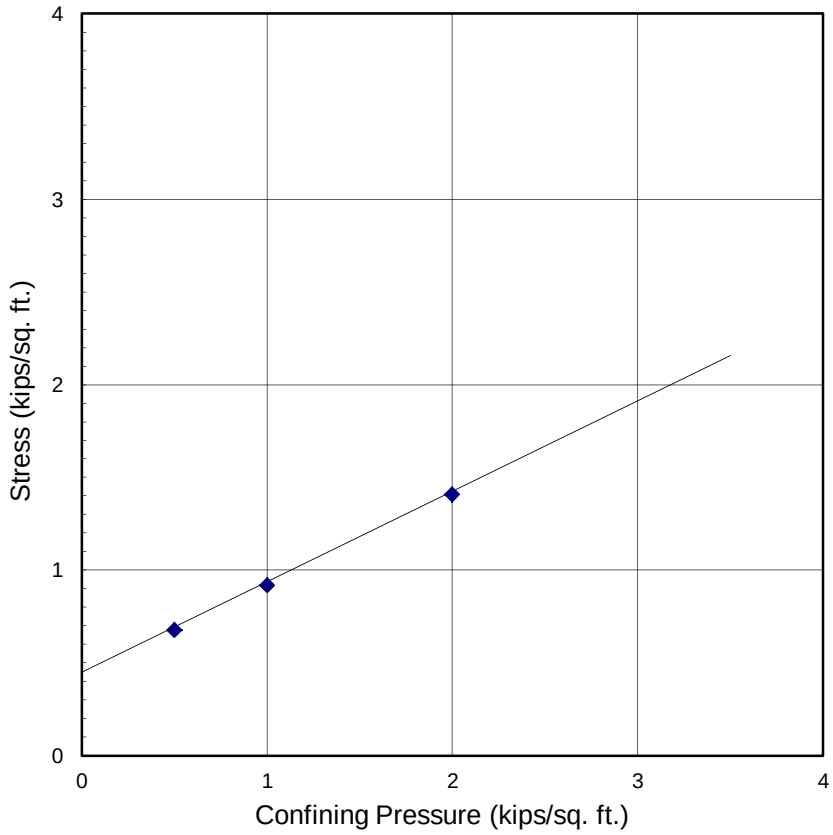
Siltstone samples were submerged for at least 24 hours.
The samples had a density of 76.7 lbs./cu.ft. and a moisture content of 39.1 %
Cohesion = 300 psf
Friction Angle = 27 degrees
Based on Ultimate Strength

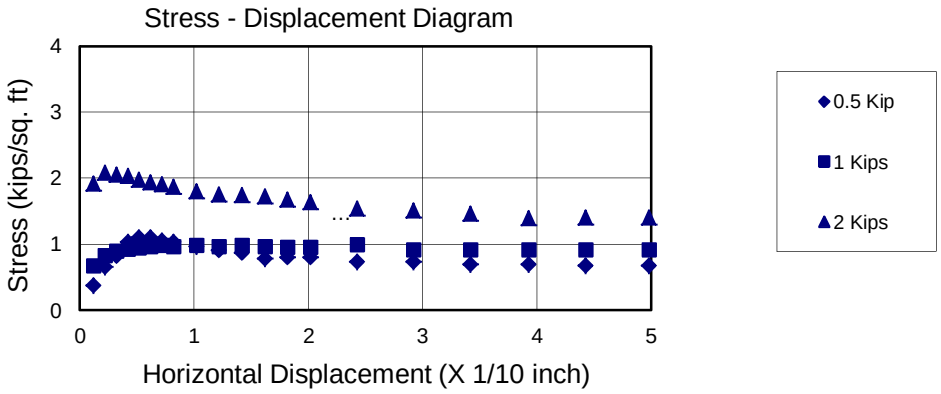
Geotechnical Engineering Investigation 23 Crest Road East Rolling Hills, California	Project No. 23-3282 Plate D-4

HAMILTON & ASSOCIATES

SHEAR TEST RESULTS

Boring No. 1 @ 10 Feet





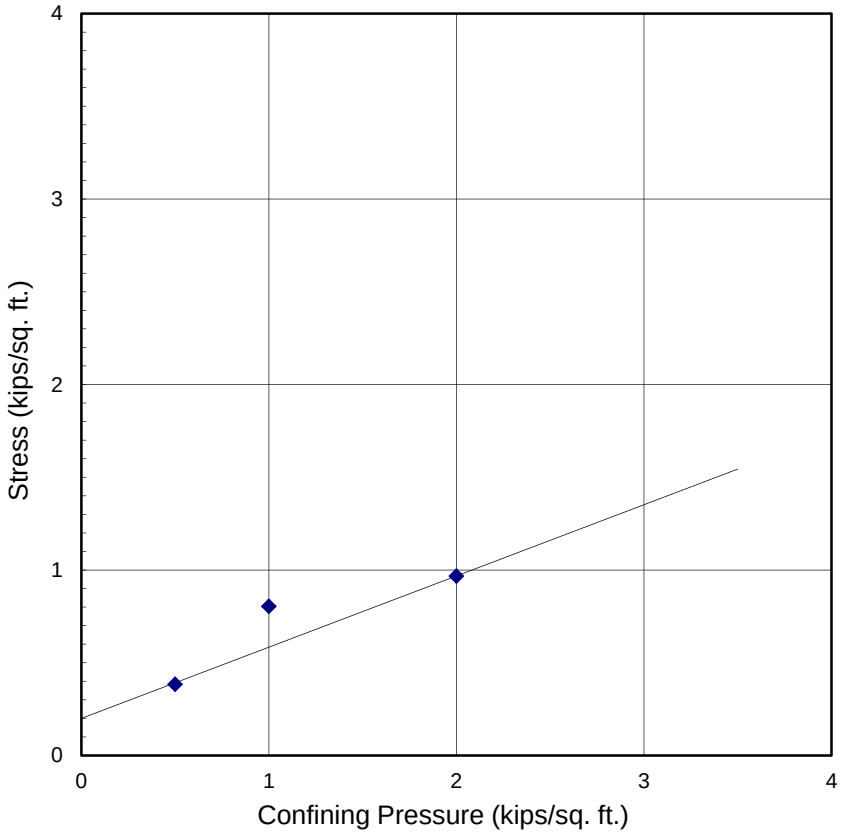
Bedrock samples were submerged for at least 24 hours.
The samples had a density of 90 lbs./cu.ft. and a moisture content of 38.1 %
Cohesion = 450 psf
Friction Angle = 26 degrees
Based on Ultimate Strength

Geotechnical Engineering Investigation 23 Crest Road East Rolling Hills, California	Project No. 23-3282 Plate D-5

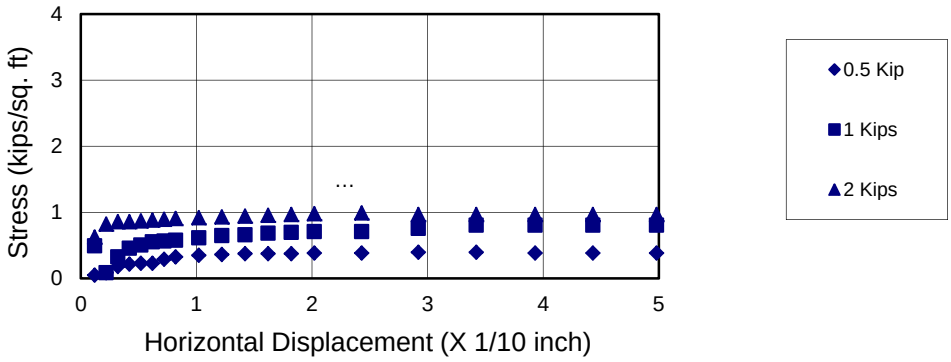
HAMILTON & ASSOCIATES

REPEATED SHEAR TEST RESULTS

Boring No. 1 @ 10 Feet



Stress - Displacement Diagram



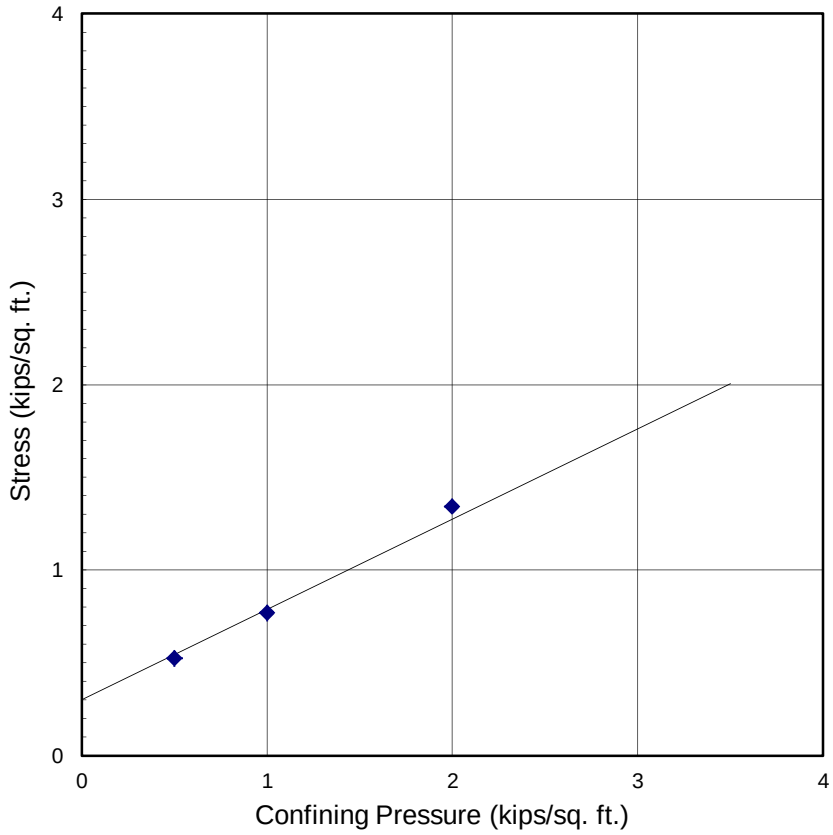
Bedrock samples were submerged for at least 24 hours.
The samples had a density of 92 lbs./cu.ft. and a moisture content of 38.5 %
Cohesion = 200 psf
Friction Angle = 21 degrees
Based on Ultimate Strength

Geotechnical Engineering Investigation 23 Crest Road East Rolling Hills, California	Project No. 23-3282 Plate D-5a

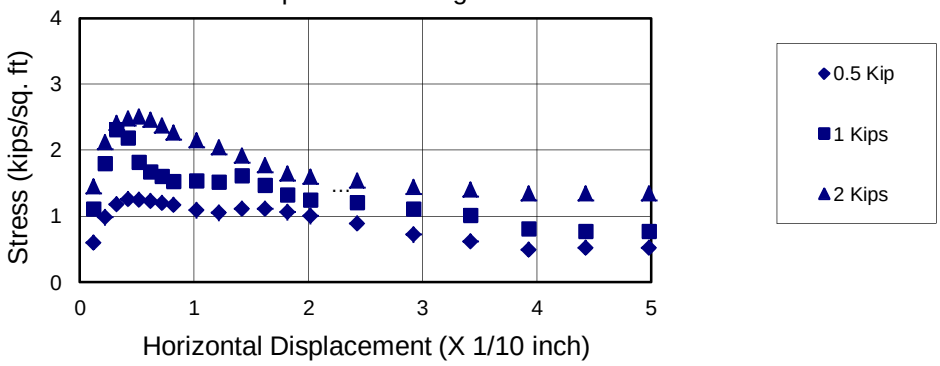
HAMILTON & ASSOCIATES

SHEAR TEST RESULTS

Boring No. 2 @ 5 Feet



Stress - Displacement Diagram



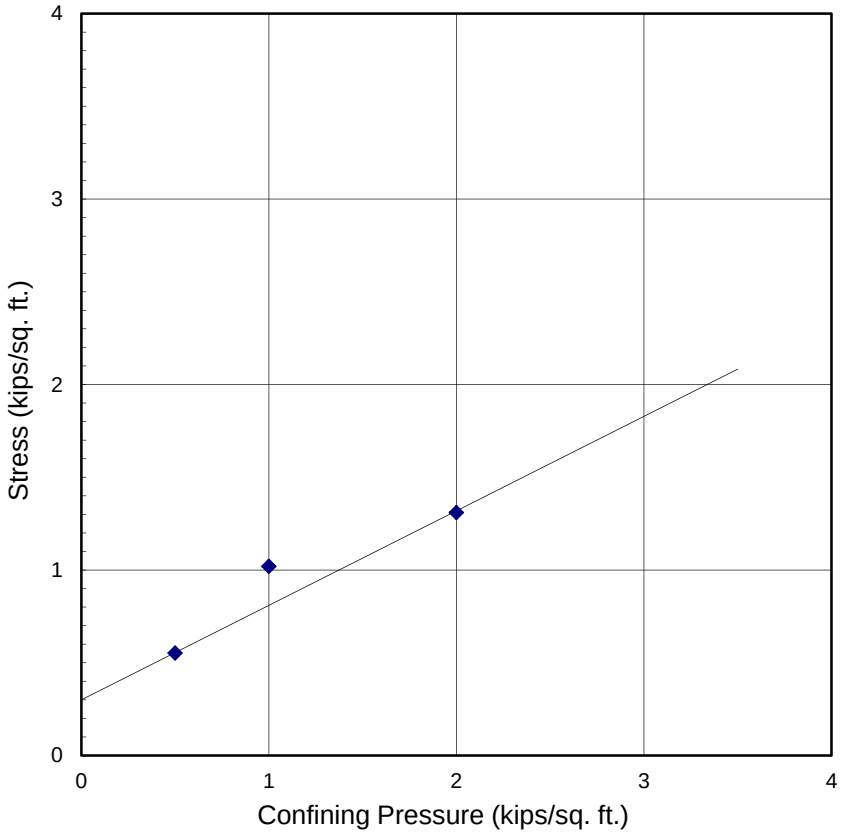
Bedrock samples were submerged for at least 24 hours.
The samples had a density of 85.9 lbs./cu.ft. and a moisture content of 36.3 %
Cohesion = 300 psf
Friction Angle = 26 degrees
Based on Ultimate Strength

Geotechnical Engineering Investigation 23 Crest Road East Rolling Hills, California	Project No. 23-3282 Plate D-6

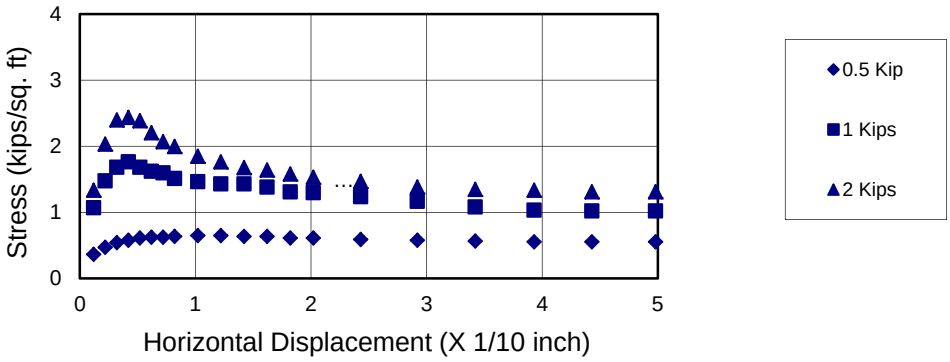
HAMILTON & ASSOCIATES

SHEAR TEST RESULTS

Boring No. 2 @ 10 Feet



Stress - Displacement Diagram



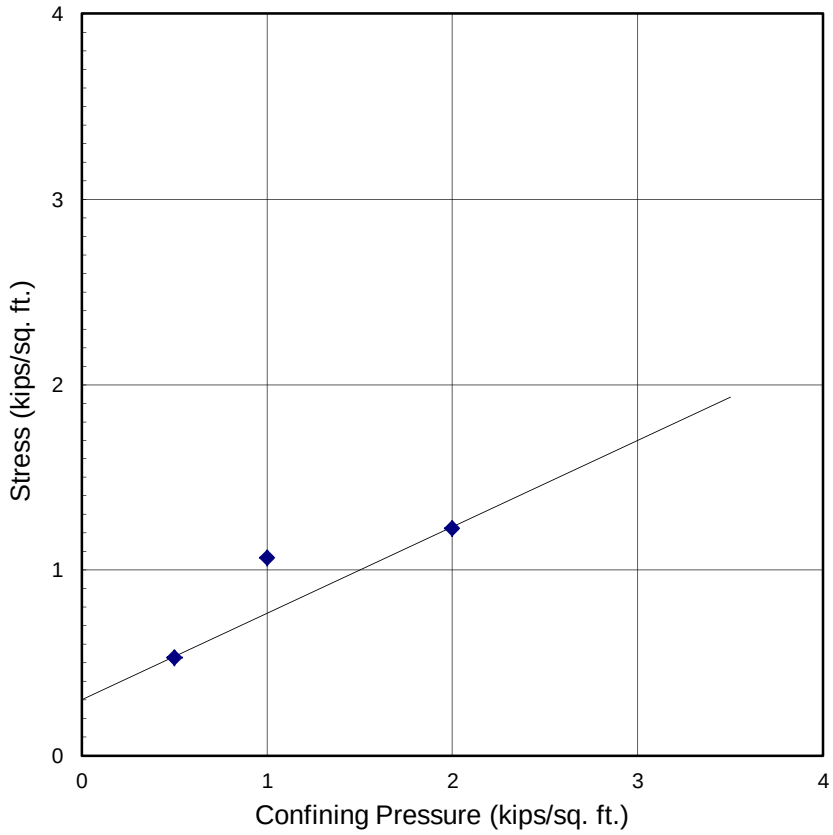
Bedrock samples were submerged for at least 24 hours.
The samples had a density of 92 lbs./cu.ft. and a moisture content of 38.3 %
Cohesion = 300 psf
Friction Angle = 27 degrees
Based on Ultimate Strength

Geotechnical Engineering Investigation 23 Crest Road East Rolling Hills, California	Project No. 23-3282 Plate D-7

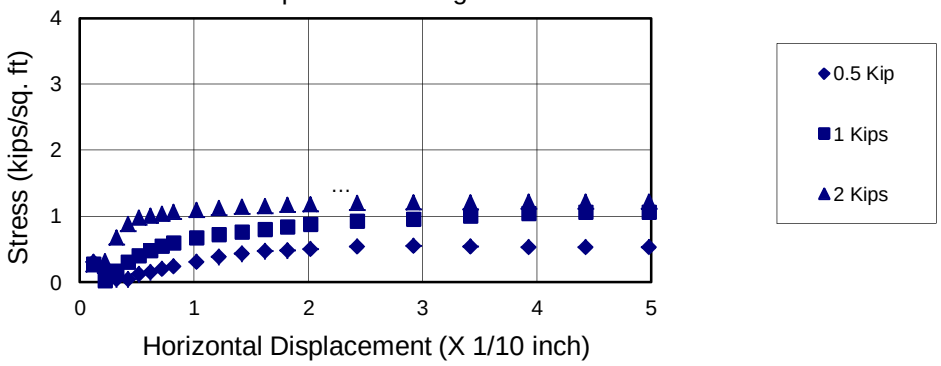
HAMILTON & ASSOCIATES

REPEATED SHEAR TEST RESULTS

Boring No. 2 @ 10 Feet



Stress - Displacement Diagram



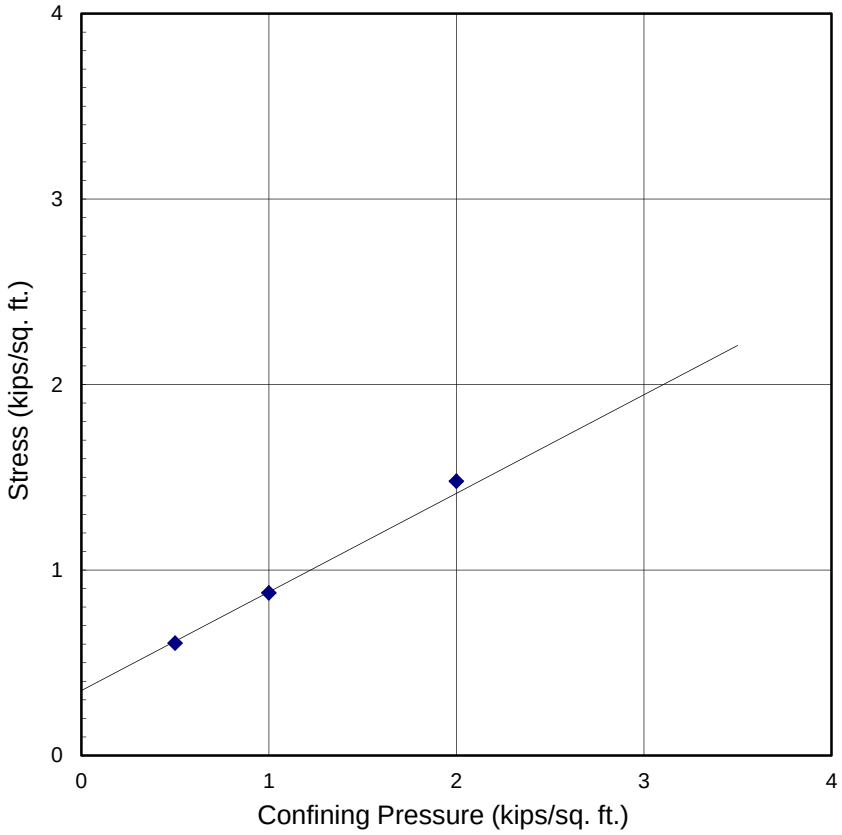
Bedrock samples were submerged for at least 24 hours.
The samples had a density of 90 lbs./cu.ft. and a moisture content of 36.7 %
Cohesion = 300 psf
Friction Angle = 25 degrees
Based on Ultimate Strength

Geotechnical Engineering Investigation 23 Crest Road East Rolling Hills, California	Project No. 23-3282 Plate D-7a

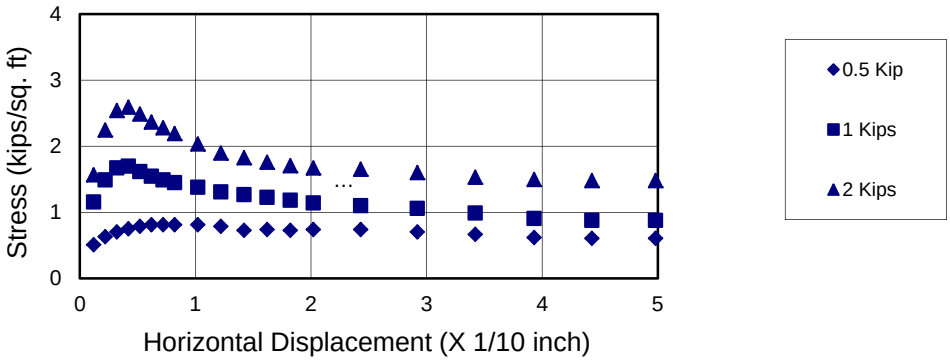
HAMILTON & ASSOCIATES

SHEAR TEST RESULTS

Boring No. 2 @ 20 Feet



Stress - Displacement Diagram



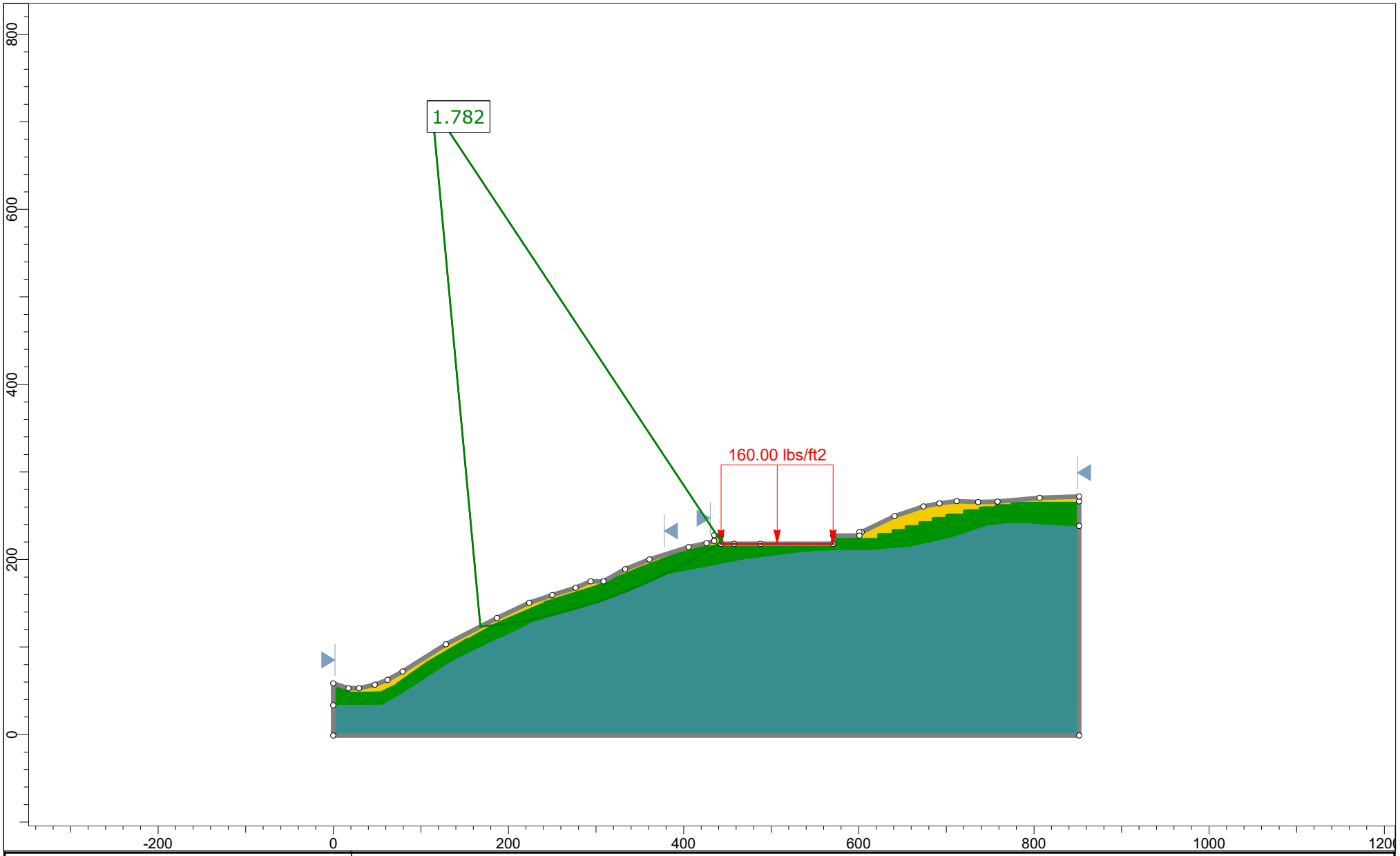
Bedrock samples were submerged for at least 24 hours.
The samples had a density of 93 lbs./cu.ft. and a moisture content of 38.3 %
Cohesion = 350 psf
Friction Angle = 28 degrees
Based on Ultimate Strength

Geotechnical Engineering Investigation 23 Crest Road East Rolling Hills, California	Project No. 23-3282 Plate D-8

HAMILTON & ASSOCIATES

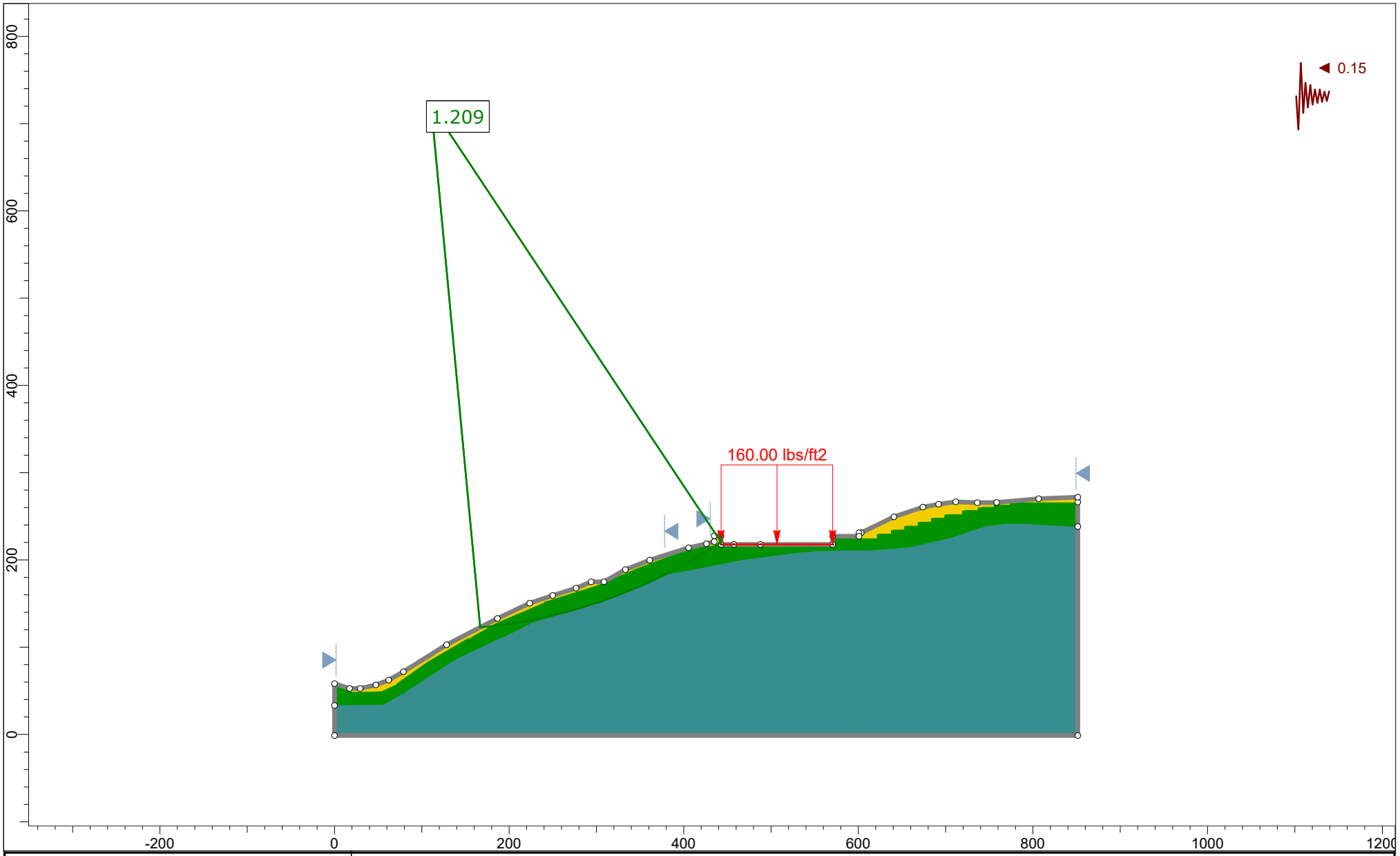
APPENDIX B

SLOPE STABILITY ANALYSIS



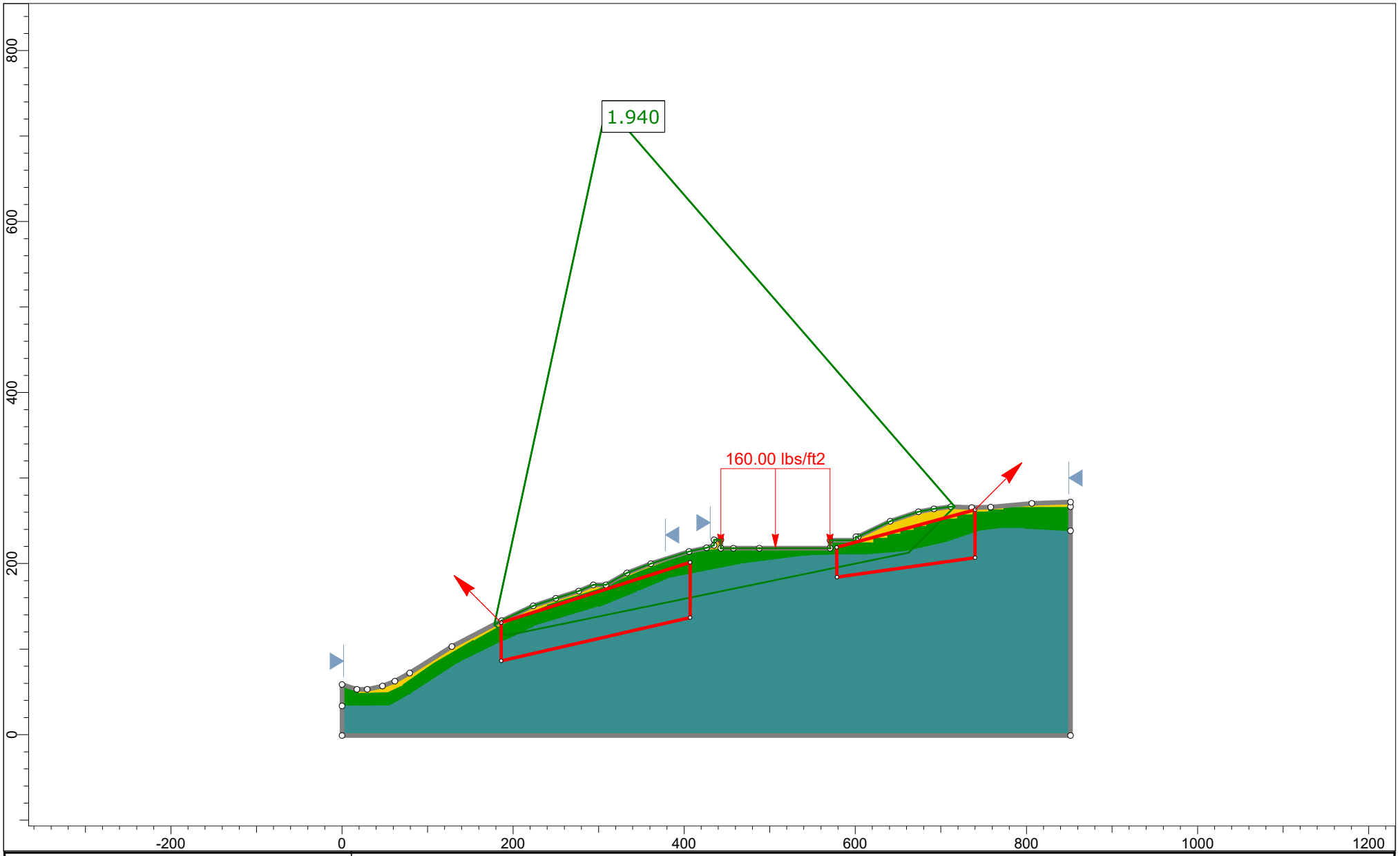
rocscience	Project	Ogaswara Residence	
	Group	Cross Section A	Scenario: Circular- Global Static
	Drawn By	KD	Company: Hamilton & Associates
	Date	May 2024	File Name: Ogasawara Slope Stability.slmd

SLIDEINTERPRET 9.008



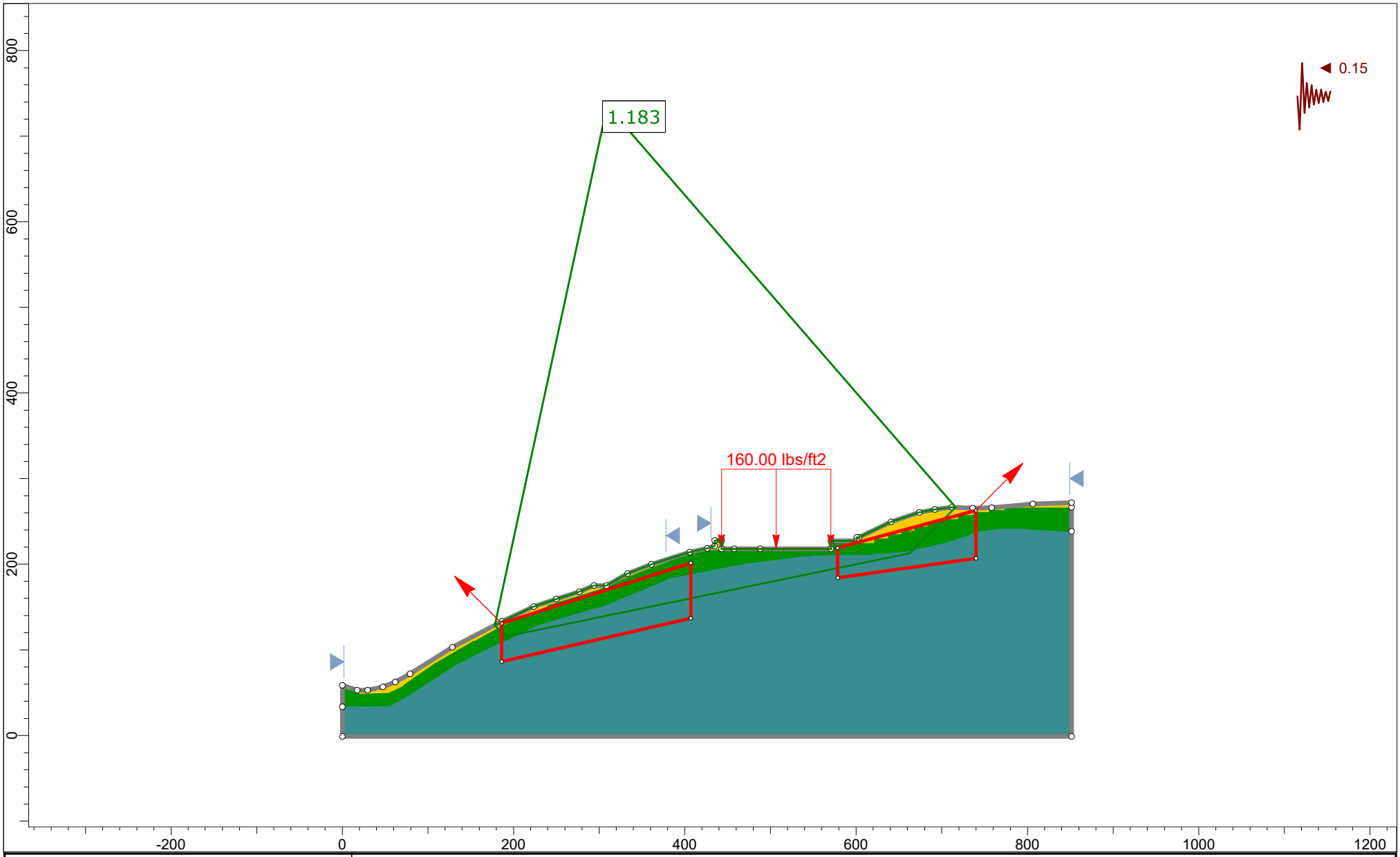
rocscience	Project	Ogaswara Residence	
	Group	Cross Section A	Scenario	Circular- Global Seismic
	Drawn By	KD	Company	Hamilton & Associates
	Date	May 2024	File Name	Ogasawara Slope Stability.slmd

SLIDEINTERPRET 9.008



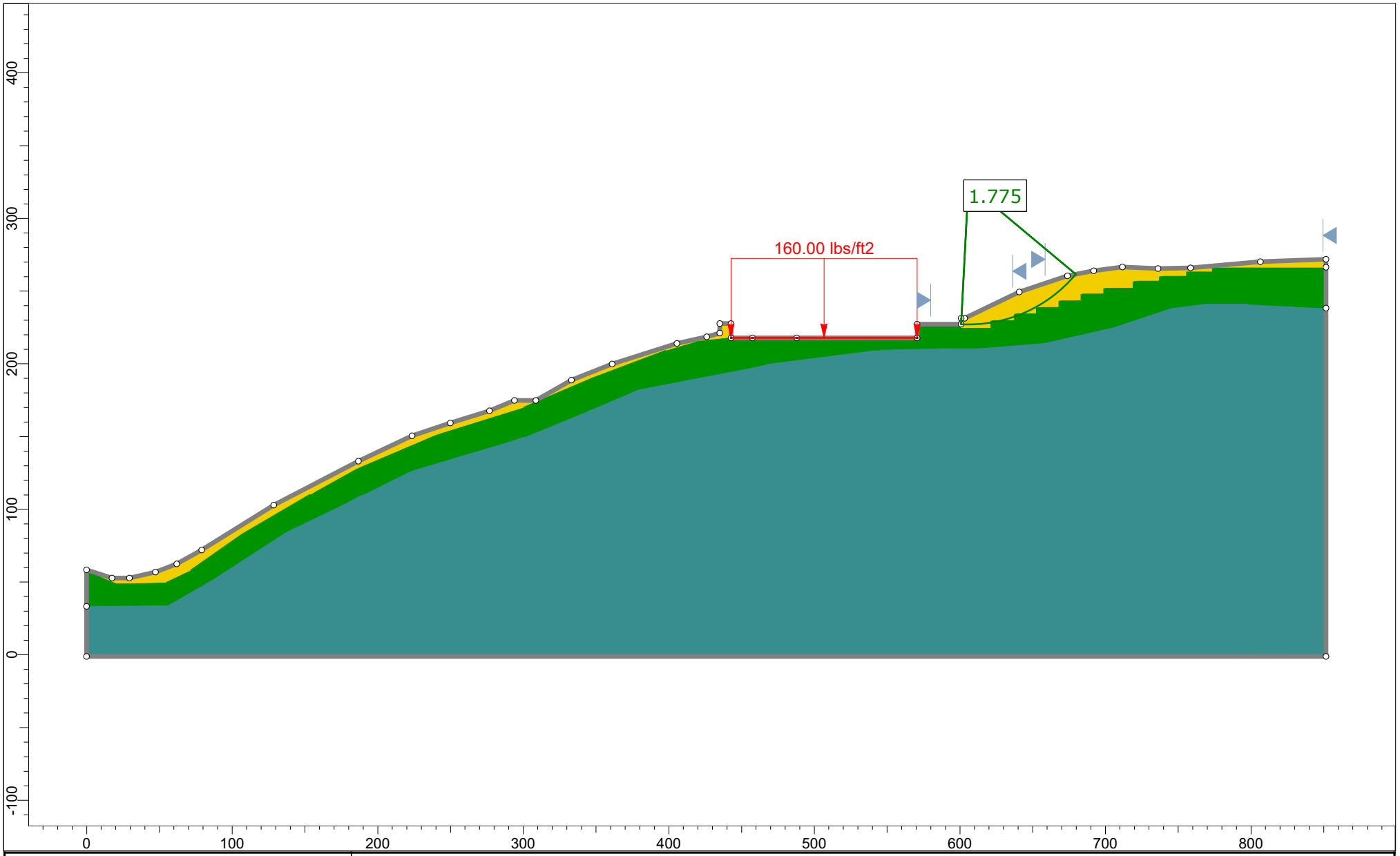
rocscience	Project	Ogaswara Residence	
	Group	Cross Section A	Scenario: Wedge- Global Static
	Drawn By	KD	Company: Hamilton & Associates
	Date	May 2024	File Name: Ogasawara Slope Stability.slmd

SLIDEINTERPRET 9.008



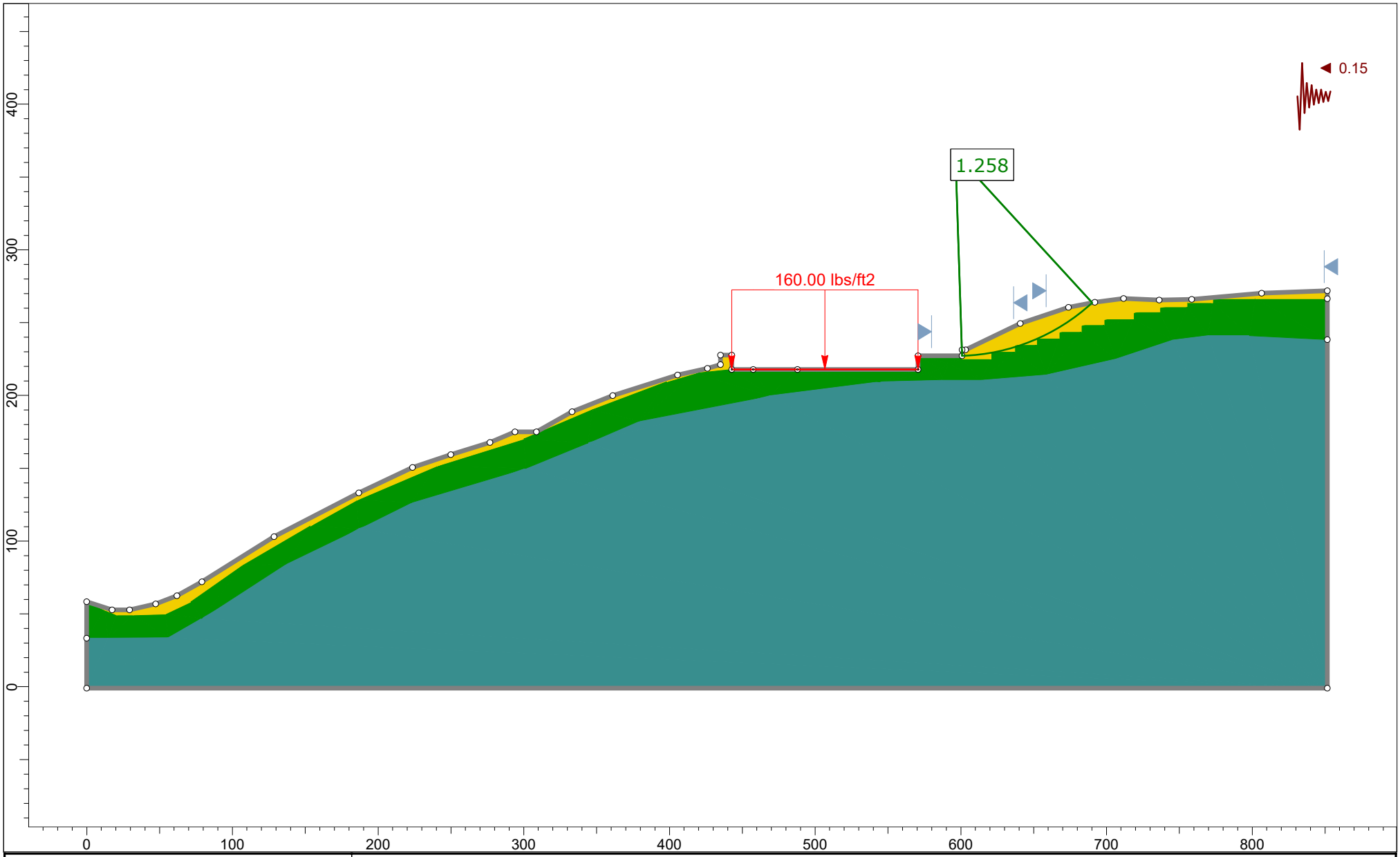
rocscience	Project	Ogaswara Residence	
	Group	Cross Section A	Scenario: Wedge- Global Seismic
	Drawn By	KD	Company: Hamilton & Associates
	Date	May 2024	File Name: Ogasawara Slope Stability.slmd

SLIDEINTERPRET 9.008



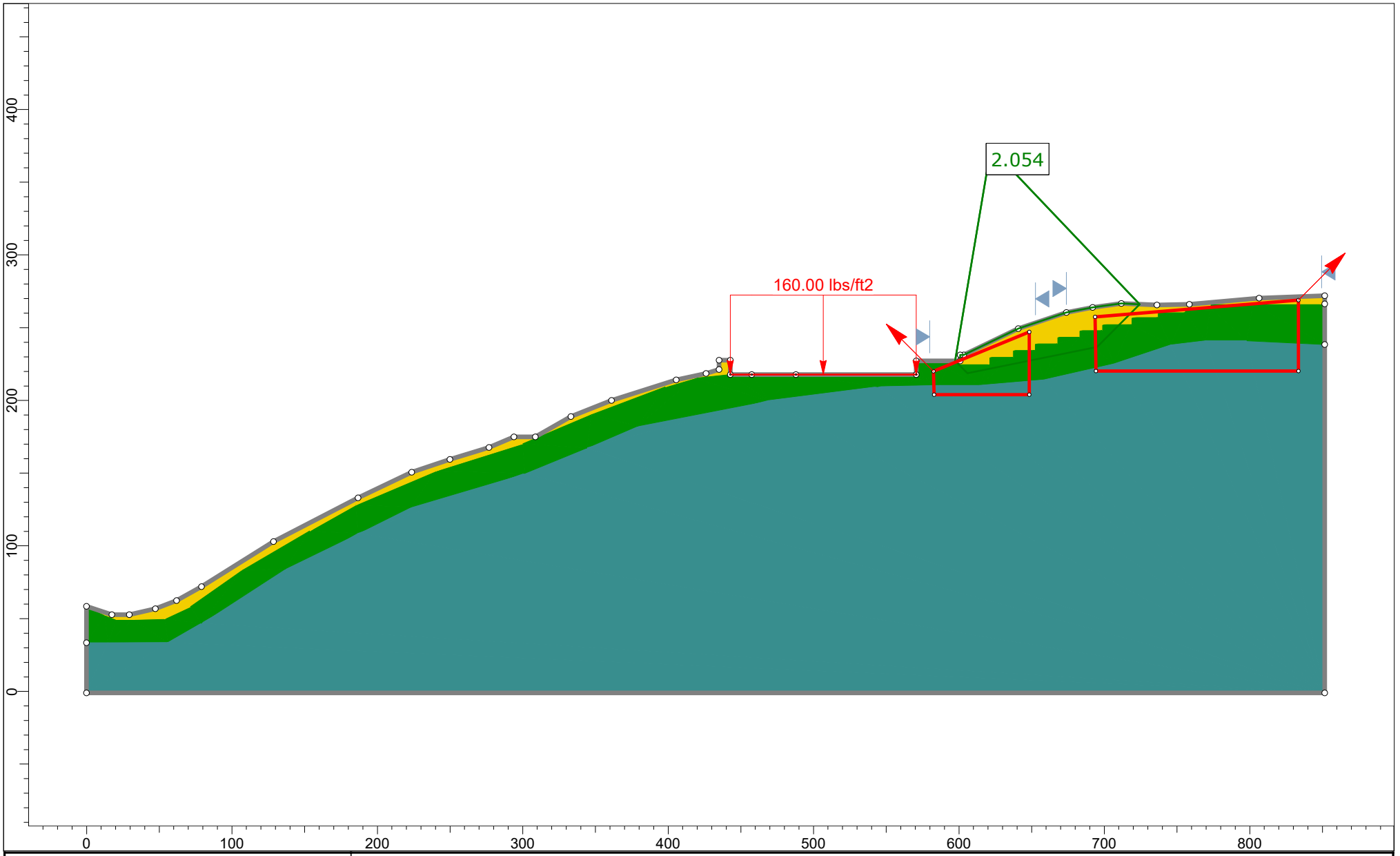
rocscience	Project	Ogaswara Residence	
	Group	Cross Section A	Scenario: Circular- Upper Static
	Drawn By	KD	Company: Hamilton & Associates
	Date	May 2024	File Name: Ogasawara Slope Stability.slmd

SLIDEINTERPRET 9.008



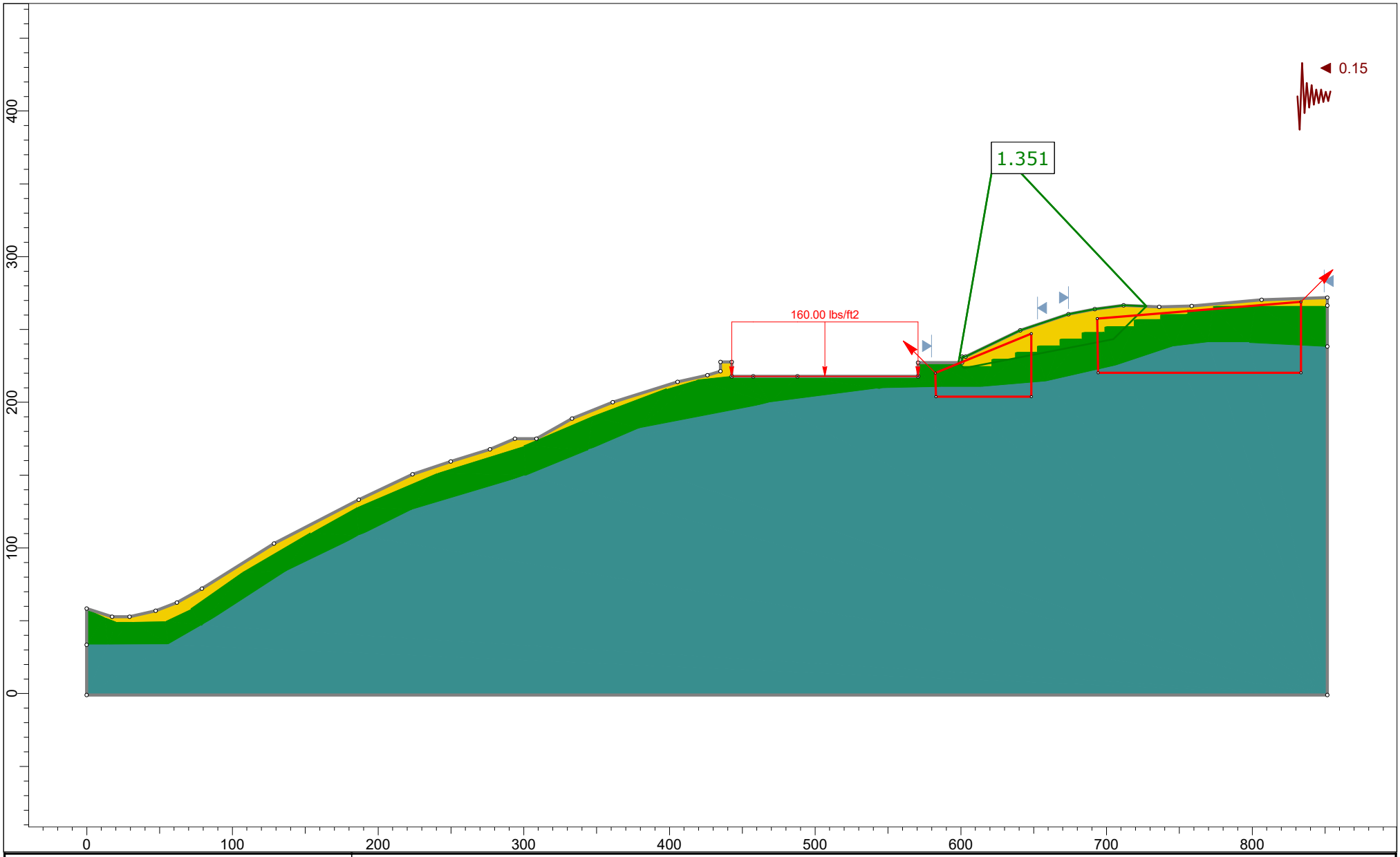
rocscience	Project	Ogaswara Residence	
	Group	Cross Section A	Scenario: Circular- Upper Seismic
	Drawn By	KD	Company: Hamilton & Associates
	Date	May 2024	File Name: Ogasawara Slope Stability.slmd

SLIDEINTERPRET 9.008



rocscience	Project	Ogaswara Residence	
	Group	Cross Section A	Scenario: Wedge- Upper Static
	Drawn By	KD	Company: Hamilton & Associates
	Date	May 2024	File Name: Ogasawara Slope Stability.slmd

SLIDEINTERPRET 9.008



rocscience	Project	Ogaswara Residence	
	Group	Cross Section A	Scenario	Wedge- Upper Seismic
	Drawn By	KD	Company	Hamilton & Associates
	Date	May 2024	File Name	Ogasawara Slope Stability.slmd

SLIDEINTERPRET 9.008

Slide Analysis Information

Ogasawara Slope Stability

Project Summary

File Name:	Ogasawara Slope Stability.slmd
Slide Modeler Version:	9.008
Project Title:	Ogaswara Residence
Analysis:	Slope Stability
Author:	KD
Company:	Hamilton & Associates
Date Created:	May 2024

Currently Open Scenarios

Group Name	Scenario Name	Global Minimum	Compute Time
Cross Section A	Circular- Global Static	Bishop Simplified: 1.782070	00h:00m:01.56s
	Circular- Global Seismic	Bishop Simplified: 1.209410	00h:00m:01.114s
	Wedge- Global Static	Bishop Simplified: 1.940020	00h:00m:00.510s
	Wedge- Global Seismic	Bishop Simplified: 1.183430	00h:00m:00.544s
	Circular- Upper Static	Bishop Simplified: 1.774880	00h:00m:01.80s
	Circular- Upper Seismic	Bishop Simplified: 1.257560	00h:00m:01.145s
	Wedge- Upper Static	Bishop Simplified: 2.054370	00h:00m:00.539s
	Wedge- Upper Seismic	Bishop Simplified: 1.351110	00h:00m:00.513s

General Settings

Units of Measurement:	Imperial Units
Time Units:	days
Permeability Units:	feet/second
Data Output:	Standard
Failure Direction:	Right to Left

Analysis Options

All Open Scenarios

Slices Type:	Vertical
Analysis Methods Used	
	Bishop simplified
Number of slices:	50
Tolerance:	0.005
Maximum number of iterations:	75
Check malpha < 0.2:	Yes
Create Interslice boundaries at intersections with water tables and piezos:	Yes
Initial trial value of FS:	1
Steffensen Iteration:	Yes

Random Numbers

All Open Scenarios

Pseudo-random Seed:	10116
Random Number Generation Method:	Park and Miller v.3

Surface Options

Cross Section A - Circular- Global Static

Surface Type:	Circular
Search Method:	Auto Refine Search
Divisions along slope:	20
Circles per division:	10
Number of iterations:	10
Divisions to use in next iteration:	50%
Composite Surfaces:	Disabled
Minimum Elevation:	Not Defined
Minimum Depth:	Not Defined
Minimum Area:	Not Defined
Minimum Weight:	Not Defined

Cross Section A - Circular- Global Seismic

Surface Type:	Circular
Search Method:	Auto Refine Search
Divisions along slope:	20
Circles per division:	10
Number of iterations:	10
Divisions to use in next iteration:	50%
Composite Surfaces:	Disabled
Minimum Elevation:	Not Defined
Minimum Depth:	Not Defined
Minimum Area:	Not Defined
Minimum Weight:	Not Defined

Cross Section A - Wedge- Global Static

Surface Type:	Non-Circular Block Search
Number of Surfaces:	5000
Multiple Groups:	Disabled
Pseudo-Random Surfaces:	Enabled
Convex Surfaces Only:	Disabled
Left Projection Angle (Start Angle) [deg]:	135
Left Projection Angle (End Angle) [deg]:	135
Right Projection Angle (Start Angle) [deg]:	45
Right Projection Angle (End Angle) [deg]:	45
Minimum Elevation:	Not Defined
Minimum Depth:	Not Defined
Minimum Area:	Not Defined
Minimum Weight:	Not Defined

Cross Section A - Wedge- Global Seismic

Surface Type:	Non-Circular Block Search
Number of Surfaces:	5000
Multiple Groups:	Disabled
Pseudo-Random Surfaces:	Enabled
Convex Surfaces Only:	Disabled
Left Projection Angle (Start Angle) [deg]:	135
Left Projection Angle (End Angle) [deg]:	135
Right Projection Angle (Start Angle) [deg]:	45
Right Projection Angle (End Angle) [deg]:	45
Minimum Elevation:	Not Defined
Minimum Depth:	Not Defined
Minimum Area:	Not Defined
Minimum Weight:	Not Defined

Cross Section A - Circular- Upper Static

Surface Type:	Circular
Search Method:	Auto Refine Search
Divisions along slope:	20
Circles per division:	10
Number of iterations:	10
Divisions to use in next iteration:	50%
Composite Surfaces:	Disabled
Minimum Elevation:	Not Defined
Minimum Depth:	Not Defined
Minimum Area:	Not Defined
Minimum Weight:	Not Defined

Cross Section A - Circular- Upper Seismic

Surface Type:	Circular
Search Method:	Auto Refine Search
Divisions along slope:	20
Circles per division:	10
Number of iterations:	10
Divisions to use in next iteration:	50%
Composite Surfaces:	Disabled
Minimum Elevation:	Not Defined
Minimum Depth:	Not Defined
Minimum Area:	Not Defined
Minimum Weight:	Not Defined

Cross Section A - Wedge- Upper Static

Surface Type:	Non-Circular Block Search
Number of Surfaces:	5000
Multiple Groups:	Disabled
Pseudo-Random Surfaces:	Enabled
Convex Surfaces Only:	Disabled
Left Projection Angle (Start Angle) [deg]:	135
Left Projection Angle (End Angle) [deg]:	135
Right Projection Angle (Start Angle) [deg]:	45
Right Projection Angle (End Angle) [deg]:	45
Minimum Elevation:	Not Defined
Minimum Depth:	Not Defined
Minimum Area:	Not Defined
Minimum Weight:	Not Defined

Cross Section A - Wedge- Upper Seismic

Surface Type:	Non-Circular Block Search
Number of Surfaces:	5000
Multiple Groups:	Disabled
Pseudo-Random Surfaces:	Enabled
Convex Surfaces Only:	Disabled
Left Projection Angle (Start Angle) [deg]:	135
Left Projection Angle (End Angle) [deg]:	135
Right Projection Angle (Start Angle) [deg]:	45
Right Projection Angle (End Angle) [deg]:	45
Minimum Elevation:	Not Defined
Minimum Depth:	Not Defined
Minimum Area:	Not Defined
Minimum Weight:	Not Defined

Seismic Loading

Cross Section A - Circular- Global Static

Advanced seismic analysis:	No
Staged pseudostatic analysis:	No

Cross Section A - Circular- Global Seismic

Advanced seismic analysis:	No
Staged pseudostatic analysis:	No
Seismic Load Coefficient (Horizontal):	0.15

Cross Section A - Wedge- Global Static

Advanced seismic analysis:	No
Staged pseudostatic analysis:	No

Cross Section A - Wedge- Global Seismic

Advanced seismic analysis:	No
Staged pseudostatic analysis:	No
Seismic Load Coefficient (Horizontal):	0.15

Cross Section A - Circular- Upper Static

Advanced seismic analysis:	No
Staged pseudostatic analysis:	No

Cross Section A - Circular- Upper Seismic

Advanced seismic analysis:	No
Staged pseudostatic analysis:	No
Seismic Load Coefficient (Horizontal):	0.15

Cross Section A - Wedge- Upper Static

Advanced seismic analysis:	No
Staged pseudostatic analysis:	No

Cross Section A - Wedge- Upper Seismic

Advanced seismic analysis:	No
Staged pseudostatic analysis:	No
Seismic Load Coefficient (Horizontal):	0.15

Loading

All Open Scenarios

Distribution:	Constant
Magnitude [psf]:	160
Orientation:	Normal to boundary

Materials

Fill/Nat	
Color	
Strength Type	Mohr-Coulomb
Unit Weight [lbs/ft3]	115
Cohesion [psf]	290
Friction Angle [deg]	20
Water Surface	Assigned per scenario
Ru Value	0
Bedrock (fbc) <25ft	
Color	
Strength Type	Mohr-Coulomb
Unit Weight [lbs/ft3]	125
Cohesion [psf]	400
Friction Angle [deg]	25
Water Surface	Assigned per scenario
Ru Value	0
Berock (fbc) >25ft	
Color	
Strength Type	Mohr-Coulomb
Unit Weight [lbs/ft3]	125
Cohesion [psf]	550
Friction Angle [deg]	34
Water Surface	Assigned per scenario
Ru Value	0
Bedrock (Aniso) <25 ft	
Color	
Strength Type	Generalized Anisotropic
Unit Weight [lbs/ft3]	125
Water Surface	Assigned per scenario
Ru Value	0
Bedrock (Aniso) >25 ft	
Color	
Strength Type	Generalized Anisotropic
Unit Weight [lbs/ft3]	125
Water Surface	Assigned per scenario
Ru Value	0
Bedrock abc	
Color	
Strength Type	Mohr-Coulomb
Unit Weight [lbs/ft3]	125
Cohesion [psf]	200
Friction Angle [deg]	21
Water Surface	Assigned per scenario
Ru Value	0

Generalized Anisotropic Functions

Name: User Defined 1		
Angle From	**Angle To**	**Material**
6	-90	Bedrock (fbc) <25ft
12	6	Bedrock abc
90	12	Bedrock (fbc) <25ft
Name: User Defined 2		
Angle From	**Angle To**	**Material**
6	-90	Berock (fbc) >25ft
12	6	Bedrock abc
90	12	Berock (fbc) >25ft

Materials In Use

Material	Circular-Global Static	Circular-Global Seismic	Wedge-Global Static	Wedge-Global Seismic	Circular-Upper Static	Circular-Upper Seismic	Wedge-Upper Static	Wedge-Upper Seismic
Fill/Nat	✓	✓	✓	✓	✓	✓	✓	✓
Bedrock (fb <25ft	✓	✓	✓	✓	✓	✓	✓	✓
Berock (fbc >25ft	✓	✓	✓	✓	✓	✓	✓	✓
Bedrock (Aniso) <25	✓	✓	✓	✓	✓	✓	✓	✓
Bedrock (Aniso) >25	✓	✓	✓	✓	✓	✓	✓	✓
Bedrock abc	✓	✓	✓	✓	✓	✓	✓	✓

Global Minimums

Cross Section A - Circular- Global Static

Method: bishop simplified

FS	1.782070
Center:	112.478, 718.495
Radius:	597.737
Left Slip Surface Endpoint:	167.881, 123.331
Right Slip Surface Endpoint:	442.787, 220.313
Left Slope Intercept:	167.881 123.331
Right Slope Intercept:	442.787 227.671
Resisting Moment:	2.24428e+08 lb-ft
Driving Moment:	1.25937e+08 lb-ft
Total Slice Area:	5181.06 ft2
Surface Horizontal Width:	274.906 ft
Surface Average Height:	18.8466 ft

Cross Section A - Circular- Global Seismic

Method: bishop simplified

FS	1.209410
Center:	110.553, 720.732
Radius:	600.576
Left Slip Surface Endpoint:	166.858, 122.802
Right Slip Surface Endpoint:	442.787, 220.421
Left Slope Intercept:	166.858 122.802
Right Slope Intercept:	442.787 227.671
Resisting Moment:	2.18338e+08 lb-ft
Driving Moment:	1.80532e+08 lb-ft
Total Slice Area:	5215.13 ft2
Surface Horizontal Width:	275.929 ft
Surface Average Height:	18.9002 ft

Cross Section A - Wedge- Global Static

Method: bishop simplified

FS	1.940020
Axis Location:	309.399, 735.567
Left Slip Surface Endpoint:	178.130, 128.633
Right Slip Surface Endpoint:	716.185, 266.391
Resisting Moment:	6.33393e+08 lb-ft
Driving Moment:	3.26488e+08 lb-ft
Total Slice Area:	19698 ft2
Surface Horizontal Width:	538.055 ft
Surface Average Height:	36.6097 ft

Cross Section A - Wedge- Global Seismic

Method: bishop simplified

FS	1.183430
Axis Location:	309.399, 735.567
Left Slip Surface Endpoint:	178.130, 128.633
Right Slip Surface Endpoint:	716.185, 266.391
Resisting Moment:	6.15423e+08 lb-ft
Driving Moment:	5.20035e+08 lb-ft
Total Slice Area:	19698 ft2
Surface Horizontal Width:	538.055 ft
Surface Average Height:	36.6097 ft

Cross Section A - Circular- Upper Static

Method: bishop simplified

FS	1.774880
Center:	605.827, 323.269
Radius:	96.219
Left Slip Surface Endpoint:	600.745, 227.184
Right Slip Surface Endpoint:	679.676, 261.588
Left Slope Intercept:	600.745 231.336
Right Slope Intercept:	679.676 261.588
Resisting Moment:	5.91793e+06 lb-ft
Driving Moment:	3.33427e+06 lb-ft
Total Slice Area:	850.774 ft2
Surface Horizontal Width:	78.9306 ft
Surface Average Height:	10.7788 ft

Cross Section A - Circular- Upper Seismic

Method: bishop simplified

FS	1.257560
Center:	596.239, 366.044
Radius:	138.927
Left Slip Surface Endpoint:	600.745, 227.190
Right Slip Surface Endpoint:	690.091, 263.611
Left Slope Intercept:	600.745 231.336
Right Slope Intercept:	690.091 263.611
Resisting Moment:	8.87438e+06 lb-ft
Driving Moment:	7.05684e+06 lb-ft
Total Slice Area:	919.34 ft2
Surface Horizontal Width:	89.346 ft
Surface Average Height:	10.2897 ft

Cross Section A - Wedge- Upper Static

Method: bishop simplified

FS	2.054370
Axis Location:	621.888, 373.512
Left Slip Surface Endpoint:	597.303, 227.184
Right Slip Surface Endpoint:	724.199, 266.047
Resisting Moment:	2.35422e+07 lb-ft
Driving Moment:	1.14595e+07 lb-ft
Total Slice Area:	2575.34 ft2
Surface Horizontal Width:	126.896 ft
Surface Average Height:	20.2948 ft

Cross Section A - Wedge- Upper Seismic

Method: bishop simplified

FS	1.351110
Axis Location:	624.132, 375.399
Left Slip Surface Endpoint:	598.438, 227.184
Right Slip Surface Endpoint:	727.287, 265.915
Resisting Moment:	1.88186e+07 lb-ft
Driving Moment:	1.39283e+07 lb-ft
Total Slice Area:	2169.28 ft2
Surface Horizontal Width:	128.849 ft
Surface Average Height:	16.8358 ft

Global Minimum Coordinates

Cross Section A - Wedge- Global Static

Method: bishop simplified

X	Y
178.13	128.633
191.209	115.554
662.497	212.703
716.185	266.391

Cross Section A - Wedge- Global Seismic

Method: bishop simplified

X	Y
178.13	128.633
191.209	115.554
662.497	212.703
716.185	266.391

Cross Section A - Wedge- Upper Static

Method: bishop simplified

X	Y
597.303	227.184
605.805	218.682
694.931	236.78
724.199	266.047

Cross Section A - Wedge- Upper Seismic

Method: bishop simplified

X	Y
598.438	227.184
602.181	223.441
704.681	243.309
727.287	265.915

Entity Information

Cross Section A

Shared Entities

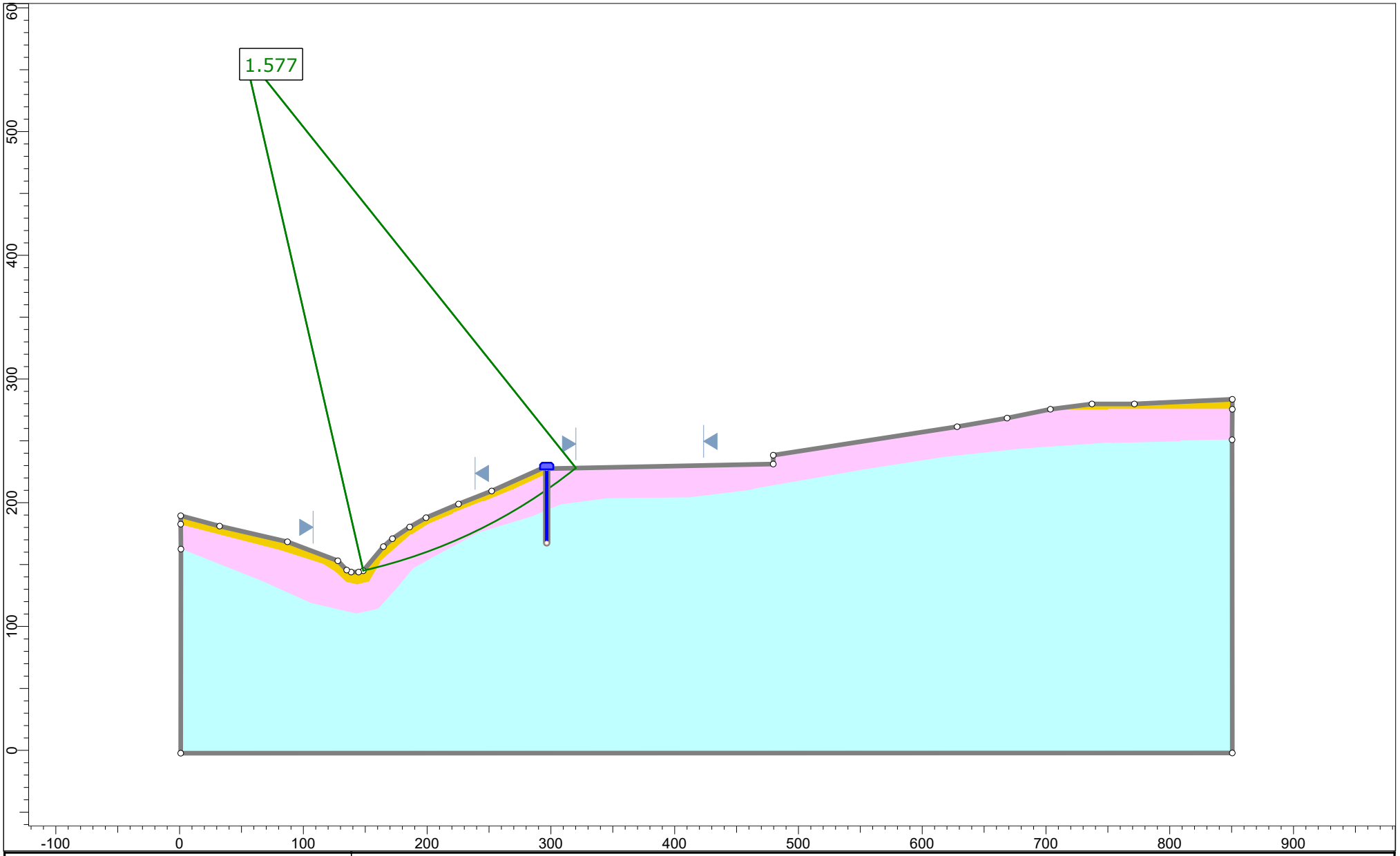
Type	Coordinates (x,y)
External Boundary	-0.05, -1.066 851.434, -1.066 851.434, 238.33 851.434, 266.41 851.434, 271.884 806.421, 270.259 758.35, 266.005 736.127, 265.536 711.656, 266.585 691.904, 263.963 673.901, 260.467 640.768, 249.348 603.184, 231.336 600.745, 231.336 600.745, 227.184 570.57, 227.184 570.57, 217.813 487.741, 217.813 457.468, 217.813 442.787, 217.813 442.787, 227.671 434.962, 227.671 434.962, 221.2 426.083, 218.527 405.564, 214.058 361.026, 199.951 333.062, 188.851 308.563, 174.926 293.85, 174.926 276.677, 167.685 249.857, 159.38 223.556, 150.555 186.7, 133.066 128.484, 102.951 79.066, 72.034 61.935, 62.425 47.245, 56.833 29.413, 52.743 17.346, 52.743 -0.05, 58.405 -0.05, 33.377

Material Boundary	-0.05, 33.377 14.663, 33.377 55.937, 33.61 78.928, 46.79 136.717, 84.312 186.643, 108.516 222.976, 126.571 301.398, 149.92 343.968, 167.351 378.987, 182.381 468.712, 199.759 543.985, 209.361 576.41, 214.739 585.937, 218.12 591.627, 221.789 598.532, 225.392 600.745, 227.184 600.745, 225.038 620.7, 225.038 620.7, 229.641 636.966, 229.641 636.966, 234.369 651.998, 234.369 651.998, 238.799 667.486, 238.799 667.486, 243.376 682.64, 243.376 682.64, 248.039 698.289, 248.039 698.289, 252.021 718.486, 252.021 718.486, 256.877 736.499, 256.877 736.499, 260.259 755.712, 260.259 755.712, 263.655 772.809, 263.655 772.809, 266.41 802.093, 266.41 851.434, 266.41
Material Boundary	-0.05, 58.405 12.36, 52.568 20.534, 49.299 31.875, 49.299 53.865, 49.892 71.429, 58.2 107.033, 83.122 153.456, 110.303 185.262, 128.105 240.097, 151.434 300.133, 170.158 347.133, 190.184 397.856, 209.275 417.961, 215.21 442.787, 217.813

Material Boundary	543.985, 209.361 586.652, 210.357 613.826, 210.357 658.317, 214.086 706.271, 225.009 745.434, 238.063 769.678, 241.04 798.033, 241.04 851.434, 238.33

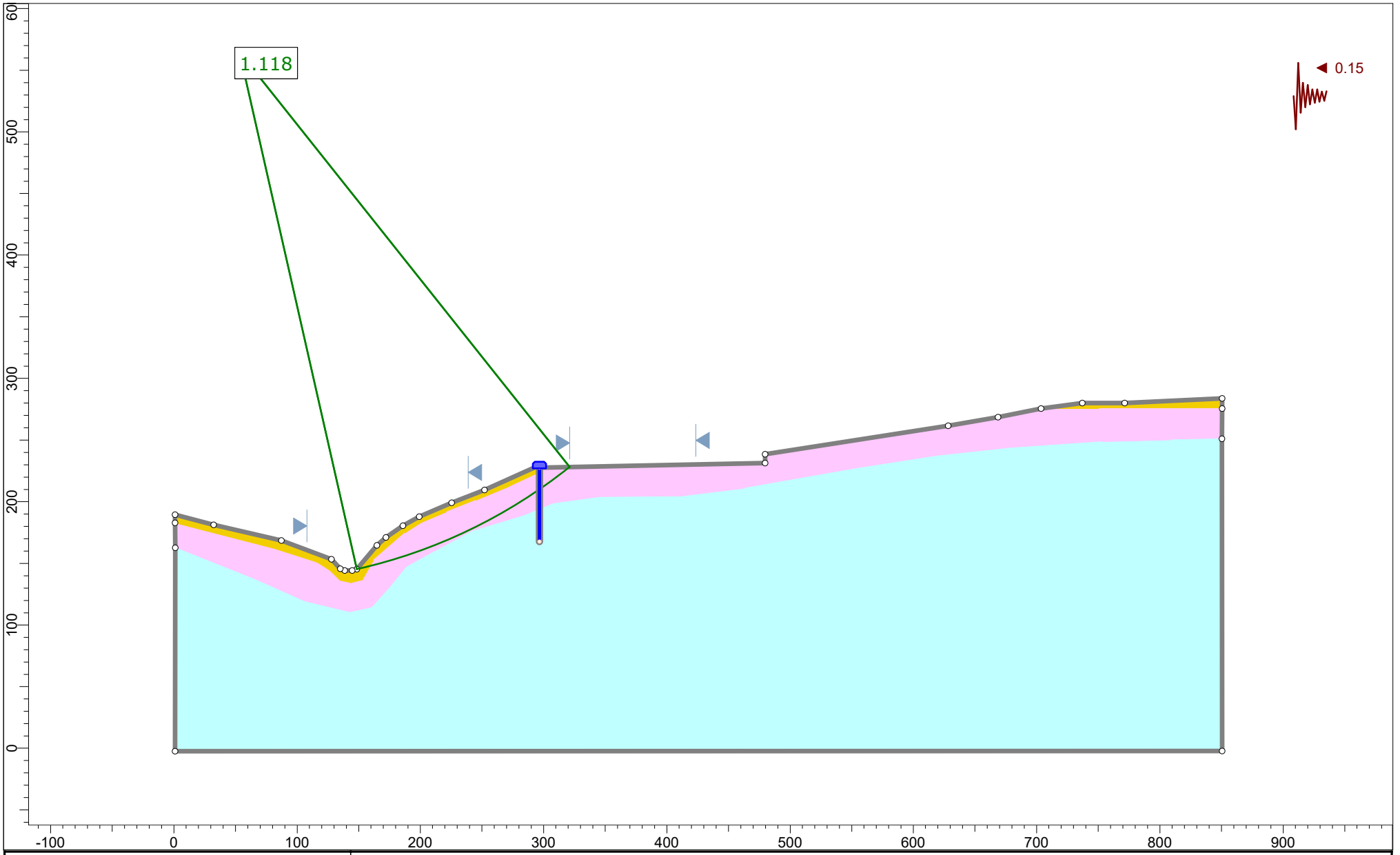
Scenario-based Entities

Type	Coordinates (x,y)	Circular - Global Static	Circular - Global Seismic	Wedge-Global Static	Wedge-Global Seismic	Circular - Upper Static	Circular - Upper Seismic	Wedge-Upper Static	Wedge-Upper Seismic
Distributed Load	570.57, 217.813 487.741, 217.813 457.468, 217.813 442.787, 217.813	Constant DistributionOrientation: Normal to boundaryMagnitude: 160 lbs/ft2Creates Excess Pore Pressure: No	Constant DistributionOrientation: Normal to boundaryMagnitude: 160 lbs/ft2Creates Excess Pore Pressure: No	Constant DistributionOrientation: Normal to boundaryMagnitude: 160 lbs/ft2Creates Excess Pore Pressure: No	Constant DistributionOrientation: Normal to boundaryMagnitude: 160 lbs/ft2Creates Excess Pore Pressure: No	Constant DistributionOrientation: Normal to boundaryMagnitude: 160 lbs/ft2Creates Excess Pore Pressure: No	Constant DistributionOrientation: Normal to boundaryMagnitude: 160 lbs/ft2Creates Excess Pore Pressure: No	Constant DistributionOrientation: Normal to boundaryMagnitude: 160 lbs/ft2Creates Excess Pore Pressure: No	Constant DistributionOrientation: Normal to boundaryMagnitude: 160 lbs/ft2Creates Excess Pore Pressure: No
Block Search Window	578.481, 184.198 739.895, 206.856 739.895, 262.963 578.265, 218.941								
Block Search Window	185.959, 86.266 406.873, 136.755 406.873, 201.367 185.959, 130.863								
Block Search Window	694.146, 220.218 833.398, 220.218 833.398, 268.966 693.512, 257.411								
Block Search Window	582.917, 203.855 648.302, 203.855 648.302, 247.013 582.485, 220.039								



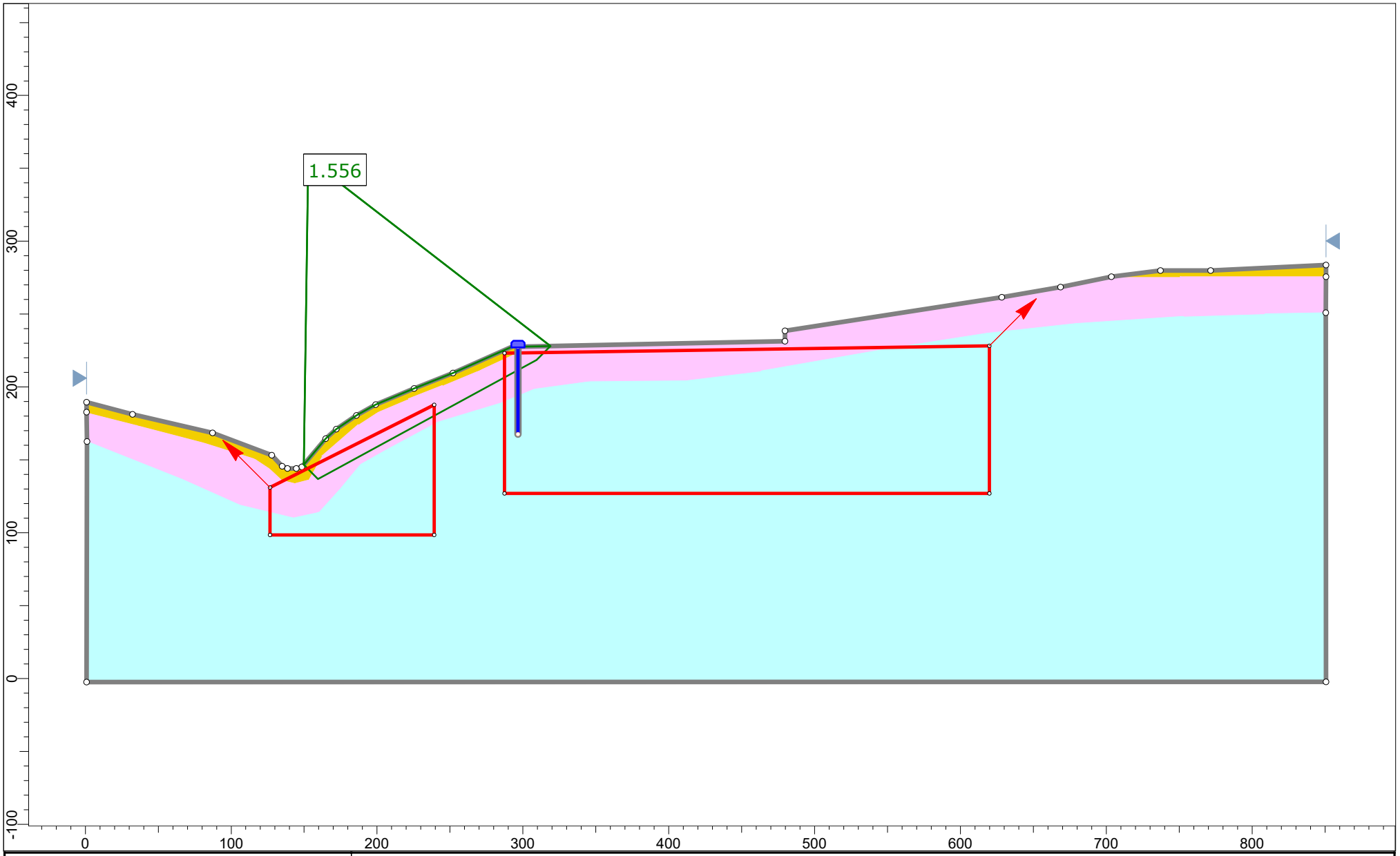
rocscience	Project	Ogaswara Residence	
	Group	Cross Section B	Scenario: Circular- Global Static
	Drawn By	KD	Company: Hamilton & Associates
	Date	May 2024	File Name: Ogasawara Slope Stability.slmd

SLIDEINTERPRET 9.008



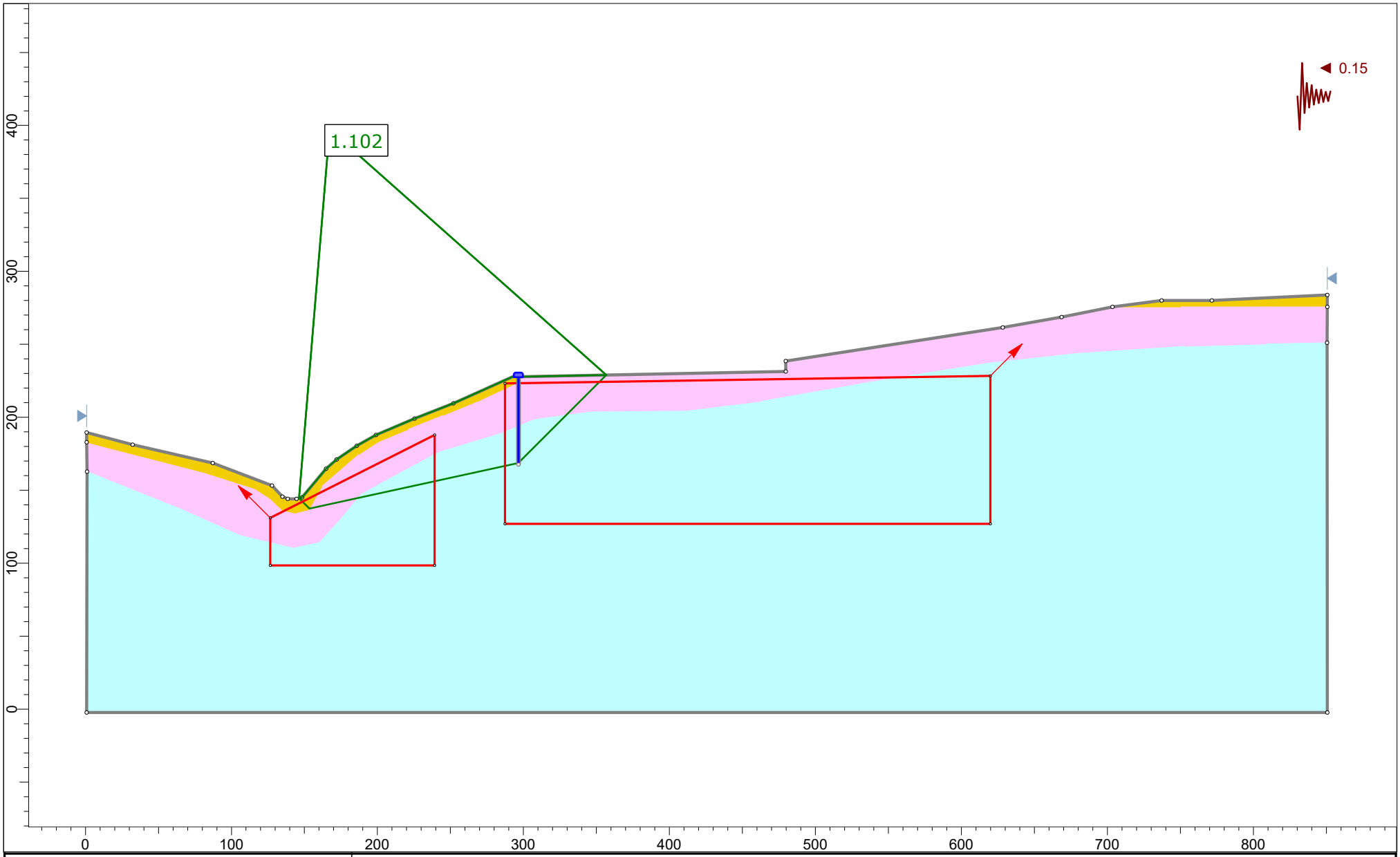
rocscience	Project	Ogaswara Residence	
	Group	Cross Section B	Scenario: Circular- Global Seismic
	Drawn By	KD	Company: Hamilton & Associates
	Date	May 2024	File Name: Ogasawara Slope Stability.slmd

SLIDEINTERPRET 9.008



rocscience	Project	Ogaswara Residence	
	Group	Cross Section B	Scenario: Wedge- Global Static
	Drawn By	KD	Company: Hamilton & Associates
	Date	May 2024	File Name: Ogasawara Slope Stability.slmd

SLIDEINTERPRET 9.008



rocscience	Project	Ogaswara Residence	
	Group	Cross Section B	Scenario: Wedge- Global Seismic
	Drawn By	KD	Company: Hamilton & Associates
	Date	May 2024	File Name: Ogasawara Slope Stability.slmd

SLIDEINTERPRET 9.008

Slide Analysis Information

Ogasawara Slope Stability

Project Summary

File Name:	Ogasawara Slope Stability.slmd
Slide Modeler Version:	9.008
Project Title:	Ogaswara Residence
Analysis:	Slope Stability
Author:	KD
Company:	Hamilton & Associates
Date Created:	May 2024

Currently Open Scenarios

Group Name	Scenario Name	Global Minimum	Compute Time
Cross Section B	Circular- Global Static	Bishop Simplified: 1.577180	00h:00m:01.36s
	Circular- Global Seismic	Bishop Simplified: 1.118300	00h:00m:01.240s
	Wedge- Global Static	Bishop Simplified: 1.555610	00h:00m:00.568s
	Wedge- Global Seismic	Bishop Simplified: 1.101530	00h:00m:00.589s

General Settings

Units of Measurement:	Imperial Units
Time Units:	days
Permeability Units:	feet/second
Data Output:	Standard
Failure Direction:	Right to Left

Analysis Options

All Open Scenarios

Slices Type:	Vertical

Analysis Methods Used

	Bishop simplified
Number of slices:	50
Tolerance:	0.005
Maximum number of iterations:	75
Check malpha < 0.2:	Yes
Create Interslice boundaries at intersections with water tables and piezos:	Yes
Initial trial value of FS:	1
Steffensen Iteration:	Yes

Random Numbers

All Open Scenarios

Pseudo-random Seed:	10116
Random Number Generation Method:	Park and Miller v.3

Surface Options

Cross Section B - Wedge- Global Static

Surface Type:	Non-Circular Block Search
Number of Surfaces:	5000
Multiple Groups:	Disabled
Pseudo-Random Surfaces:	Enabled
Convex Surfaces Only:	Disabled
Left Projection Angle (Start Angle) [deg]:	135
Left Projection Angle (End Angle) [deg]:	135
Right Projection Angle (Start Angle) [deg]:	45
Right Projection Angle (End Angle) [deg]:	45
Minimum Elevation:	Not Defined
Minimum Depth:	Not Defined
Minimum Area:	Not Defined
Minimum Weight:	Not Defined

All other Scenarios

Surface Type:	Circular
Search Method:	Auto Refine Search
Divisions along slope:	20
Circles per division:	10
Number of iterations:	10
Divisions to use in next iteration:	50%
Composite Surfaces:	Disabled
Minimum Elevation:	Not Defined
Minimum Depth:	Not Defined
Minimum Area:	Not Defined
Minimum Weight:	Not Defined

Seismic Loading

Cross Section B - Circular- Global Static

Advanced seismic analysis:	No
Staged pseudostatic analysis:	No

Cross Section B - Circular- Global Seismic

Advanced seismic analysis:	No
Staged pseudostatic analysis:	No
Seismic Load Coefficient (Horizontal):	0.15

Cross Section B - Wedge- Global Static

Advanced seismic analysis:	No
Staged pseudostatic analysis:	No

Cross Section B - Wedge- Global Seismic

Advanced seismic analysis:	No
Staged pseudostatic analysis:	No
Seismic Load Coefficient (Horizontal):	0.15

Materials

Fill/Nat	
Color	
Strength Type	Mohr-Coulomb
Unit Weight [lbs/ft3]	115
Cohesion [psf]	290
Friction Angle [deg]	20
Water Surface	Assigned per scenario
Ru Value	0
Bedrock (fbc) <25ft	
Color	
Strength Type	Mohr-Coulomb
Unit Weight [lbs/ft3]	125
Cohesion [psf]	400
Friction Angle [deg]	25
Water Surface	Assigned per scenario
Ru Value	0
Berock (fbc) >25ft	
Color	
Strength Type	Mohr-Coulomb
Unit Weight [lbs/ft3]	125
Cohesion [psf]	550
Friction Angle [deg]	34
Water Surface	Assigned per scenario
Ru Value	0

Bedrock (Aniso A) <25 ft	
Color	
Strength Type	Generalized Anisotropic
Unit Weight [lbs/ft3]	125
Water Surface	Assigned per scenario
Ru Value	0
Bedrock (Aniso A) >25 ft	
Color	
Strength Type	Generalized Anisotropic
Unit Weight [lbs/ft3]	125
Water Surface	Assigned per scenario
Ru Value	0
Bedrock abc	
Color	
Strength Type	Mohr-Coulomb
Unit Weight [lbs/ft3]	125
Cohesion [psf]	200
Friction Angle [deg]	21
Water Surface	Assigned per scenario
Ru Value	0
Bedrock (Aniso D) <25 ft	
Color	
Strength Type	Generalized Anisotropic
Unit Weight [lbs/ft3]	125
Water Surface	Assigned per scenario
Ru Value	0
Bedrock (Aniso D) >25 ft	
Color	
Strength Type	Generalized Anisotropic
Unit Weight [lbs/ft3]	125
Water Surface	Assigned per scenario
Ru Value	0
Bedrock (Aniso B) <25 ft	
Color	
Strength Type	Generalized Anisotropic
Unit Weight [lbs/ft3]	125
Water Surface	Assigned per scenario
Ru Value	0
Bedrock (Aniso B) >25 ft	
Color	
Strength Type	Generalized Anisotropic
Unit Weight [lbs/ft3]	125
Water Surface	Assigned per scenario
Ru Value	0

Generalized Anisotropic Functions

Name: Aniso B <25ft		
Angle From	**Angle To**	**Material**
9	-90	Bedrock (fbc) <25ft
13	9	Bedrock abc
90	13	Bedrock (fbc) <25ft
Name: Aniso B >25ft		
Angle From	**Angle To**	**Material**
9	-90	Berock (fbc) >25ft
13	9	Bedrock abc
90	13	Berock (fbc) >25ft

Materials In Use

Material	Circular- Global Static	Circular- Global Seismic	Wedge- Global Static	Wedge- Global Seismic
Fill/Nat	✓	✓	✓	✓
Bedrock (fbc) <25ft	✓	✓	✓	✓
Berock (fbc) >25ft	✓	✓	✓	✓
Bedrock abc	✓	✓	✓	✓
Bedrock (Aniso B) <25 ft	✓	✓	✓	✓
Bedrock (Aniso B) >25 ft	✓	✓	✓	✓

Support

Shear Pin 1	
Color	
Support Type	Pile/Micro Pile
Force Application	Active
Out-of-Plane Spacing [ft]	10
Failure Mode	Shear
Pile Shear Strength [lb]	200000
Force Direction	Perpendicular to pile

Global Minimums

Cross Section B - Circular- Global Static

Method: bishop simplified

FS	1.577180
Center:	52.357, 563.379
Radius:	429.130
Left Slip Surface Endpoint:	148.390, 145.133
Right Slip Surface Endpoint:	320.205, 228.103
Resisting Moment:	1.14611e+08 lb-ft
Driving Moment:	7.26686e+07 lb-ft
Active Support Moment:	-7.05645e+06 lb-ft
Maximum Single Support Force:	20000 lb
Total Support Force:	20000 lb
Total Slice Area:	3618.57 ft2
Surface Horizontal Width:	171.815 ft
Surface Average Height:	21.0609 ft

Cross Section B - Circular- Global Seismic

Method: bishop simplified

FS	1.118300
Center:	53.146, 564.668
Radius:	430.209
Left Slip Surface Endpoint:	148.420, 145.141
Right Slip Surface Endpoint:	321.133, 228.122
Resisting Moment:	1.10755e+08 lb-ft
Driving Moment:	9.90388e+07 lb-ft
Active Support Moment:	-7.09356e+06 lb-ft
Maximum Single Support Force:	20000 lb
Total Support Force:	20000 lb
Total Slice Area:	3670.13 ft2
Surface Horizontal Width:	172.713 ft
Surface Average Height:	21.2499 ft

Cross Section B - Wedge- Global Static

Method: bishop simplified

FS	1.555610
Axis Location:	152.871, 356.489
Left Slip Surface Endpoint:	149.724, 146.662
Right Slip Surface Endpoint:	318.845, 228.075
Resisting Moment:	5.40327e+07 lb-ft
Driving Moment:	3.47341e+07 lb-ft
Active Support Moment:	-2.89707e+06 lb-ft
Maximum Single Support Force:	20000 lb
Total Support Force:	20000 lb
Total Slice Area:	3666.54 ft2
Surface Horizontal Width:	169.12 ft
Surface Average Height:	21.6801 ft

Cross Section B - Wedge- Global Seismic

Method: bishop simplified

FS	1.101530
Axis Location:	167.210, 397.239
Left Slip Surface Endpoint:	146.257, 144.531
Right Slip Surface Endpoint:	356.805, 228.852
Resisting Moment:	1.18209e+08 lb-ft
Driving Moment:	1.07314e+08 lb-ft
Active Support Moment:	-4.57135e+06 lb-ft
Maximum Single Support Force:	20000 lb
Total Support Force:	20000 lb
Total Slice Area:	8105.54 ft2
Surface Horizontal Width:	210.548 ft
Surface Average Height:	38.4973 ft

Global Minimum Coordinates

Cross Section B - Wedge- Global Static

Method: bishop simplified

X	Y
149.724	146.662
159.472	136.914
309.322	218.552
318.845	228.075

Cross Section B - Wedge- Global Seismic

Method: bishop simplified

X	Y
146.257	144.531
153.39	137.398
296.485	168.532
356.805	228.852

Entity Information

Cross Section B

Shared Entities

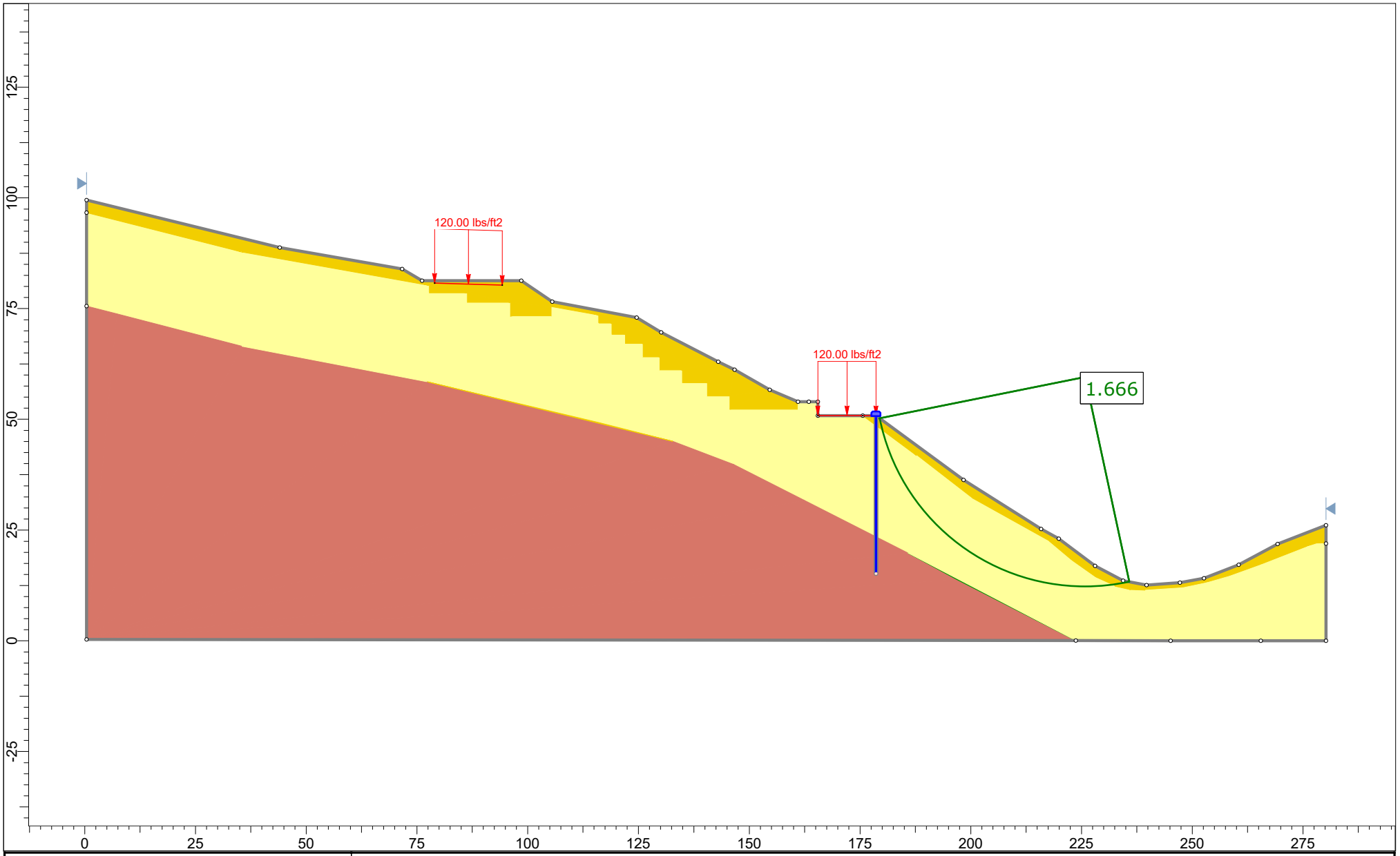
Type	Coordinates (x,y)

External Boundary	0.86, -2.37 850.54, -2.305 850.382, 250.993 850.54, 275.581 850.54, 283.704 771.479, 279.913 737.093, 279.913 703.52, 275.581 668.592, 268.541 628.265, 261.485 479.623, 238.486 479.623, 231.364 296.625, 227.621 296.625, 229.479 252.053, 209.522 225.375, 199.033 199.087, 187.896 185.859, 180.413 172.046, 171.06 164.707, 164.585 148.463, 145.153 144.663, 144.081 138.545, 144.081 134.951, 145.61 127.837, 153.196 87.143, 168.548 32.314, 181.22 0.86, 189.505 0.86, 182.783 1.165, 162.605
Material Boundary	162.064, 152.67 187.034, 174.33 200.572, 183.055 221.33, 191.779 244.795, 201.105 269.464, 211.334 296.625, 223.905 296.625, 227.621
Material Boundary	703.52, 275.581 750.597, 275.581 811.367, 275.581 850.54, 275.581
Material Boundary	0.86, 182.783 34.916, 174.093 81.38, 162.059 116.143, 151.028 126.506, 144.343 134.862, 136.32 143.553, 134.315 152.913, 136.655 162.064, 152.67

Material Boundary	1.165, 162.605 66.216, 136.669 105.926, 118.919 142.629, 110.195 159.476, 113.805 174.701, 130.609 188.38, 147.307 206.407, 157.427 241.605, 176.38 284.574, 189.417 307.729, 198.954 345.43, 204.049 411.712, 204.714 462.789, 210.886 553.781, 226.844 617.96, 236.872 679.131, 243.557 753.626, 248.582 808.274, 250.115 850.382, 250.993

Scenario-based Entities

Type	Coordinates (x,y)	Circular-Global Static	Circular-Global Seismic	Wedge-Global Static	Wedge-Global Seismic
Block Search Window	126.595, 98.475 239.253, 98.475 239.253, 187.829 126.595, 131.065				
Block Search Window	287.338, 126.949 619.831, 126.949 619.831, 228.224 287.338, 223.192				



rocscience	*Project*	Ogaswara Residence	
	Group	Cross Section C	*Scenario* Circular- Global Static
	Drawn By	KD	*Company* Hamilton & Associates
	Date	May 2024	*File Name* Ogasawara Slope Stability.slmd

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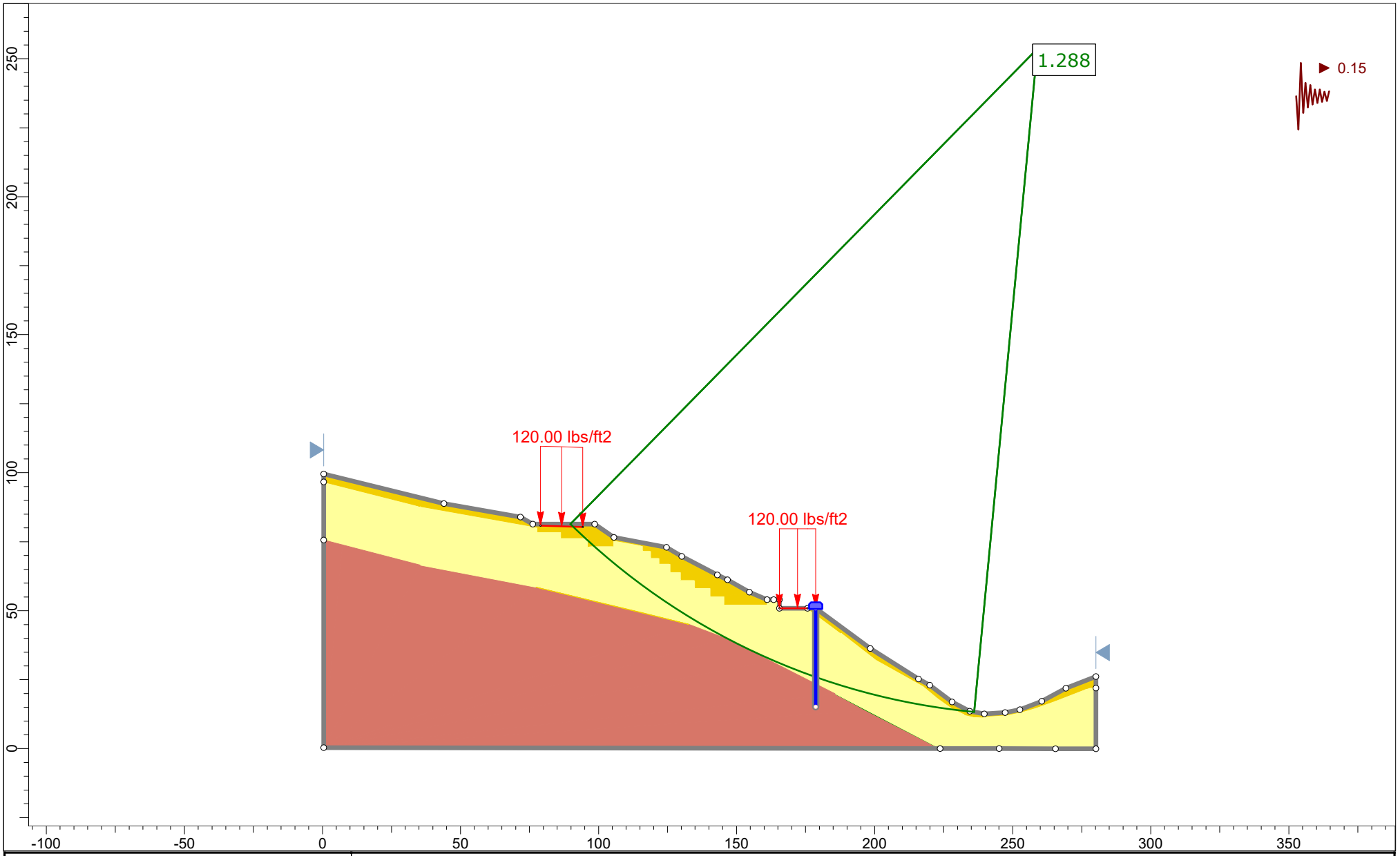

rocscience	Project	Ogaswara Residence	
	Group	Cross Section C	Scenario: Circular- Global Seismic
	Drawn By	KD	Company: Hamilton & Associates
	Date	May 2024	File Name: Ogasawara Slope Stability.slmd

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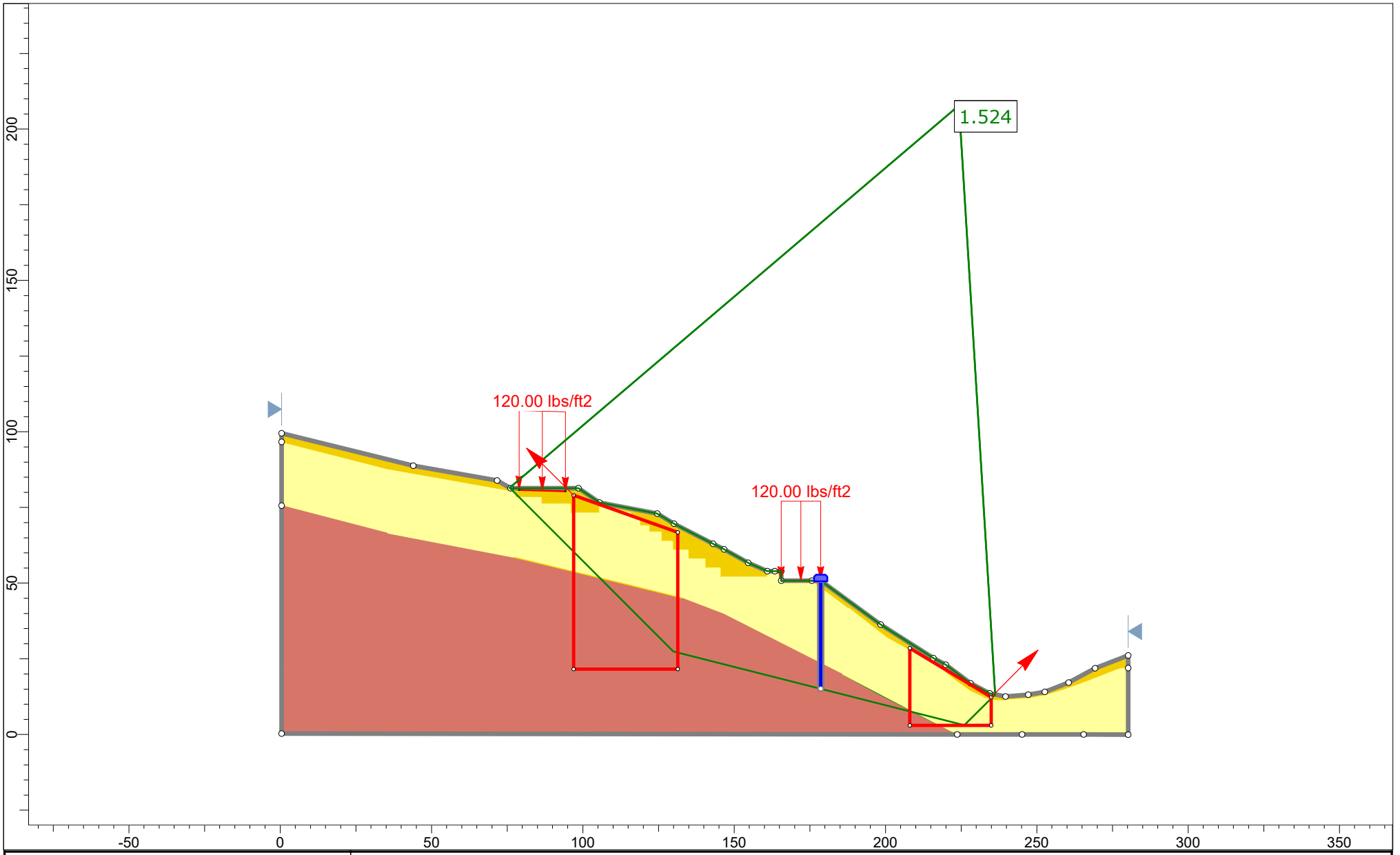

rocscience	Project	Ogaswara Residence	
	Group	Cross Section C	Scenario: Wedge- Global Static
	Drawn By	KD	Company: Hamilton & Associates
	Date	May 2024	File Name: Ogasawara Slope Stability.slmd

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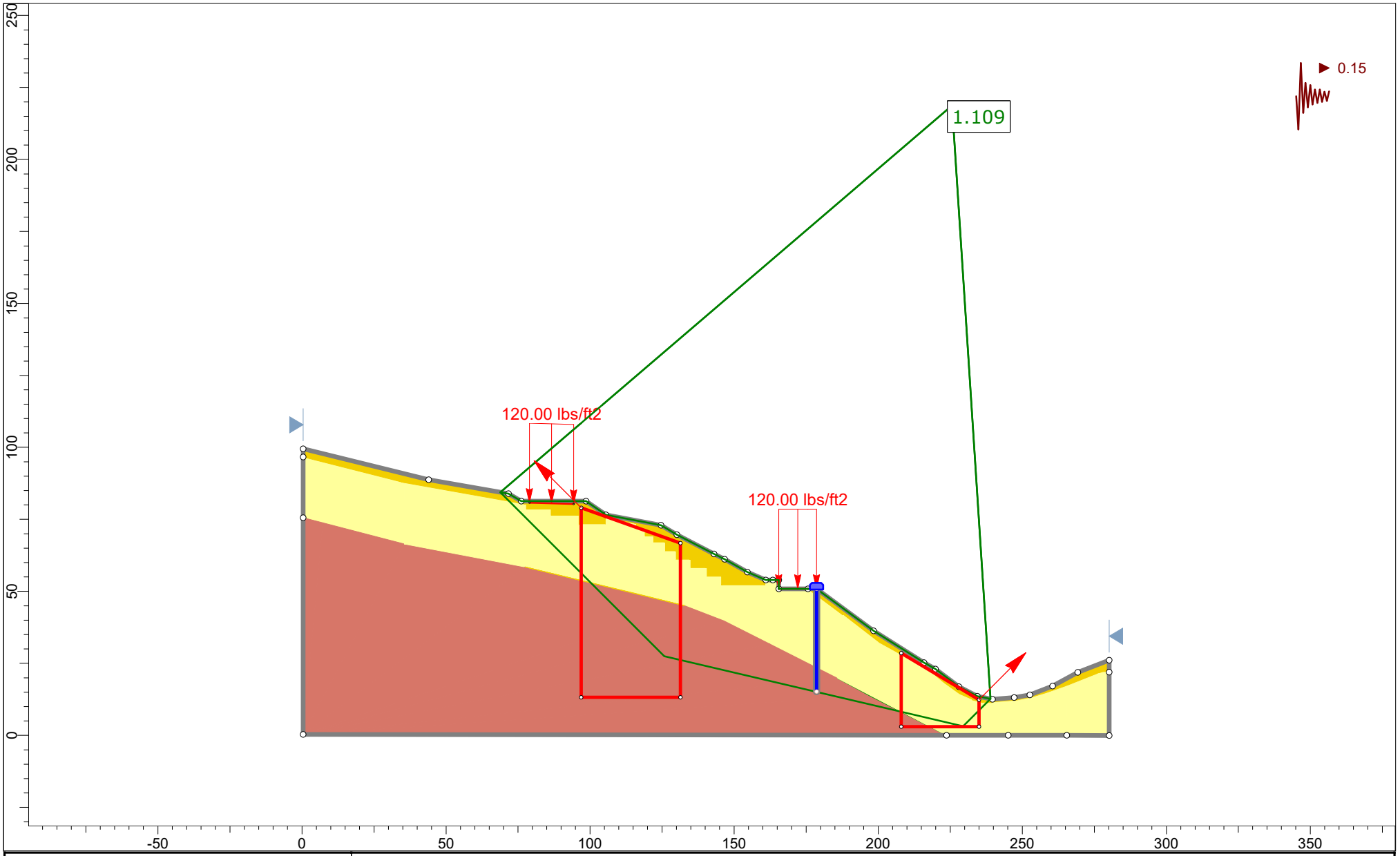

rocscience	Project	Ogaswara Residence	
	Group	Cross Section C	Scenario: Wedge- Global Seismic
	Drawn By	KD	Company: Hamilton & Associates
	Date	May 2024	File Name: Ogasawara Slope Stability.slmd

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Slide Analysis Information

Ogasawara Slope Stability

Project Summary

File Name:	Ogasawara Slope Stability.slmd
Slide Modeler Version:	9.008
Project Title:	Ogaswara Residence
Analysis:	Slope Stability
Author:	KD
Company:	Hamilton & Associates
Date Created:	May 2024

Currently Open Scenarios

Group Name	Scenario Name	Global Minimum	Compute Time
Cross Section C	Circular- Global Static	Bishop Simplified: 1.666370	00h:00m:01.631s
	Circular- Global Seismic	Bishop Simplified: 1.287760	00h:00m:02.0s
	Wedge- Global Static	Bishop Simplified: 1.524060	00h:00m:00.659s
	Wedge- Global Seismic	Bishop Simplified: 1.109170	00h:00m:00.541s

General Settings

Units of Measurement:	Imperial Units
Time Units:	days
Permeability Units:	feet/second
Data Output:	Standard
Failure Direction:	Left to Right

Analysis Options

All Open Scenarios

Slices Type:	Vertical

Analysis Methods Used

	Bishop simplified
Number of slices:	50
Tolerance:	0.005
Maximum number of iterations:	75
Check malpha < 0.2:	Yes
Create Interslice boundaries at intersections with water tables and piezos:	Yes
Initial trial value of FS:	1
Steffensen Iteration:	Yes

Random Numbers

All Open Scenarios

Pseudo-random Seed:	10116
Random Number Generation Method:	Park and Miller v.3

Surface Options

Cross Section C - Wedge- Global Static

Surface Type:	Non-Circular Block Search
Number of Surfaces:	5000
Multiple Groups:	Disabled
Pseudo-Random Surfaces:	Enabled
Convex Surfaces Only:	Disabled
Left Projection Angle (Start Angle) [deg]:	135
Left Projection Angle (End Angle) [deg]:	135
Right Projection Angle (Start Angle) [deg]:	45
Right Projection Angle (End Angle) [deg]:	45
Minimum Elevation:	Not Defined
Minimum Depth:	Not Defined
Minimum Area:	Not Defined
Minimum Weight:	Not Defined

All other Scenarios

Surface Type:	Circular
Search Method:	Auto Refine Search
Divisions along slope:	20
Circles per division:	10
Number of iterations:	10
Divisions to use in next iteration:	50%
Composite Surfaces:	Disabled
Minimum Elevation:	Not Defined
Minimum Depth:	Not Defined
Minimum Area:	Not Defined
Minimum Weight:	Not Defined

Seismic Loading

Cross Section C - Circular- Global Static

Advanced seismic analysis:	No
Staged pseudostatic analysis:	No

Cross Section C - Circular- Global Seismic

Advanced seismic analysis:	No
Staged pseudostatic analysis:	No
Seismic Load Coefficient (Horizontal):	0.15

Cross Section C - Wedge- Global Static

Advanced seismic analysis:	No
Staged pseudostatic analysis:	No

Cross Section C - Wedge- Global Seismic

Advanced seismic analysis:	No
Staged pseudostatic analysis:	No
Seismic Load Coefficient (Horizontal):	0.15

Loading

All Open Scenarios

Distribution:	Constant
Magnitude [psf]:	120
Orientation:	Vertical

Distribution:	Constant
Magnitude [psf]:	120
Orientation:	Vertical

Materials

Fill/Nat	
Color	
Strength Type	Mohr-Coulomb
Unit Weight [lbs/ft3]	115
Cohesion [psf]	290
Friction Angle [deg]	20
Water Surface	Assigned per scenario
Ru Value	0
Bedrock (fbc) <25ft	

Color	
Strength Type	Mohr-Coulomb
Unit Weight [lbs/ft3]	125
Cohesion [psf]	400
Friction Angle [deg]	25
Water Surface	Assigned per scenario
Ru Value	0
Berock (fbc) >25ft	
Color	
Strength Type	Mohr-Coulomb
Unit Weight [lbs/ft3]	125
Cohesion [psf]	550
Friction Angle [deg]	34
Water Surface	Assigned per scenario
Ru Value	0
Bedrock (Aniso A) <25 ft	
Color	
Strength Type	Generalized Anisotropic
Unit Weight [lbs/ft3]	125
Water Surface	Assigned per scenario
Ru Value	0
Bedrock (Aniso A) >25 ft	
Color	
Strength Type	Generalized Anisotropic
Unit Weight [lbs/ft3]	125
Water Surface	Assigned per scenario
Ru Value	0
Bedrock abc	
Color	
Strength Type	Mohr-Coulomb
Unit Weight [lbs/ft3]	125
Cohesion [psf]	200
Friction Angle [deg]	21
Water Surface	Assigned per scenario
Ru Value	0
Bedrock (Aniso D) <25 ft	
Color	
Strength Type	Generalized Anisotropic
Unit Weight [lbs/ft3]	125
Water Surface	Assigned per scenario
Ru Value	0
Bedrock (Aniso D) >25 ft	
Color	
Strength Type	Generalized Anisotropic
Unit Weight [lbs/ft3]	125
Water Surface	Assigned per scenario
Ru Value	0
Bedrock (Aniso B) <25 ft	
Color	
Strength Type	Generalized Anisotropic

Unit Weight [lbs/ft3]	125
Water Surface	Assigned per scenario
Ru Value	0
Bedrock (Aniso B) >25 ft	
Color	
Strength Type	Generalized Anisotropic
Unit Weight [lbs/ft3]	125
Water Surface	Assigned per scenario
Ru Value	0
Bedrock (Aniso C)<25	
Color	
Strength Type	Generalized Anisotropic
Unit Weight [lbs/ft3]	125
Water Surface	Assigned per scenario
Ru Value	0
Bedrock (Aniso C) >25ft	
Color	
Strength Type	Generalized Anisotropic
Unit Weight [lbs/ft3]	125
Water Surface	Assigned per scenario
Ru Value	0

Generalized Anisotropic Functions

Name: Aniso A <25 ft

Angle From	Angle To	Material
6	-90	Bedrock (fbc) <25ft
12	6	Bedrock abc
90	12	Bedrock (fbc) <25ft

Name: Aniso C <25ft

Angle From	Angle To	Material
-15	-90	Bedrock (fbc) <25ft
0	-15	Bedrock abc
90	0	Bedrock (fbc) <25ft

Name: Aniso C> 25ft

Angle From	Angle To	Material
-15	-90	Berock (fbc) >25ft
0	-15	Bedrock abc
90	0	Berock (fbc) >25ft

Materials In Use

Material	Circular- Global Static	Circular- Global Seismic	Wedge- Global Static	Wedge- Global Seismic
Fill/Nat	✓	✓	✓	✓
Bedrock (fbc) <25ft	✓	✓	✓	✓
Berock (fbc) >25ft	✓	✓	✓	✓
Bedrock (Aniso A) <25 ft	✓	✓	✓	✓
Bedrock abc	✓	✓	✓	✓
Bedrock (Aniso C)<25	✓	✓	✓	✓
Bedrock (Aniso C) >25ft	✓	✓	✓	✓

Support

Shear Pin 1	
Color	
Support Type	Pile/Micro Pile
Force Application	Active
Out-of-Plane Spacing [ft]	10
Failure Mode	Shear
Pile Shear Strength [lb]	200000
Force Direction	Perpendicular to pile

Global Minimums

Cross Section C - Circular- Global Static

Method: bishop simplified

FS	1.666370
Center:	225.809, 59.559
Radius:	47.328
Left Slip Surface Endpoint:	179.408, 50.243
Right Slip Surface Endpoint:	235.783, 13.294
Resisting Moment:	2.67653e+06 lb-ft
Driving Moment:	1.6062e+06 lb-ft
Total Slice Area:	598.178 ft2
Surface Horizontal Width:	56.3755 ft
Surface Average Height:	10.6106 ft

Cross Section C - Circular- Global Seismic

Method: bishop simplified

FS	1.287760
Center:	258.916, 253.580
Radius:	241.416
Left Slip Surface Endpoint:	89.783, 81.314
Right Slip Surface Endpoint:	235.979, 13.257
Resisting Moment:	4.08282e+07 lb-ft
Driving Moment:	3.17048e+07 lb-ft
Active Support Moment:	-4.55319e+06 lb-ft
Maximum Single Support Force:	20000 lb
Total Support Force:	20000 lb
Total Slice Area:	2258.14 ft2
Surface Horizontal Width:	146.196 ft
Surface Average Height:	15.446 ft

Cross Section C - Wedge- Global Static

Method: bishop simplified

FS	1.524060
Axis Location:	224.297, 207.783
Left Slip Surface Endpoint:	75.786, 81.516
Right Slip Surface Endpoint:	236.204, 13.214
Resisting Moment:	5.70623e+07 lb-ft
Driving Moment:	3.74409e+07 lb-ft
Total Slice Area:	4318.58 ft2
Surface Horizontal Width:	160.418 ft
Surface Average Height:	26.9208 ft

Cross Section C - Wedge- Global Seismic

Method: bishop simplified

FS	1.109170
Axis Location:	225.612, 218.694
Left Slip Surface Endpoint:	68.809, 84.424
Right Slip Surface Endpoint:	238.946, 12.689
Resisting Moment:	6.07811e+07 lb-ft
Driving Moment:	5.47988e+07 lb-ft
Total Slice Area:	4579.35 ft2
Surface Horizontal Width:	170.137 ft
Surface Average Height:	26.9157 ft

Global Minimum Coordinates

Cross Section C - Wedge- Global Static

Method: bishop simplified

X	Y
75.7857	81.5163
129.88	27.422
226.056	3.06597
236.204	13.2136

Cross Section C - Wedge- Global Seismic

Method: bishop simplified

X	Y
68.809	84.4243
125.735	27.4982
229.427	3.1705
238.946	12.6894

Entity Information

Cross Section C

Shared Entities

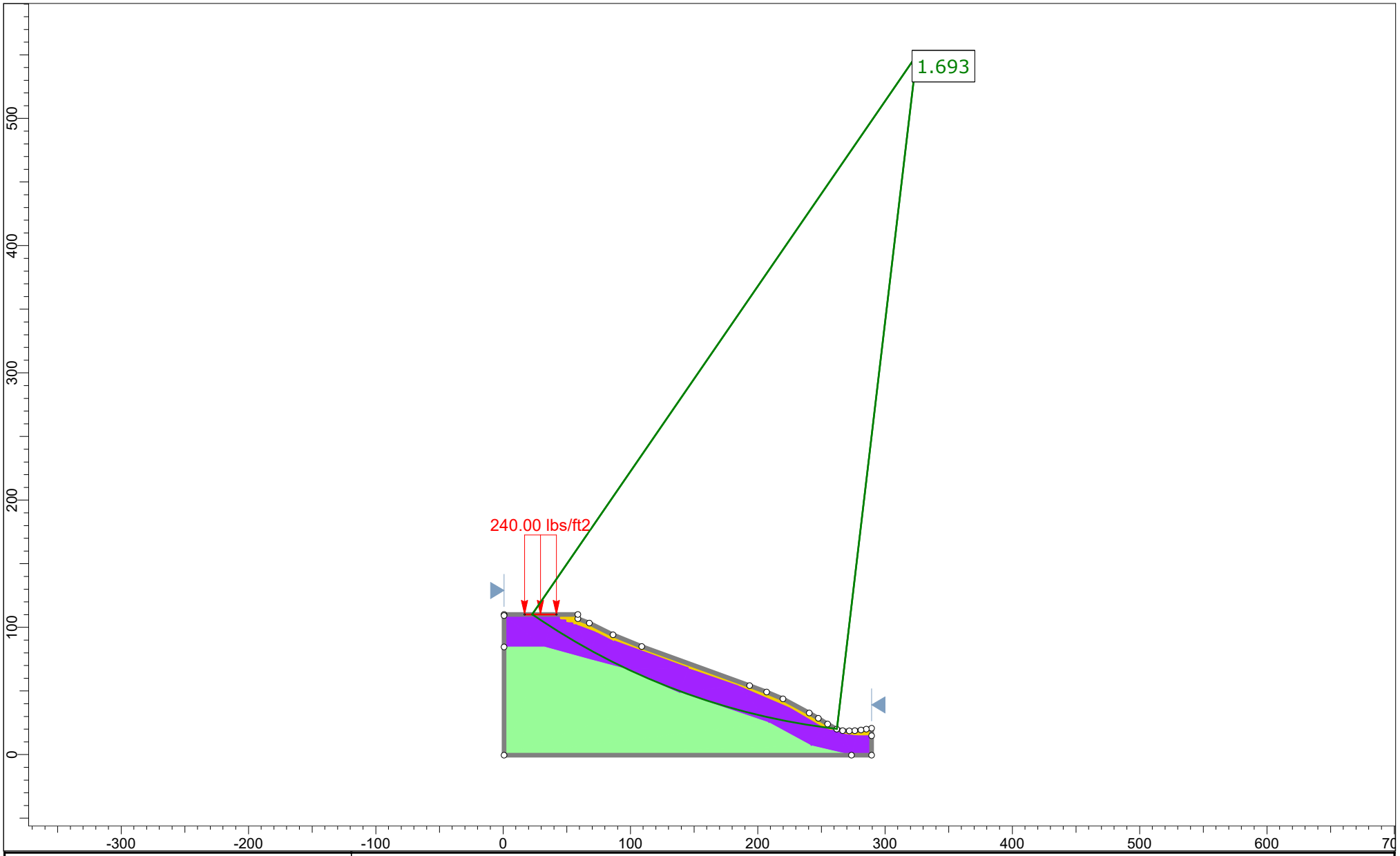
Type	Coordinates (x,y)
External Boundary	0.423, 0.306 223.699, 0.0298297 245.088, 0.00337281 265.451, -0.0218143 280.154, -0.04 280.154, 21.9205 280.154, 26.083 269.263, 21.845 260.488, 17.137 252.622, 14.086 247.199, 13.104 239.685, 12.548 234.387, 13.561 228.036, 16.906 219.888, 23.026 215.86, 25.241 198.375, 36.31 178.602, 50.835 175.631, 50.835 165.511, 50.835 165.511, 53.94 163.441, 53.94 160.973, 53.94 154.599, 56.675 146.683, 61.17 142.989, 62.967 130.105, 69.634 124.572, 72.968 105.501, 76.581 98.557, 81.314 76.132, 81.314 71.665, 83.923 43.992, 88.78 0.423, 99.52 0.423, 96.667 0.423, 75.575

Material Boundary	0.423, 96.667 35.453, 87.777 77.654, 80.25 77.654, 78.548 86.208, 78.548 86.208, 76.418 95.923, 76.418 95.923, 73.198 105.253, 73.198 105.253, 75.469 115.866, 73.544 115.866, 71.726 118.848, 71.726 118.848, 69.186 121.869, 69.186 121.869, 67.114 125.89, 67.114 125.89, 64.092 129.652, 64.092 129.652, 61.137 134.75, 61.137 134.75, 58.262 140.374, 58.262 140.374, 55.267 145.63, 55.267 145.63, 52.259 160.973, 52.259 160.973, 53.94
Material Boundary	175.631, 50.835 187.807, 41.765 200.393, 31.999 217.409, 22.534 222.724, 18.09 228.166, 14.237 232.356, 12.359 235.872, 11.54 239.483, 11.396 247.911, 11.974 253.328, 13.079 258.399, 14.552 265.551, 17.153 276.039, 21.227 278.033, 21.877 280.154, 21.9205
Material Boundary	0.423, 75.575 7.22521, 73.8106 35.555, 66.462 77.404, 58.451 116.178, 49.205 132.715, 45.043 146.459, 39.7691 162.398, 31.6914 185.859, 19.802 196.869, 13.799 223.699, 0.0298297 236.99, 0.0298297 245.088, 0.00337281

Material Boundary	77.404, 58.451 132.715, 45.043
Material Boundary	185.859, 19.802 223.699, 0.0298297

Scenario-based Entities

Type	Coordinates (x,y)	Circular-Global Static	Circular-Global Seismic	Wedge-Global Static	Wedge-Global Seismic
Distributed Load	78.9579, 80.7551 94.2687, 80.3105	Constant DistributionOrientation: VerticalMagnitude: 120 lbs/ft2Creates Excess Pore Pressure: No	Constant DistributionOrientation: VerticalMagnitude: 120 lbs/ft2Creates Excess Pore Pressure: No	Constant DistributionOrientation: VerticalMagnitude: 120 lbs/ft2Creates Excess Pore Pressure: No	Constant DistributionOrientation: VerticalMagnitude: 120 lbs/ft2Creates Excess Pore Pressure: No
Distributed Load	165.511, 50.835 175.631, 50.835 178.602, 50.835	Constant DistributionOrientation: VerticalMagnitude: 120 lbs/ft2Creates Excess Pore Pressure: No	Constant DistributionOrientation: VerticalMagnitude: 120 lbs/ft2Creates Excess Pore Pressure: No	Constant DistributionOrientation: VerticalMagnitude: 120 lbs/ft2Creates Excess Pore Pressure: No	Constant DistributionOrientation: VerticalMagnitude: 120 lbs/ft2Creates Excess Pore Pressure: No
Block Search Window	96.933, 21.553 131.324, 21.553 131.324, 66.76 96.933, 79.023				
Block Search Window	208.011, 28.541 208.011, 3.013 234.951, 3.013 234.951, 12.347				



rocscience	*Project*	Ogaswara Residence	
	Group	Cross Section D	*Scenario* Circular- Global Static
	Drawn By	KD	*Company* Hamilton & Associates
	Date	May 2024	*File Name* Ogasawara Slope Stability.slmd

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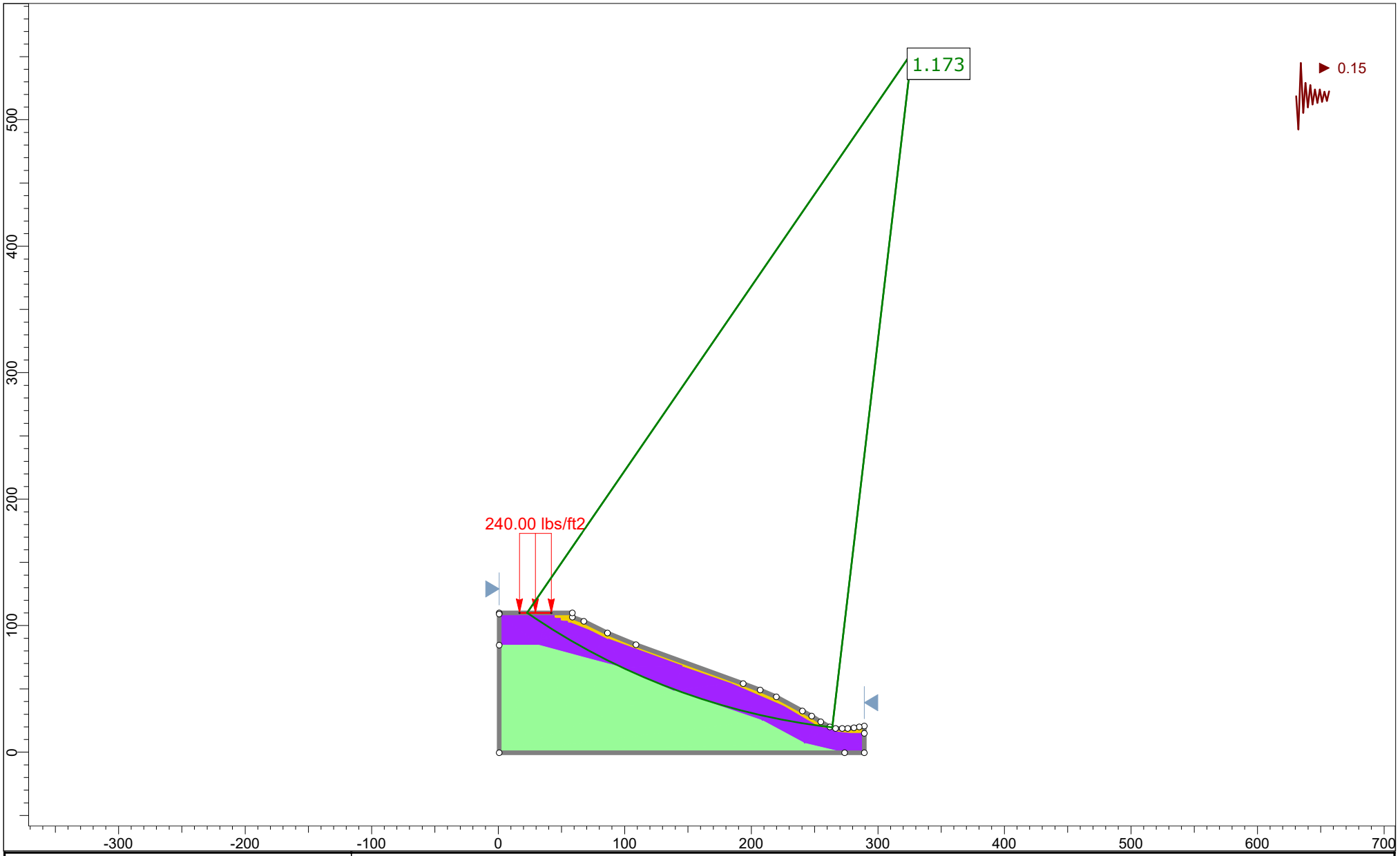
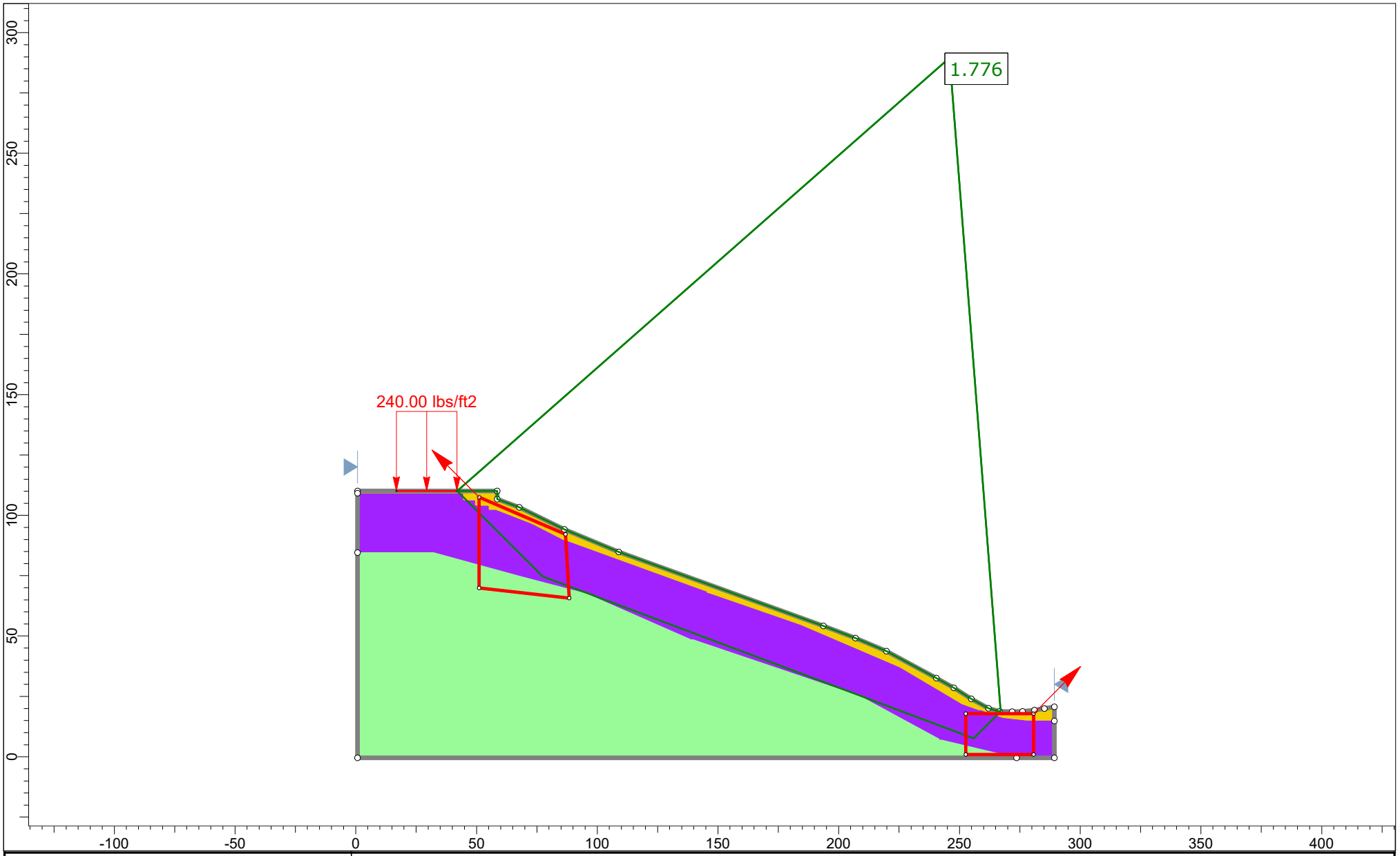


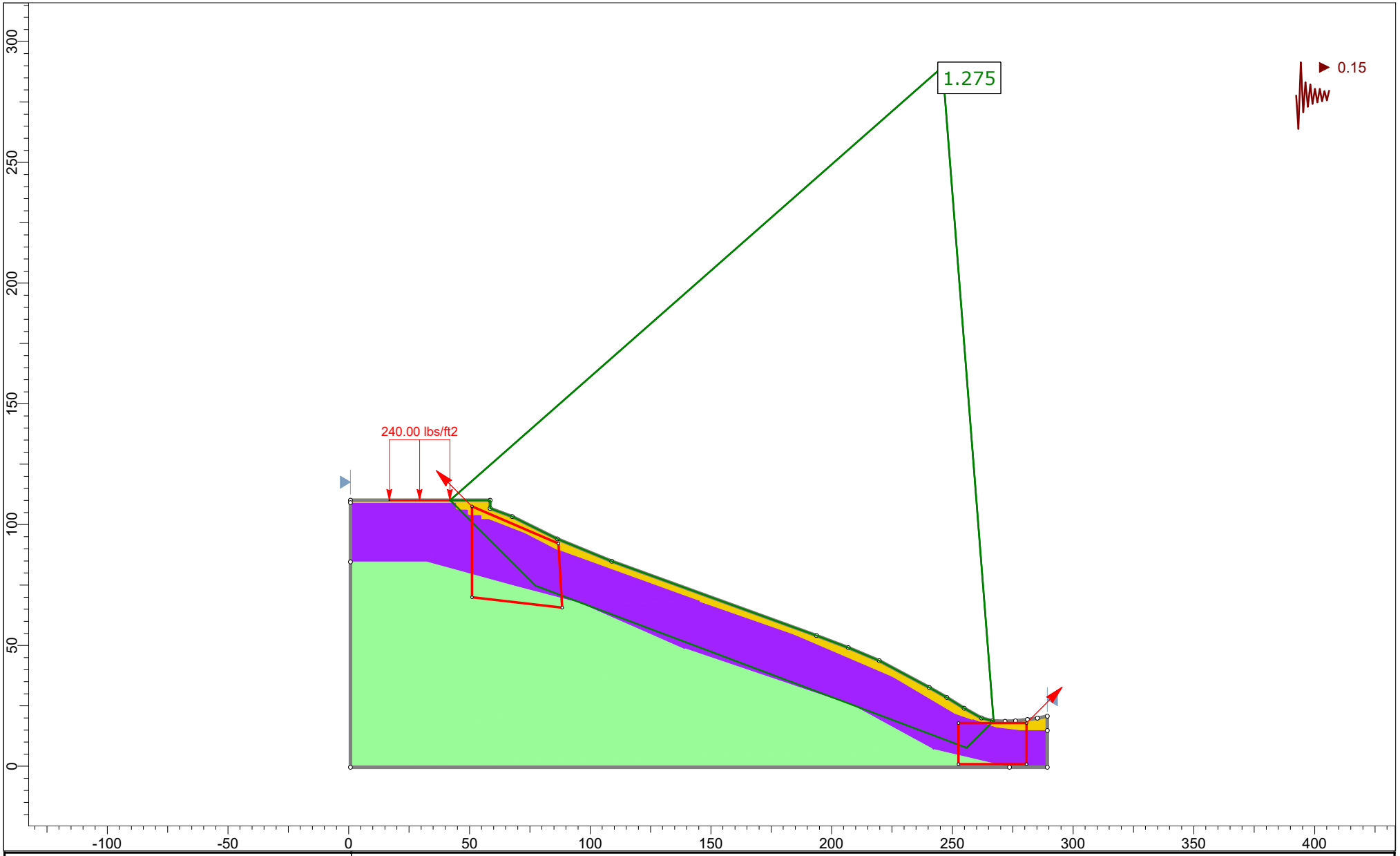
rocscience	*Project*	Ogaswara Residence	
	Group	Cross Section D	*Scenario* Circular- Global Seismic
	Drawn By	KD	*Company* Hamilton & Associates
	Date	May 2024	*File Name* Ogasawara Slope Stability.slmd

SLIDEINTERPRET 9.008



rocscience	Project	Ogaswara Residence	
	Group	Cross Section D	Scenario: Wedge- Global Static
	Drawn By	KD	Company: Hamilton & Associates
	Date	May 2024	File Name: Ogasawara Slope Stability.slmd

SLIDEINTERPRET 9.008



rocscience	Project	Ogaswara Residence	
	Group	Cross Section D	Scenario: Wedge- Global Seismic
	Drawn By	KD	Company: Hamilton & Associates
	Date	May 2024	File Name: Ogasawara Slope Stability.slmd

SLIDEINTERPRET 9.008

Slide Analysis Information

Ogasawara Slope Stability

Project Summary

File Name:	Ogasawara Slope Stability.slmd
Slide Modeler Version:	9.008
Project Title:	Ogaswara Residence
Analysis:	Slope Stability
Author:	KD
Company:	Hamilton & Associates
Date Created:	May 2024

Currently Open Scenarios

Group Name	Scenario Name	Global Minimum	Compute Time
Cross Section D	Circular- Global Static	Bishop Simplified: 1.692550	00h:00m:01.143s
	Circular- Global Seismic	Bishop Simplified: 1.173100	00h:00m:01.530s
	Wedge- Global Static	Bishop Simplified: 1.775510	00h:00m:00.494s
	Wedge- Global Seismic	Bishop Simplified: 1.274910	00h:00m:00.431s

General Settings

Units of Measurement:	Imperial Units
Time Units:	days
Permeability Units:	feet/second
Data Output:	Standard
Failure Direction:	Left to Right

Analysis Options

All Open Scenarios

Slices Type:	Vertical

Analysis Methods Used

	Bishop simplified
Number of slices:	50
Tolerance:	0.005
Maximum number of iterations:	75
Check malpha < 0.2:	Yes
Create Interslice boundaries at intersections with water tables and piezos:	Yes
Initial trial value of FS:	1
Steffensen Iteration:	Yes

Random Numbers

All Open Scenarios

Pseudo-random Seed:	10116
Random Number Generation Method:	Park and Miller v.3

Surface Options

Cross Section D - Wedge- Global Static

Surface Type:	Non-Circular Block Search
Number of Surfaces:	5000
Multiple Groups:	Disabled
Pseudo-Random Surfaces:	Enabled
Convex Surfaces Only:	Disabled
Left Projection Angle (Start Angle) [deg]:	135
Left Projection Angle (End Angle) [deg]:	135
Right Projection Angle (Start Angle) [deg]:	45
Right Projection Angle (End Angle) [deg]:	45
Minimum Elevation:	Not Defined
Minimum Depth:	Not Defined
Minimum Area:	Not Defined
Minimum Weight:	Not Defined

All other Scenarios

Surface Type:	Circular
Search Method:	Auto Refine Search
Divisions along slope:	20
Circles per division:	10
Number of iterations:	10
Divisions to use in next iteration:	50%
Composite Surfaces:	Disabled
Minimum Elevation:	Not Defined
Minimum Depth:	Not Defined
Minimum Area:	Not Defined
Minimum Weight:	Not Defined

Seismic Loading

Cross Section D - Circular- Global Static

Advanced seismic analysis:	No
Staged pseudostatic analysis:	No

Cross Section D - Circular- Global Seismic

Advanced seismic analysis:	No
Staged pseudostatic analysis:	No
Seismic Load Coefficient (Horizontal):	0.15

Cross Section D - Wedge- Global Static

Advanced seismic analysis:	No
Staged pseudostatic analysis:	No

Cross Section D - Wedge- Global Seismic

Advanced seismic analysis:	No
Staged pseudostatic analysis:	No
Seismic Load Coefficient (Horizontal):	0.15

Loading

All Open Scenarios

Distribution:	Constant
Magnitude [psf]:	240
Orientation:	Vertical

Materials

Fill/Nat	
Color	
Strength Type	Mohr-Coulomb
Unit Weight [lbs/ft3]	115
Cohesion [psf]	290
Friction Angle [deg]	20
Water Surface	Assigned per scenario
Ru Value	0
Bedrock (fbc) <25ft	
Color	
Strength Type	Mohr-Coulomb
Unit Weight [lbs/ft3]	125
Cohesion [psf]	400

Friction Angle [deg]	25
Water Surface	Assigned per scenario
Ru Value	0
Berock (fbc) >25ft	
Color	
Strength Type	Mohr-Coulomb
Unit Weight [lbs/ft3]	125
Cohesion [psf]	550
Friction Angle [deg]	34
Water Surface	Assigned per scenario
Ru Value	0
Bedrock (Aniso A) <25 ft	
Color	
Strength Type	Generalized Anisotropic
Unit Weight [lbs/ft3]	125
Water Surface	Assigned per scenario
Ru Value	0
Bedrock (Aniso A) >25 ft	
Color	
Strength Type	Generalized Anisotropic
Unit Weight [lbs/ft3]	125
Water Surface	Assigned per scenario
Ru Value	0
Bedrock abc	
Color	
Strength Type	Mohr-Coulomb
Unit Weight [lbs/ft3]	125
Cohesion [psf]	200
Friction Angle [deg]	21
Water Surface	Assigned per scenario
Ru Value	0
Bedrock (Aniso D) <25 ft	
Color	
Strength Type	Generalized Anisotropic
Unit Weight [lbs/ft3]	125
Water Surface	Assigned per scenario
Ru Value	0
Bedrock (Aniso D) >25 ft	
Color	
Strength Type	Generalized Anisotropic
Unit Weight [lbs/ft3]	125
Water Surface	Assigned per scenario
Ru Value	0
Bedrock (Aniso B) <25 ft	
Color	
Strength Type	Generalized Anisotropic
Unit Weight [lbs/ft3]	125
Water Surface	Assigned per scenario
Ru Value	0
Bedrock (Aniso B) >25 ft	

Color	
Strength Type	Generalized Anisotropic
Unit Weight [lbs/ft3]	125
Water Surface	Assigned per scenario
Ru Value	0
Bedrock (Aniso C)<25	
Color	
Strength Type	Generalized Anisotropic
Unit Weight [lbs/ft3]	125
Water Surface	Assigned per scenario
Ru Value	0
Bedrock (Aniso C) >25ft	
Color	
Strength Type	Generalized Anisotropic
Unit Weight [lbs/ft3]	125
Water Surface	Assigned per scenario
Ru Value	0
Bedrock (Aniso E) <25ft	
Color	
Strength Type	Generalized Anisotropic
Unit Weight [lbs/ft3]	125
Water Surface	Assigned per scenario
Ru Value	0
Bedrock (Aniso E) >25ft	
Color	
Strength Type	Generalized Anisotropic
Unit Weight [lbs/ft3]	125
Water Surface	Assigned per scenario
Ru Value	0

Generalized Anisotropic Functions

Name: Aniso D <25ft

Angle From	Angle To	Material
-13	-90	Bedrock (fbc) <25ft
-6	-13	Bedrock abc
90	-6	Bedrock (fbc) <25ft

Name: Aniso D >25ft

Angle From	Angle To	Material
-13	-90	Berock (fbc) >25ft
-6	-13	Bedrock abc
90	-6	Berock (fbc) >25ft

Materials In Use

Material	Circular- Global Static	Circular- Global Seismic	Wedge- Global Static	Wedge- Global Seismic
Fill/Nat	✓	✓	✓	✓
Bedrock (fbc) <25ft	✓	✓	✓	✓
Berock (fbc) >25ft	✓	✓	✓	✓
Bedrock abc	✓	✓	✓	✓
Bedrock (Aniso D) <25 ft	✓	✓	✓	✓
Bedrock (Aniso D) >25 ft	✓	✓	✓	✓

Global Minimums

Cross Section D - Circular- Global Static

Method: bishop simplified

FS	1.692550
Center:	324.838, 549.569
Radius:	533.299
Left Slip Surface Endpoint:	22.716, 110.104
Right Slip Surface Endpoint:	262.050, 19.980
Resisting Moment:	1.72676e+08 lb-ft
Driving Moment:	1.02021e+08 lb-ft
Total Slice Area:	4377.28 ft2
Surface Horizontal Width:	239.334 ft
Surface Average Height:	18.2894 ft

Cross Section D - Circular- Global Seismic

Method: bishop simplified

FS	1.173100
Center:	326.793, 552.889
Radius:	537.123
Left Slip Surface Endpoint:	22.748, 110.104
Right Slip Surface Endpoint:	263.996, 19.449
Resisting Moment:	1.67679e+08 lb-ft
Driving Moment:	1.42937e+08 lb-ft
Total Slice Area:	4394.47 ft2
Surface Horizontal Width:	241.247 ft
Surface Average Height:	18.2156 ft

Cross Section D - Wedge- Global Static

Method: bishop simplified

FS	1.775510
Axis Location:	245.909, 289.524
Left Slip Surface Endpoint:	41.968, 110.104
Right Slip Surface Endpoint:	267.080, 18.719
Resisting Moment:	9.14979e+07 lb-ft
Driving Moment:	5.15332e+07 lb-ft
Total Slice Area:	4502.6 ft2
Surface Horizontal Width:	225.112 ft
Surface Average Height:	20.0015 ft

Cross Section D - Wedge- Global Seismic

Method: bishop simplified

FS	1.274910
Axis Location:	245.909, 289.524
Left Slip Surface Endpoint:	41.968, 110.104
Right Slip Surface Endpoint:	267.080, 18.719
Resisting Moment:	8.85262e+07 lb-ft
Driving Moment:	6.9437e+07 lb-ft
Total Slice Area:	4502.6 ft2
Surface Horizontal Width:	225.112 ft
Surface Average Height:	20.0015 ft

Global Minimum Coordinates

Cross Section D - Wedge- Global Static

Method: bishop simplified

X	Y
41.9679	110.104
77.4063	74.6656
255.921	7.55893
267.08	18.7188

Cross Section D - Wedge- Global Seismic

Method: bishop simplified

X	Y
41.9679	110.104
77.4063	74.6656
255.921	7.55893
267.08	18.7188

Entity Information

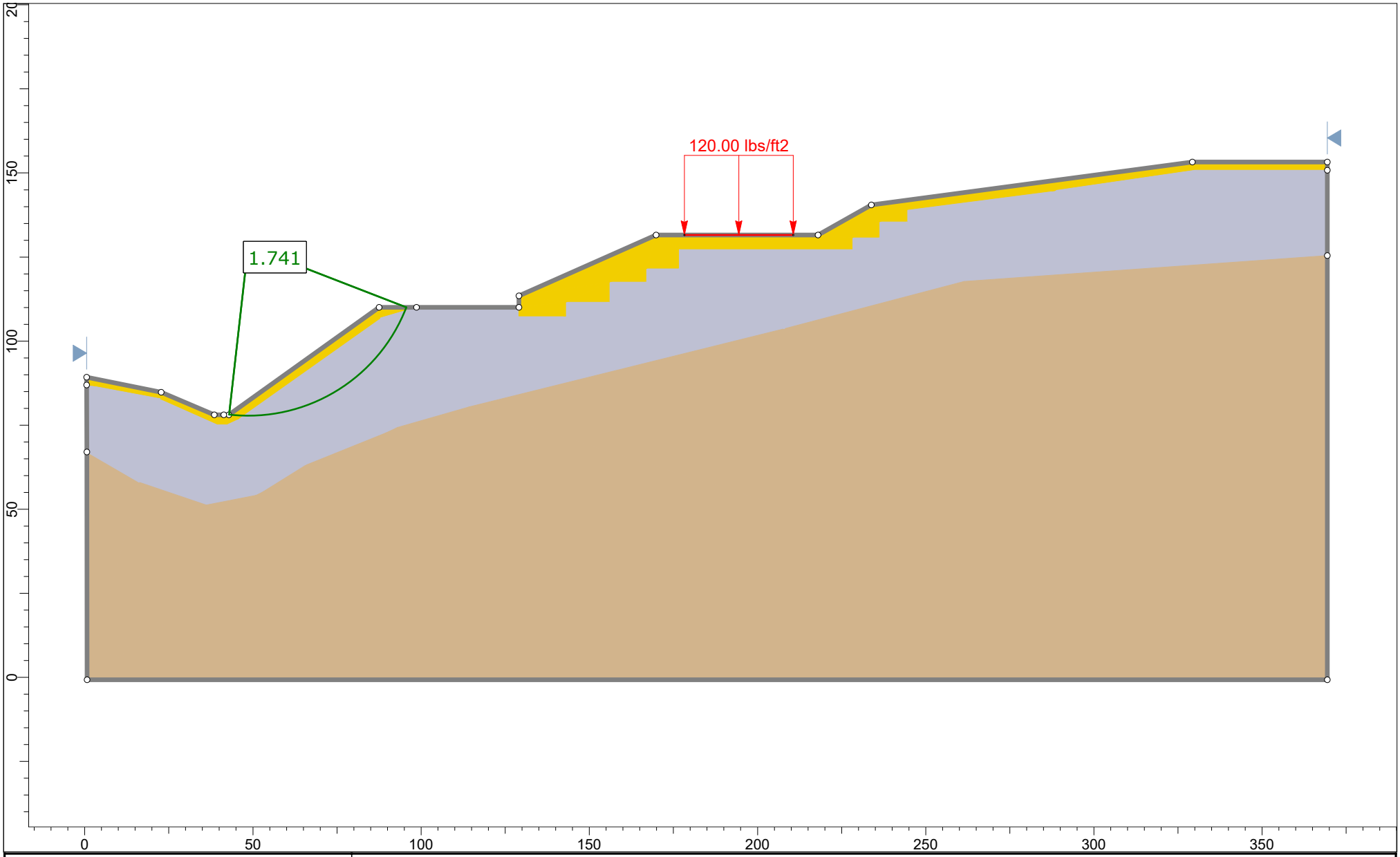
Cross Section D

Shared Entities

Type	Coordinates (x,y)
External Boundary	0.673, 84.5458 0.673, -0.465 273.642, -0.465 289.286, -0.465 289.301, 14.7489 289.301, 20.671 285.159, 19.895 281.073, 19.275 276.124, 18.731 271.795, 18.592 266.628, 18.731 262.019, 19.988 254.851, 23.929 247.61, 28.481 240.387, 32.542 219.765, 43.675 206.945, 49.079 193.616, 54.11 108.904, 84.797 86.338, 94.112 67.697, 103.336 58.583, 106.688 58.583, 110.104 0.673, 110.104 0.673, 109.111
Material Boundary	0.673, 84.5458 32.219, 84.5458 68.259, 74.676 97.256, 67.067 139.082, 48.665 208.805, 25.05 242.041, 6.985 273.642, -0.465
Material Boundary	0.673, 109.111 39.047, 109.111 44.296, 109.111 44.296, 106.354 49.187, 106.354 49.187, 104.099 54.838, 104.099 54.838, 102.098 58.726, 102.098 72.946, 96.642 87.036, 89.342 145.203, 68.265 184.332, 54.649 225.293, 37.077 251.148, 21.789 258.523, 19.1952 267.948, 15.88 277.865, 14.7489 285.995, 14.7489 289.301, 14.7489

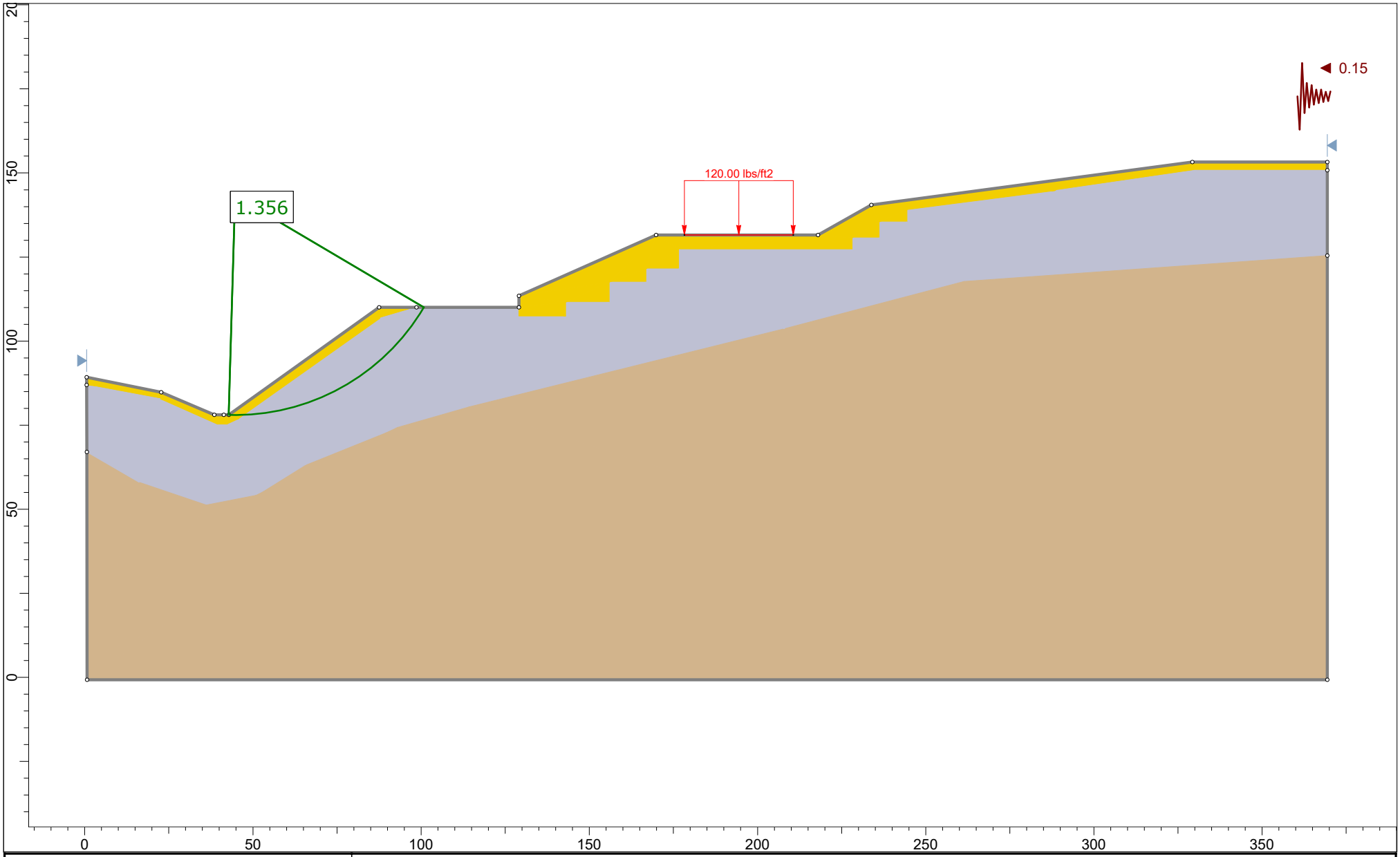
Scenario-based Entities

Type	Coordinates (x,y)	Circular-Global Static	Circular-Global Seismic	Wedge-Global Static	Wedge-Global Seismic
Distributed Load	16.8367, 110.104 41.8874, 110.104	Constant DistributionOrientation: VerticalMagnitude: 240 lbs/ft2Creates Excess Pore Pressure: No	Constant DistributionOrientation: VerticalMagnitude: 240 lbs/ft2Creates Excess Pore Pressure: No	Constant DistributionOrientation: VerticalMagnitude: 240 lbs/ft2Creates Excess Pore Pressure: No	Constant DistributionOrientation: VerticalMagnitude: 240 lbs/ft2Creates Excess Pore Pressure: No
Block Search Window	51.053, 69.893 88.417, 65.628 86.868, 92.146 51.053, 107.53				
Block Search Window	252.546, 0.838 280.721, 0.838 280.721, 17.834 252.546, 17.834				



rocscience	Project	Ogaswara Residence	
	Group	Cross Section E	Scenario: Circular- Global Static
	Drawn By	KD	Company: Hamilton & Associates
	Date	May 2024	File Name: Ogasawara Slope Stability.slmd

SLIDEINTERPRET 9.008



rocscience	Project	Ogaswara Residence	
	Group	Cross Section E	Scenario: Circular- Global Seismic
	Drawn By	KD	Company: Hamilton & Associates
	Date	May 2024	File Name: Ogasawara Slope Stability.slmd

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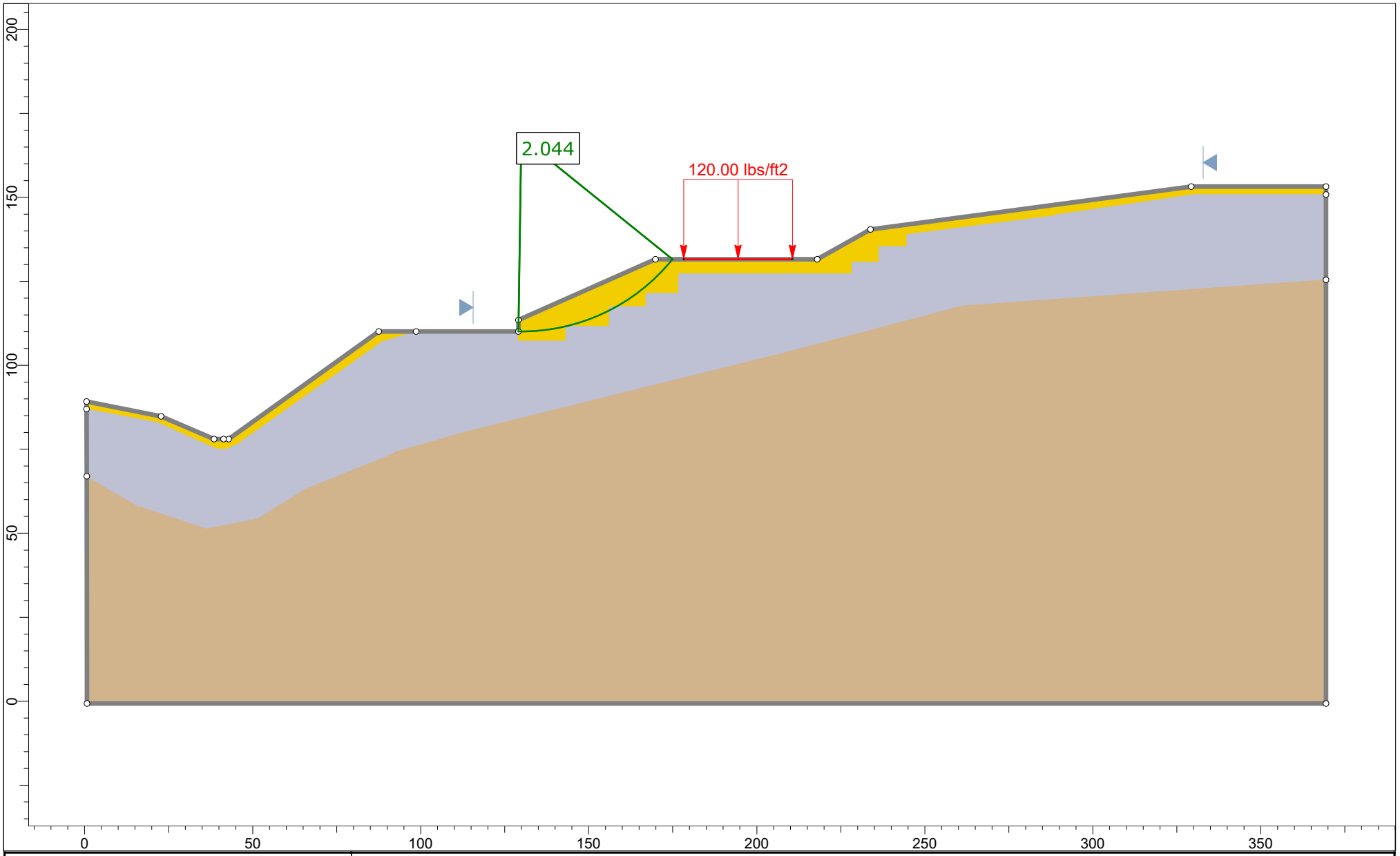
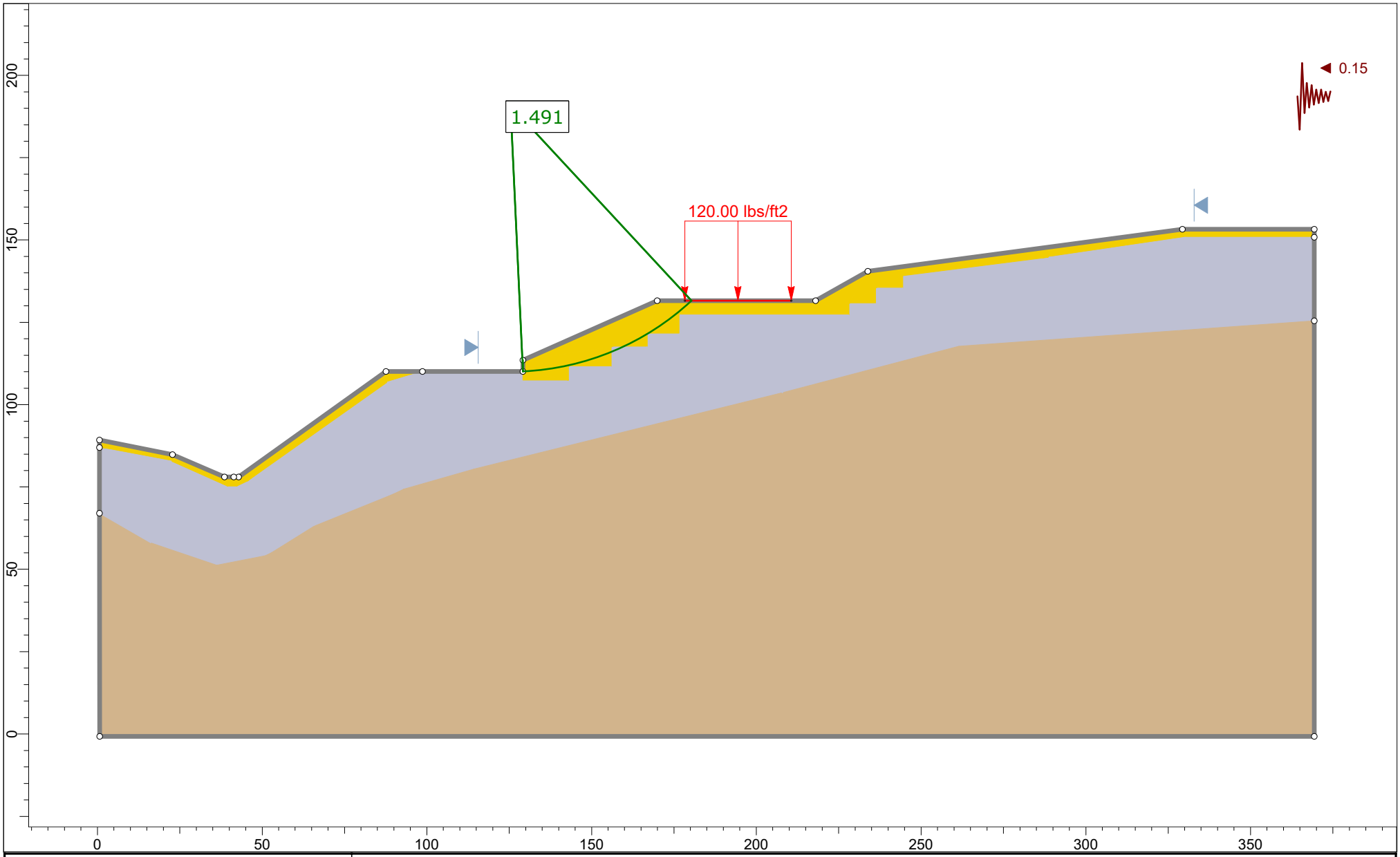


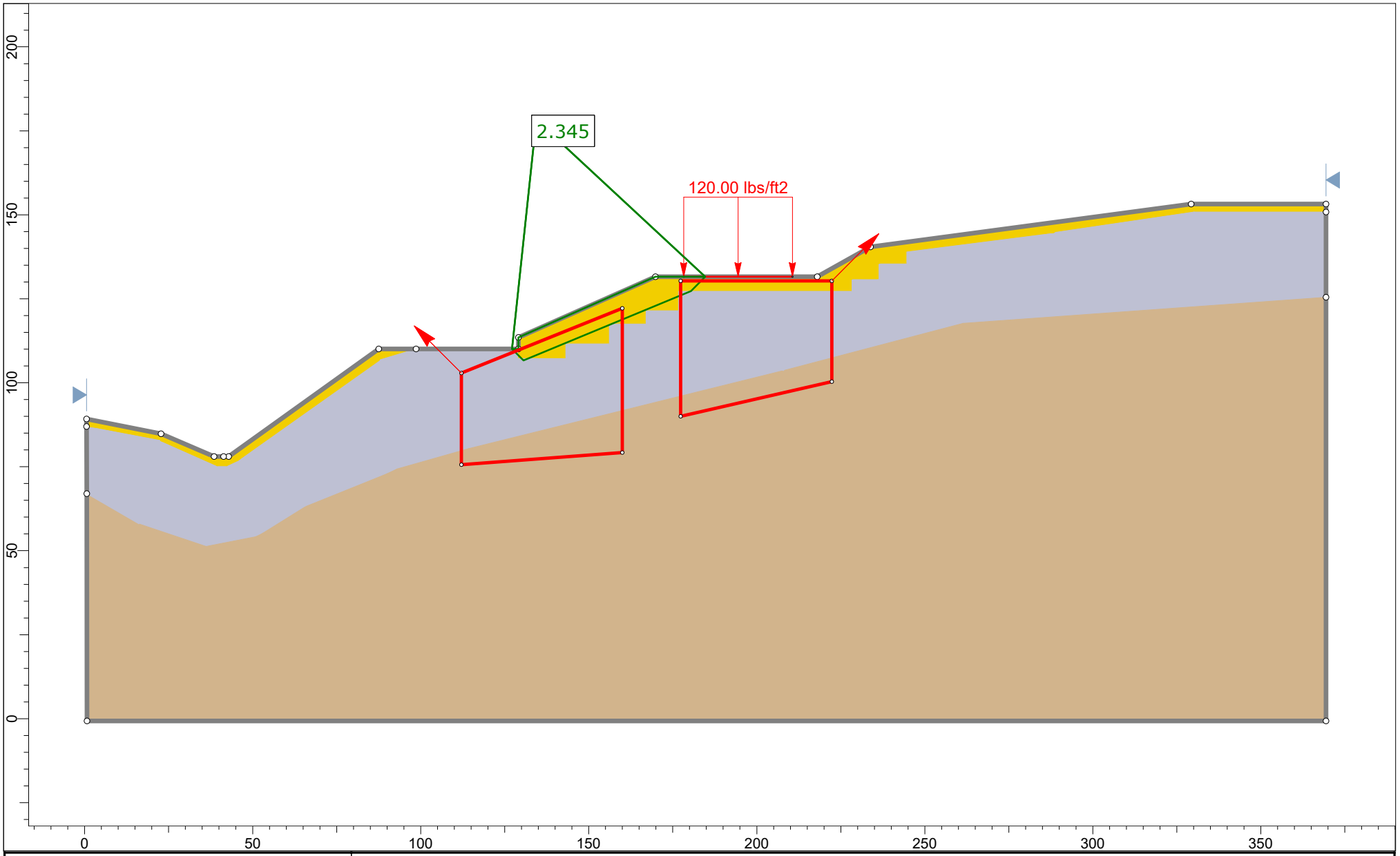
rocscience	Project	Ogaswara Residence	
	Group	Cross Section E	Scenario: Circular- Upper Static
	Drawn By	KD	Company: Hamilton & Associates
	Date	May 2024	File Name: Ogasawara Slope Stability.slmd

SLIDEINTERPRET 9.008



rocscience	Project	Ogaswara Residence	
	Group	Cross Section E	Scenario: Circular- Upper Seismic
	Drawn By	KD	Company: Hamilton & Associates
	Date	May 2024	File Name: Ogasawara Slope Stability.slmd

SLIDEINTERPRET 9.008



rocscience	Project	Ogaswara Residence	
	Group	Cross Section E	Scenario: Wedge- Upper Static
	Drawn By	KD	Company: Hamilton & Associates
	Date	May 2024	File Name: Ogasawara Slope Stability.slmd

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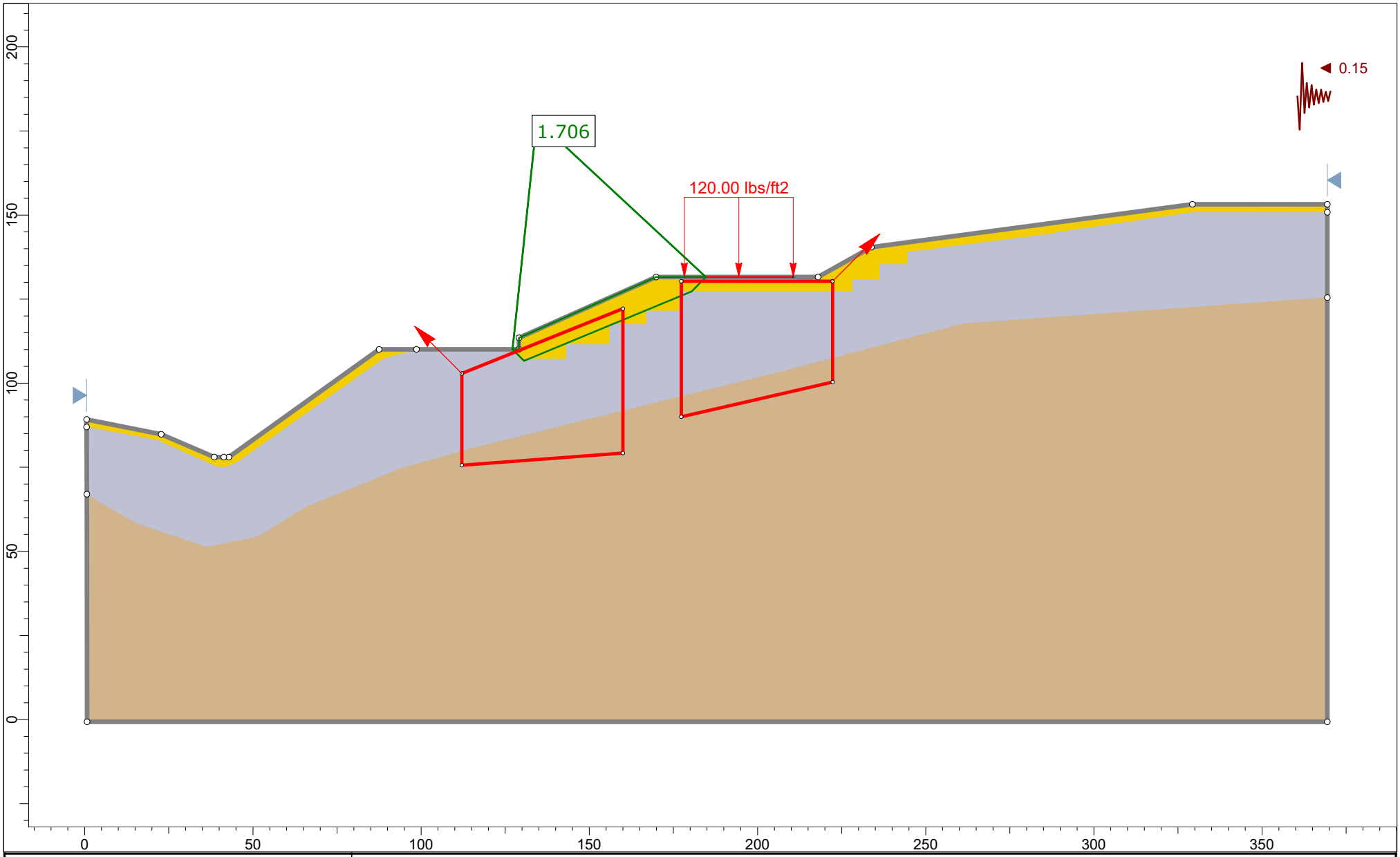
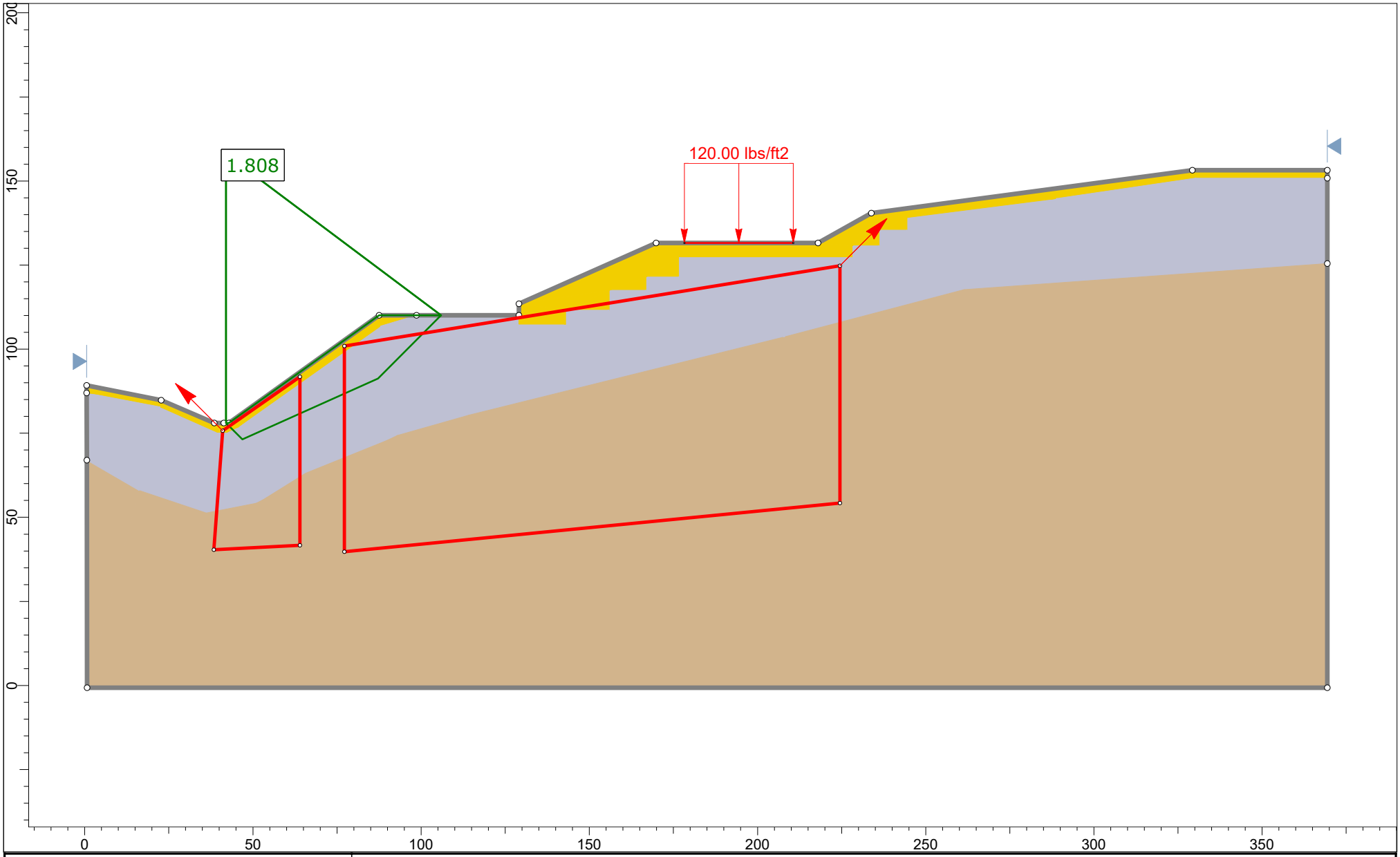


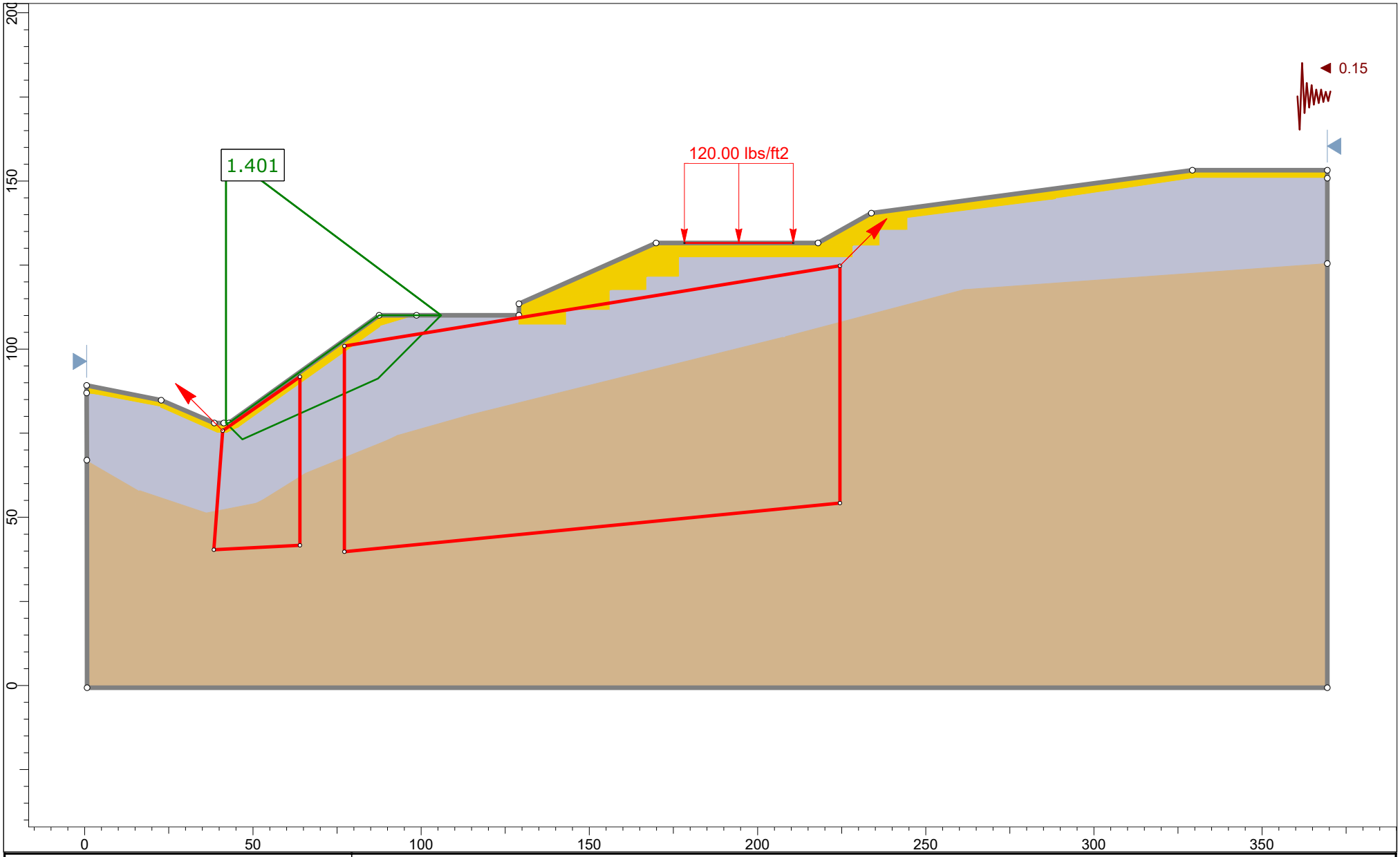
rocscience	Project	Ogaswara Residence	
	Group	Cross Section E	Scenario: Wedge- Upper Seismic
	Drawn By	KD	Company: Hamilton & Associates
	Date	May 2024	File Name: Ogasawara Slope Stability.slmd

SLIDEINTERPRET 9.008



rocscience	Project	Ogaswara Residence	
	Group	Cross Section E	Scenario: Wedge- Global Static
	Drawn By	KD	Company: Hamilton & Associates
	Date	May 2024	File Name: Ogasawara Slope Stability.slmd

SLIDEINTERPRET 9.008



rocscience	Project	Ogaswara Residence	
	Group	Cross Section E	Scenario: Wedge- Global Seismic
	Drawn By	KD	Company: Hamilton & Associates
	Date	May 2024	File Name: Ogasawara Slope Stability.slmd

SLIDEINTERPRET 9.008

Slide Analysis Information

Ogasawara Slope Stability

Project Summary

File Name:	Ogasawara Slope Stability.slmd
Slide Modeler Version:	9.008
Project Title:	Ogaswara Residence
Analysis:	Slope Stability
Author:	KD
Company:	Hamilton & Associates
Date Created:	May 2024

Currently Open Scenarios

Group Name	Scenario Name	Global Minimum	Compute Time
Cross Section E	Circular- Global Static	Bishop Simplified: 1.740960	00h:00m:01.241s
	Circular- Global Seismic	Bishop Simplified: 1.356050	00h:00m:01.646s
	Circular- Upper Static	Bishop Simplified: 2.044040	00h:00m:01.387s
	Circular- Upper Seismic	Bishop Simplified: 1.490620	00h:00m:01.465s
	Wedge- Upper Static	Bishop Simplified: 2.345000	00h:00m:00.577s
	Wedge- Upper Seismic	Bishop Simplified: 1.705630	00h:00m:00.733s
	Wedge- Global Static	Bishop Simplified: 1.808180	00h:00m:00.956s
	Wedge- Global Seismic	Bishop Simplified: 1.401250	00h:00m:00.638s

General Settings

Units of Measurement:	Imperial Units
Time Units:	days
Permeability Units:	feet/second
Data Output:	Standard
Failure Direction:	Right to Left

Analysis Options

All Open Scenarios

Slices Type:	Vertical
Analysis Methods Used	
	Bishop simplified
Number of slices:	50
Tolerance:	0.005
Maximum number of iterations:	75
Check malpha < 0.2:	Yes
Create Interslice boundaries at intersections with water tables and piezos:	Yes
Initial trial value of FS:	1
Steffensen Iteration:	Yes

Random Numbers

All Open Scenarios

Pseudo-random Seed:	10116
Random Number Generation Method:	Park and Miller v.3

Surface Options

Cross Section E - Wedge- Upper Static

Surface Type:	Non-Circular Block Search
Number of Surfaces:	5000
Multiple Groups:	Disabled
Pseudo-Random Surfaces:	Enabled
Convex Surfaces Only:	Disabled
Left Projection Angle (Start Angle) [deg]:	135
Left Projection Angle (End Angle) [deg]:	135
Right Projection Angle (Start Angle) [deg]:	45
Right Projection Angle (End Angle) [deg]:	45
Minimum Elevation:	Not Defined
Minimum Depth:	Not Defined
Minimum Area:	Not Defined
Minimum Weight:	Not Defined

All other Scenarios

Surface Type:	Circular
Search Method:	Auto Refine Search
Divisions along slope:	20
Circles per division:	10
Number of iterations:	10
Divisions to use in next iteration:	50%
Composite Surfaces:	Disabled
Minimum Elevation:	Not Defined
Minimum Depth:	Not Defined
Minimum Area:	Not Defined
Minimum Weight:	Not Defined

Seismic Loading

Cross Section E - Circular- Global Static

Advanced seismic analysis:	No
Staged pseudostatic analysis:	No

Cross Section E - Circular- Global Seismic

Advanced seismic analysis:	No
Staged pseudostatic analysis:	No
Seismic Load Coefficient (Horizontal):	0.15

Cross Section E - Circular- Upper Static

Advanced seismic analysis:	No
Staged pseudostatic analysis:	No

Cross Section E - Circular- Upper Seismic

Advanced seismic analysis:	No
Staged pseudostatic analysis:	No
Seismic Load Coefficient (Horizontal):	0.15

Cross Section E - Wedge- Upper Static

Advanced seismic analysis:	No
Staged pseudostatic analysis:	No

Cross Section E - Wedge- Upper Seismic

Advanced seismic analysis:	No
Staged pseudostatic analysis:	No
Seismic Load Coefficient (Horizontal):	0.15

Cross Section E - Wedge- Global Static

Advanced seismic analysis:	No
Staged pseudostatic analysis:	No

Cross Section E - Wedge- Global Seismic

Advanced seismic analysis:	No
Staged pseudostatic analysis:	No
Seismic Load Coefficient (Horizontal):	0.15

Loading

All Open Scenarios

Distribution:	Constant
Magnitude [psf]:	120
Orientation:	Vertical

Materials

Fill/Nat	
Color	
Strength Type	Mohr-Coulomb
Unit Weight [lbs/ft3]	115
Cohesion [psf]	290
Friction Angle [deg]	20
Water Surface	Assigned per scenario
Ru Value	0
Bedrock (fbc) <25ft	
Color	
Strength Type	Mohr-Coulomb
Unit Weight [lbs/ft3]	125
Cohesion [psf]	400
Friction Angle [deg]	25
Water Surface	Assigned per scenario
Ru Value	0
Berock (fbc) >25ft	
Color	
Strength Type	Mohr-Coulomb
Unit Weight [lbs/ft3]	125
Cohesion [psf]	550
Friction Angle [deg]	34
Water Surface	Assigned per scenario
Ru Value	0
Bedrock (Aniso A) <25 ft	
Color	
Strength Type	Generalized Anisotropic
Unit Weight [lbs/ft3]	125
Water Surface	Assigned per scenario
Ru Value	0
Bedrock (Aniso A) >25 ft	
Color	

Strength Type	Generalized Anisotropic
Unit Weight [lbs/ft3]	125
Water Surface	Assigned per scenario
Ru Value	0
Bedrock abc	
Color	
Strength Type	Mohr-Coulomb
Unit Weight [lbs/ft3]	125
Cohesion [psf]	200
Friction Angle [deg]	21
Water Surface	Assigned per scenario
Ru Value	0
Bedrock (Aniso D) <25 ft	
Color	
Strength Type	Generalized Anisotropic
Unit Weight [lbs/ft3]	125
Water Surface	Assigned per scenario
Ru Value	0
Bedrock (Aniso D) >25 ft	
Color	
Strength Type	Generalized Anisotropic
Unit Weight [lbs/ft3]	125
Water Surface	Assigned per scenario
Ru Value	0
Bedrock (Aniso B) <25 ft	
Color	
Strength Type	Generalized Anisotropic
Unit Weight [lbs/ft3]	125
Water Surface	Assigned per scenario
Ru Value	0
Bedrock (Aniso B) >25 ft	
Color	
Strength Type	Generalized Anisotropic
Unit Weight [lbs/ft3]	125
Water Surface	Assigned per scenario
Ru Value	0
Bedrock (Aniso C)<25	
Color	
Strength Type	Generalized Anisotropic
Unit Weight [lbs/ft3]	125
Water Surface	Assigned per scenario
Ru Value	0
Bedrock (Aniso C) >25ft	
Color	
Strength Type	Generalized Anisotropic
Unit Weight [lbs/ft3]	125
Water Surface	Assigned per scenario
Ru Value	0
Bedrock (Aniso E) <25ft	
Color	

Strength Type	Generalized Anisotropic
Unit Weight [lbs/ft3]	125
Water Surface	Assigned per scenario
Ru Value	0
Bedrock (Aniso E) >25ft	
Color	
Strength Type	Generalized Anisotropic
Unit Weight [lbs/ft3]	125
Water Surface	Assigned per scenario
Ru Value	0

Generalized Anisotropic Functions

Name: Aniso E <25ft

Angle From	Angle To	Material
5	-90	Bedrock (fbc) <25ft
11	5	Berock (fbc) >25ft
90	11	Bedrock (fbc) <25ft

Name: Aniso E >25ft

Angle From	Angle To	Material
5	-90	Berock (fbc) >25ft
11	5	Bedrock abc
90	11	Berock (fbc) >25ft

Materials In Use

Material	Circular-Global Static	Circular-Global Seismic	Circular-Upper Static	Circular-Upper Seismic	Wedge-Upper Static	Wedge-Upper Seismic	Wedge-Global Static	Wedge-Global Seismic
Fill/Nat	✓	✓	✓	✓	✓	✓	✓	✓
Bedrock (fb <25ft	✓	✓	✓	✓	✓	✓	✓	✓
Berock (fbc >25ft	✓	✓	✓	✓	✓	✓	✓	✓
Bedrock abc	✓	✓	✓	✓	✓	✓	✓	✓
Bedrock (Ar E) <25ft	✓	✓	✓	✓	✓	✓	✓	✓
Bedrock (Ar E) >25ft	✓	✓	✓	✓	✓	✓	✓	✓

Global Minimums

Cross Section E - Circular- Global Static

Method: bishop simplified

FS	1.740960
Center:	48.558, 128.260
Radius:	50.451
Left Slip Surface Endpoint:	42.923, 78.125
Right Slip Surface Endpoint:	95.611, 110.059
Resisting Moment:	2.89199e+06 lb-ft
Driving Moment:	1.66115e+06 lb-ft
Total Slice Area:	569.777 ft2
Surface Horizontal Width:	52.6884 ft
Surface Average Height:	10.8141 ft

Cross Section E - Circular- Global Seismic

Method: bishop simplified

FS	1.356050
Center:	44.719, 143.180
Radius:	65.150
Left Slip Surface Endpoint:	42.822, 78.058
Right Slip Surface Endpoint:	100.821, 110.059
Resisting Moment:	3.85405e+06 lb-ft
Driving Moment:	2.84212e+06 lb-ft
Total Slice Area:	617.797 ft2
Surface Horizontal Width:	57.9994 ft
Surface Average Height:	10.6518 ft

Cross Section E - Circular- Upper Static

Method: bishop simplified

FS	2.044040
Center:	129.899, 167.880
Radius:	57.826
Left Slip Surface Endpoint:	129.089, 110.059
Right Slip Surface Endpoint:	174.892, 131.555
Resisting Moment:	1.64348e+06 lb-ft
Driving Moment:	804037 lb-ft
Total Slice Area:	322.076 ft2
Surface Horizontal Width:	45.8027 ft
Surface Average Height:	7.03183 ft

Cross Section E - Circular- Upper Seismic

Method: bishop simplified

FS	1.490620
Center:	125.366, 190.760
Radius:	80.775
Left Slip Surface Endpoint:	129.104, 110.071
Right Slip Surface Endpoint:	180.316, 131.555
Left Slope Intercept:	129.104 113.478
Right Slope Intercept:	180.316 131.555
Resisting Moment:	2.49492e+06 lb-ft
Driving Moment:	1.67375e+06 lb-ft
Total Slice Area:	365.009 ft2
Surface Horizontal Width:	51.2118 ft
Surface Average Height:	7.12745 ft

Cross Section E - Wedge- Upper Static

Method: bishop simplified

FS	2.345000
Axis Location:	134.434, 178.268
Left Slip Surface Endpoint:	127.199, 110.059
Right Slip Surface Endpoint:	184.660, 131.555
Resisting Moment:	2.4086e+06 lb-ft
Driving Moment:	1.02712e+06 lb-ft
Total Slice Area:	404.199 ft2
Surface Horizontal Width:	57.4613 ft
Surface Average Height:	7.03429 ft

Cross Section E - Wedge- Upper Seismic

Method: bishop simplified

FS	1.705630
Axis Location:	134.434, 178.268
Left Slip Surface Endpoint:	127.199, 110.059
Right Slip Surface Endpoint:	184.660, 131.555
Resisting Moment:	2.37027e+06 lb-ft
Driving Moment:	1.38968e+06 lb-ft
Total Slice Area:	404.199 ft2
Surface Horizontal Width:	57.4613 ft
Surface Average Height:	7.03429 ft

Cross Section E - Wedge- Global Static

Method: bishop simplified

FS	1.808180
Axis Location:	41.973, 158.009
Left Slip Surface Endpoint:	41.999, 78.058
Right Slip Surface Endpoint:	105.950, 110.059
Resisting Moment:	5.47568e+06 lb-ft
Driving Moment:	3.02829e+06 lb-ft
Total Slice Area:	723.638 ft2
Surface Horizontal Width:	63.9507 ft
Surface Average Height:	11.3156 ft

Cross Section E - Wedge- Global Seismic

Method: bishop simplified

FS	1.401250
Axis Location:	41.973, 158.009
Left Slip Surface Endpoint:	41.999, 78.058
Right Slip Surface Endpoint:	105.950, 110.059
Resisting Moment:	5.30989e+06 lb-ft
Driving Moment:	3.7894e+06 lb-ft
Total Slice Area:	723.638 ft2
Surface Horizontal Width:	63.9507 ft
Surface Average Height:	11.3156 ft

Global Minimum Coordinates

Cross Section E - Wedge- Upper Static

Method: bishop simplified

X	Y
127.199	110.059
130.596	106.662
180.418	127.313
184.66	131.555

Cross Section E - Wedge- Upper Seismic

Method: bishop simplified

X	Y
127.199	110.059
130.596	106.662
180.418	127.313
184.66	131.555

Cross Section E - Wedge- Global Static

Method: bishop simplified

X	Y
41.9989	78.058
46.8675	73.1894
87.1654	91.2748
105.95	110.059

Cross Section E - Wedge- Global Seismic

Method: bishop simplified

X	Y
41.9989	78.058
46.8675	73.1894
87.1654	91.2748
105.95	110.059

Entity Information

Cross Section E

Shared Entities

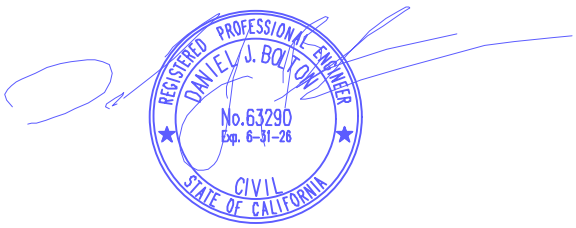
Type	Coordinates (x,y)
External Boundary	0.591, 89.234 0.59323, 86.9802 0.613, 67 0.68, -0.712 369.342, -0.712 369.342, 125.422 369.342, 150.831 369.342, 153.223 329.277, 153.223 233.816, 140.471 217.983, 131.555 169.867, 131.555 129.104, 113.478 129.104, 110.059 98.6282, 110.059 87.53, 110.059 42.829, 78.058 41.334, 78.058 38.547, 78.058 22.732, 84.806
Material Boundary	0.59323, 86.9802 22.404, 82.845 39.449, 75.28 42.273, 75.28 45.5, 76.793 87.937, 106.851 98.6282, 110.059
Material Boundary	129.104, 110.059 129.104, 107.441 142.926, 107.441 142.926, 111.541 155.907, 111.541 155.907, 117.519 166.838, 117.519 166.838, 121.447 176.745, 121.447 176.745, 127.218 228.117, 127.218 228.117, 130.685 236.142, 130.685 236.142, 135.389 244.436, 135.389 244.436, 139.131 288.883, 144.796 330.041, 150.831 369.342, 150.831
Material Boundary	0.613, 67 16.19, 58 36.169, 51.236 50.973, 54.141 65.638, 63.272 93.031, 74.34 114.337, 80.428 207.898, 103.627 261.416, 117.709 369.342, 125.422

Scenario-based Entities

Type	Coordinates (x,y)	Circular - Global Static	Circular - Global Seismic	Circular - Upper Static	Circular - Upper Seismic	Wedge-Upper Static	Wedge-Upper Seismic	Wedge-Global Static	Wedge-Global Seismic
Distributed Load	178.258, 131.555 210.591, 131.555	Constant DistributionOrientation: Vertical Magnitude: 120 lbs/ft2Creates Excess Pore Pressure: No	Constant DistributionOrientation: Vertical Magnitude: 120 lbs/ft2Creates Excess Pore Pressure: No	Constant DistributionOrientation: Vertical Magnitude: 120 lbs/ft2Creates Excess Pore Pressure: No	Constant DistributionOrientation: Vertical Magnitude: 120 lbs/ft2Creates Excess Pore Pressure: No	Constant DistributionOrientation: Vertical Magnitude: 120 lbs/ft2Creates Excess Pore Pressure: No	Constant DistributionOrientation: Vertical Magnitude: 120 lbs/ft2Creates Excess Pore Pressure: No	Constant DistributionOrientation: Vertical Magnitude: 120 lbs/ft2Creates Excess Pore Pressure: No	Constant DistributionOrientation: Vertical Magnitude: 120 lbs/ft2Creates Excess Pore Pressure: No
Block Search Window	112.114, 75.608 159.989, 79.201 159.989, 122.156 112.088, 102.891								
Block Search Window	177.347, 89.997 222.311, 100.33 222.311, 130.304 177.347, 130.304								

SUMMARY OF HYDROLOGY ANALYSIS
23 CREST ROAD EAST

Prepared For:
Rolling Hills City Council
Prepared By: Bolton Engineering Corp
DATE: October 2, 2024



Title: STORMWATER RUNOFF CALCULATION SUMMARY 23 CREST ROAD EAST ROLLING HILLS, CA 90274	Client: YUKI OGASAWARA 452 S LORING AVENUE LOS ANGELES CA 90024	**Bolton Engineering Corp.** 25834 Narbonne Avenue Ste. 210 Lomita, Ca. 90717 Phone: (310) 325-5580 Fax: (310) 325-5581	Date: October 2, 2024 Scale: AS SHOWN Drawn: TMA Job: 22323 Sheet

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1. Existing Conditions 2
2. Proposed Conditions 2
3. Design Considerations 2
4. Design 2

Plate 1 Schematic Diagram
Plate 2 Hydrology Exhibit
Plate 3 Cistern Detail
Plate 4 Hydrologic Map
Plate 5 Hydrologic Map
Plate 6 Runoff Coefficient Curve

Appendix Hydrocalc Computations

Title:
STORMWATER RUNOFF
CALCULATION SUMMARY
23 CREST ROAD EAST
ROLLING HILLS, CA 90274

Client:
YUKI OGASAWARA
452 S LORING AVENUE
LOS ANGELES CA 90024

Bolton Engineering Corp.
25834 Narbonne Avenue Ste. 210
Lomita, Ca. 90717
Phone: (310) 325-5580
Fax: (310) 325-5581

Date: October 2, 2024
Scale: AS SHOWN
Drawn: TMA
Job: 22323
Sheet 1 OF 7

1. Existing Conditions:

The site is 7.8 acres, and is undeveloped. It is bounded by Crest Road to the north and existing single family residences to the west, east and south. The easterly and westerly properties are separated by water courses, which drain to Klondike Canyon.

Regionally, the site sits above, and drains toward, the Flying Triangle landslide.

2. Proposed Conditions:

The project proposes to develop approximately 2.4 acres of the upper portion of the site with a new residence, driveway, guest house and ADU, stable and corral, and pool and other ancillary elements. The proposed imperviously coverage is approximately 31% and is shown on Plate 2.

3. Design Considerations:

The City has directed the project to consider measures to mitigate the runoff from the property. Typically development projects, where mitigation of runoff due to the development is required, are designed to mitigate peak runoff due to priority given to not impacting flood control facilities downstream. However, in this case, it is our understanding that the principal concern is the volume of runoff due to concerns regarding that volume being directed to the landslide mass through fissures downstream.

The evaluation of the landslide and its causes are outside of the scope of our work; based on direction from the City the project proposes to mitigate its runoff through storage onsite of the difference in volume due to the development. Previously, this property has had projects approved with mitigation of the 25 year storm; the City has asked, based on recent movement, that the project store the 50 year storm difference.

We have prepared Hydrocalc computations and have found the following volumes, in cubic feet, for the 25, 50 and 100 year storms:

	Existing		Proposed		Difference		
Storm	East	West	East	West	East	West	Total
LID-85th	na	na	1758	2014			3772
25 yr	6449	7523	10852	12526	4403	5003	9406
50 yr	8122	9476	12840	14834	4718	5358	10076
100 yr	9994	11659	14948	17288	4954	5629	10583

4. Design:

On the basis of these calculations, the project proposes storage of 10,000 cubic feet. The project proposes to provide this in two, 10' diameter pipes as tanks (per manufacturer, these tanks allow for 76.05 cubic feet per linear foot of storage):

L required = 10,076cf/76.05 cf/lf
= 132.5'
L provided = 140'

V provided = 10,647 cf

As shown above, the provided tanks as designed will store the excess runoff from the 100 year storm.

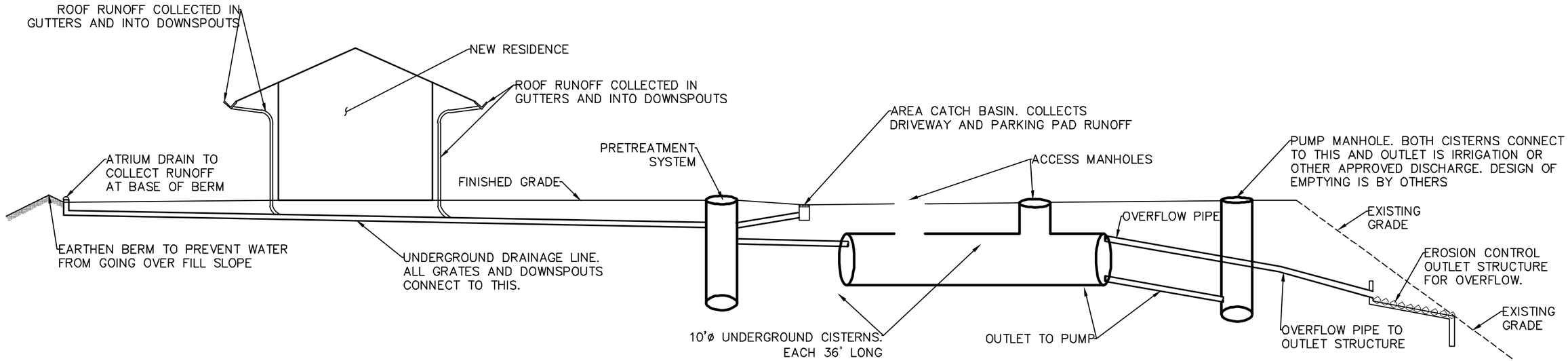

PLATE 1

Title: SCHEMATIC DIAGRAM STORMWATER RUNOFF 23 CREST ROAD EAST ROLLING HILLS, CA 90274	Client: YUKI OGASAWARA 452 S LORING AVENUE LOS ANGELES CA 90024	**Bolton Engineering Corp.** 25834 Narbonne Avenue Ste. 210 Lomita, Ca. 90717 Phone: (310) 325-5580 Fax: (310) 325-5581	Date: Aug 14, 2024 Scale: AS SHOWN Drawn: TMN Job: 22311 Sheet 3 OF 11

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UNDERGROUND STORMWATER STORAGE DESIGN NARRATIVE:

THE PROPOSED STORAGE SYSTEM WAS DESIGNED TO STORE THE DIFFERENCE IN STORMWATER RUNOFF VOLUME BETWEEN THE PRE AND POST DEVELOPMENT CONDITIONS. THE CURRENT DESIGN PROPOSES TWO SEPARATE CONTECH URBANGREEN SRPE CISTERN SYSTEMS TO BE INSTALLED ON THE MAIN RESIDENCE PAD. THE METHOD OF COLLECTION AND STORAGE IS AS FOLLOWS:

- THE EASTERN SYSTEM WILL COLLECT RUNOFF FROM THE ADU, EAST DRIVEWAY AND EASTERN PORTION OF THE HOUSE VIA DOWNSPOUTS AND ASSOCIATED DRAINAGE AREAS.
- THE WESTERN SYSTEM WILL COLLECT RUNOFF FROM THE STABLE. WEST DRIVEWAY, AND WESTERN PORTION OF THE HOUSE VIA DOWNSPOUTS.
- FOR EACH SYSTEM:
  - THE RUNOFF WILL FIRST PASS THROUGH A CONTECH INLINE CDS PRE-TREATMENT SYSTEM AND THEN ENTER INTO THE STORAGE BARRELS.
  - EACH STORAGE TANK WILL BE A PIPE 10' IN DIAMETER, 140 FEET LONG.
  - THE RUNOFF WILL THEN ENTER INTO A MANHOLE CONTAINING A PUMP.
  - ONCE THE RUNOFF REACHES A SPECIFIED LEVEL A SUBMERSIBLE PUMP WILL TURN ON AND PUMP THE WATER TO A SPECIFIED AND APPROVED LOCATION, POTENTIALLY FOR IRRIGATION PURPOSES. THE TANK SHALL EMPTY 72 HOURS AFTER THE STORM EVENT; DESIGN OF THIS SYSTEM IS BY OTHERS.
  - AT THE POINT WHEN THE STORM VOLUME EXCEEDS THE STORAGE CAPACITY OF THE TANKS, THE ADDITIONAL RUNOFF WILL FLOW THROUGH AN OVERFLOW PIPE AND DISCHARGE THROUGH AN EROSION CONTROL OUTLET STRUCTURE BELOW THE PAD.

Hydrology Parameters:

Soil Type	002
50 year, 24hr Isohyte:	5.0"

East Watershed:

Area	= 55,100sf
	= 1.26ac
Imp. Area	= 21,700sf (39%)
Flow Length	= 480' (265' existing)
Slope	= 1330'-1290'/480'
	= 8.3% (15%)

West Watershed:

Area	= 64,300sf
	= 1.47ac
Imp. Area	= 24,750sf (38%)
Flow Length	= 420' (325' existing)
Slope	= 1330'-1290'/420'
	= 10% (12%)

LEGEND

- PROPERTY LINE
- EASEMENT
- SETBACK
- (E) CONTOUR 1300
- (P) CONTOUR 1100
- (P) STRUCTURE
- (P) HARDSCAPE
- (P) POOL DECK
- (P) COVERED PORCH
- (P) CISTERN
- (P) CORRAL
- (P) WATERSHED AREAS
- (P) FLOW PATH
- (E) FLOWPATH
- IMPERVIOUS AREA

GRAPHIC SCALE

80 0 80 160

(IN FEET)

1 inch = 80 ft.

PLATE 2

Title:
HYDROLOGY EXHIBIT
STORMWATER RUNOFF
23 CREST ROAD EAST
ROLLING HILLS, CA 90274

Client:
YUKI OGASAWARA
452 S LORING AVENUE
LOS ANGELES CA 90024

Bolton Engineering Corp.
25834 Narbonne Avenue Ste. 210
Lomita, Ca. 90717
Phone: (310) 325-5580
Fax: (310) 325-5581

Date: Aug 14, 2024
Scale: AS SHOWN
Drawn: TMN
Job: 22311
Sheet 4 OF 11

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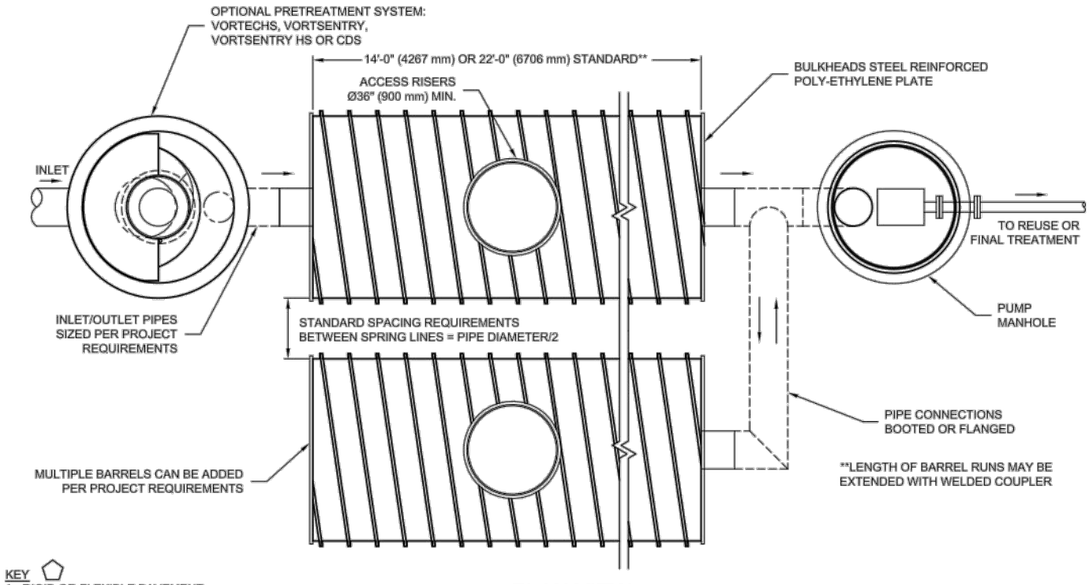
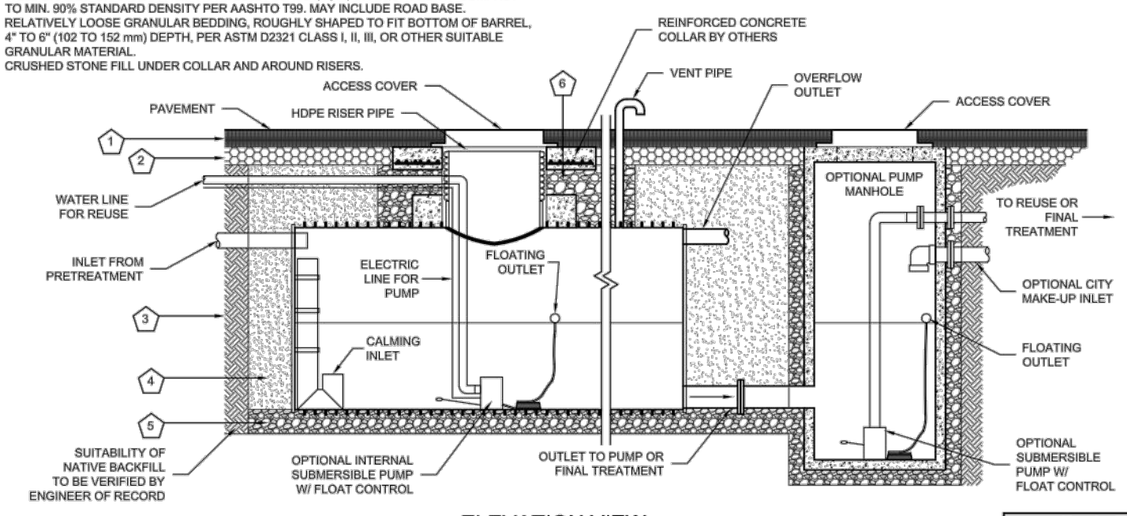


PLAN VIEW

KEY
1. RIGID OR FLEXIBLE PAVEMENT.
2. GRANULAR COMPACTED ROAD BASE.
3. ANY SUITABLE NATIVE OR GENERAL BACKFILL, SEE ENGINEER PLANS.
4. WELL GRADED GRANULAR FILL. ASTM D2321 CLASS I, II, III, OR EQUIVALENT. COMPACT TO MIN. 90% STANDARD DENSITY PER AASHTO T99. MAY INCLUDE ROAD BASE.
5. RELATIVELY LOOSE GRANULAR BEDDING, ROUGHLY SHAPED TO FIT BOTTOM OF BARREL, 4" TO 6" (102 TO 152 mm) DEPTH, PER ASTM D2321 CLASS I, II, III, OR OTHER SUITABLE GRANULAR MATERIAL.
6. CRUSHED STONE FILL UNDER COLLAR AND AROUND RISERS.

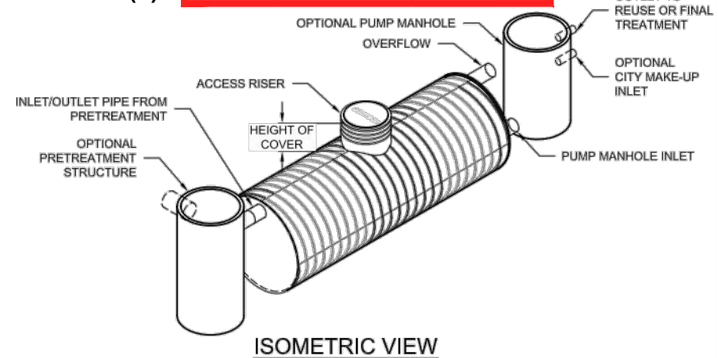


ELEVATION VIEW

URBANGREEN™

MAIN PAD: 70' (2)

STORAGE AVAILABILITY PER DIAMETER		
DIAMETER (IN / mm)	AVAILABLE STORAGE PER L.F. (C.F. / m3)	AVAILABLE STORAGE PER L.F. (GAL. / L)
48 / 1200	12.17 / 0.34	91.02 / 345
54 / 1350	15.40 / 0.44	115.20 / 437
60 / 1500	19.01 / 0.54	142.22 / 539
72 / 1800	27.38 / 0.77	204.79 / 776
84 / 2100	37.26 / 1.05	278.74 / 1056
96 / 2400	48.67 / 1.38	364.07 / 1380
120 / 3000	76.05/ 2.15	568.87 / 2156



ISOMETRIC VIEW

GENERAL NOTES

1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE, CAPACITY AND BACKFILL DETAILS, PLEASE CONTACT YOUR CONTECH CONSTRUCTION PRODUCTS INC REPRESENTATIVE. www.contech-cpi.com
3. ALL ELEVATIONS, DIMENSIONS AND LOCATIONS OF RISERS AND INLETS SHALL BE VERIFIED BY THE ENGINEER OF RECORD.
4. PRIOR TO INSTALLATION OF THE SYSTEM A PRE-CONSTRUCTION MEETING SHALL BE CONDUCTED. THOSE REQUIRED TO ATTEND ARE THE SUPPLIER OF THE SYSTEM, THE GENERAL CONTRACTOR, SUB-CONTRACTORS AND THE ENGINEER.
5. THE CISTERN IS MANUFACTURED FROM STEEL REINFORCED POLYETHYLENE PLASTIC.
6. SYSTEM TO MEET AASHTO HS20/HS25 LIVE LOADING, PER AASHTO LRFD SECTION 12.
7. ACCESS COVERS TO MEET AASHTO M306 LOAD RATING.
8. MINIMUM COVER IS EQUAL TO PIPE DIAMETER/5 AND NO LESS THAN 12-INCHES (305 mm) FROM TOP OF PIPE TO BOTTOM OF PAVEMENT. Ø72" (1800 mm) AND Ø84" (2100 mm) PIPE MINIMUM COVER IS 18-INCHES (457 mm), Ø96" (2400 mm) PIPE MINIMUM COVER IS 24-INCHES (610 mm), Ø120" (3000 mm) PIPE MINIMUM COVER IS 36-INCHES (900 mm).
9. FOR INFORMATION ON PRE-TREATMENT SYSTEMS, REFERENCE CONTECH PRE-TREATMENT SYSTEM STANDARD DETAILS OR CONTACT YOUR LOCAL CONTECH REPRESENTATIVE.

INSTALLATION NOTES

A. INSTALLATION GUIDE TO BE REVIEWED BY CONTRACTOR PRIOR TO INSTALLATION.
B. CONTRACTOR TO PROVIDE, INSTALL AND GROUT ALL INLET AND OUTLET PIPES.
C. CONTRACTOR TO PROVIDE AND INSTALL ALL BEDDING AND BACKFILL MATERIAL.
D. PRIOR TO PLACING BEDDING, THE FOUNDATION MUST BE CONSTRUCTED TO A UNIFORM AND STABLE GRADE. IN THE EVENT THAT UNSUITABLE FOUNDATION MATERIALS ARE ENCOUNTERED DURING EXCAVATION, A GEOGRID SHALL BE UTILIZED OR UNSUITABLE MATERIAL SHALL BE REMOVED AND BROUGHT BACK TO GRADE WITH FILL MATERIAL AS APPROVED BY THE ENGINEER OF RECORD. ONCE THE FOUNDATION PREPARATION IS COMPLETE, THE BEDDING MATERIAL CAN BE PLACED.
E. STONE EMBEDMENT MATERIAL SHALL BE INSTALLED TO 95% STANDARD PROCTOR DENSITY AND PLACED IN 6-INCH (152 mm) TO 8-INCH (203 mm) LIFTS SUCH THAT THERE IS NO MORE THAN A TWO LIFT DIFFERENTIAL BETWEEN ANY OF THE BARRELS AT ANY TIME. GRANULAR BACKFILL MATERIAL SHALL BE COMPACTED TO 90% SPD. BACKFILLING SHALL BE ADVANCED ALONG THE LENGTH OF THE BARRELS AT THE SAME RATE TO AVOID DIFFERENTIAL LOADING AND DISPLACEMENT OF THE BARRELS. THE MINIMUM PIPE SPACING MUST BE MAINTAINED.
F. REFER TO INSTALLATION GUIDE FOR TEMPORARY CONSTRUCTION LOADING GUIDELINES.
G. IT IS ALWAYS THE RESPONSIBILITY OF THE CONTRACTOR TO FOLLOW OSHA GUIDELINES FOR SAFE PRACTICES.
H. GENERAL INSTALLATION METHODS AND MATERIALS TO BE IN ACCORDANCE WITH ASTM D2321.

CONTECH ENGINEERED SOLUTIONS LLC
www.contechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

URBANGREEN SRPE CISTERN
STANDARD DETAIL

PLATE 3

I:\STORMWATER\COMMOPS\58 URBANGREEN RAINWATER HARVESTING\40 STANDARD DRAWINGS\SRPE\DWG\UGRWH-SRPE-DTL.DWG 10/15/2013 3:48 PM

Title: CISTERN DETAILING STORMWATER RUNOFF 23 CREST ROAD EAST ROLLING HILLS, CA 90274	Client: YUKI OGASAWARA 452 S LORING AVENUE LOS ANGELES CA 90024	**Bolton Engineering Corp.** 25834 Narbonne Avenue Ste. 210 Lomita, Ca. 90717 Phone: (310) 325-5580 Fax: (310) 325-5581	Date: Aug 14, 2024 Scale: AS SHOWN Drawn: TMN Job: 22311 Sheet 5 OF 11

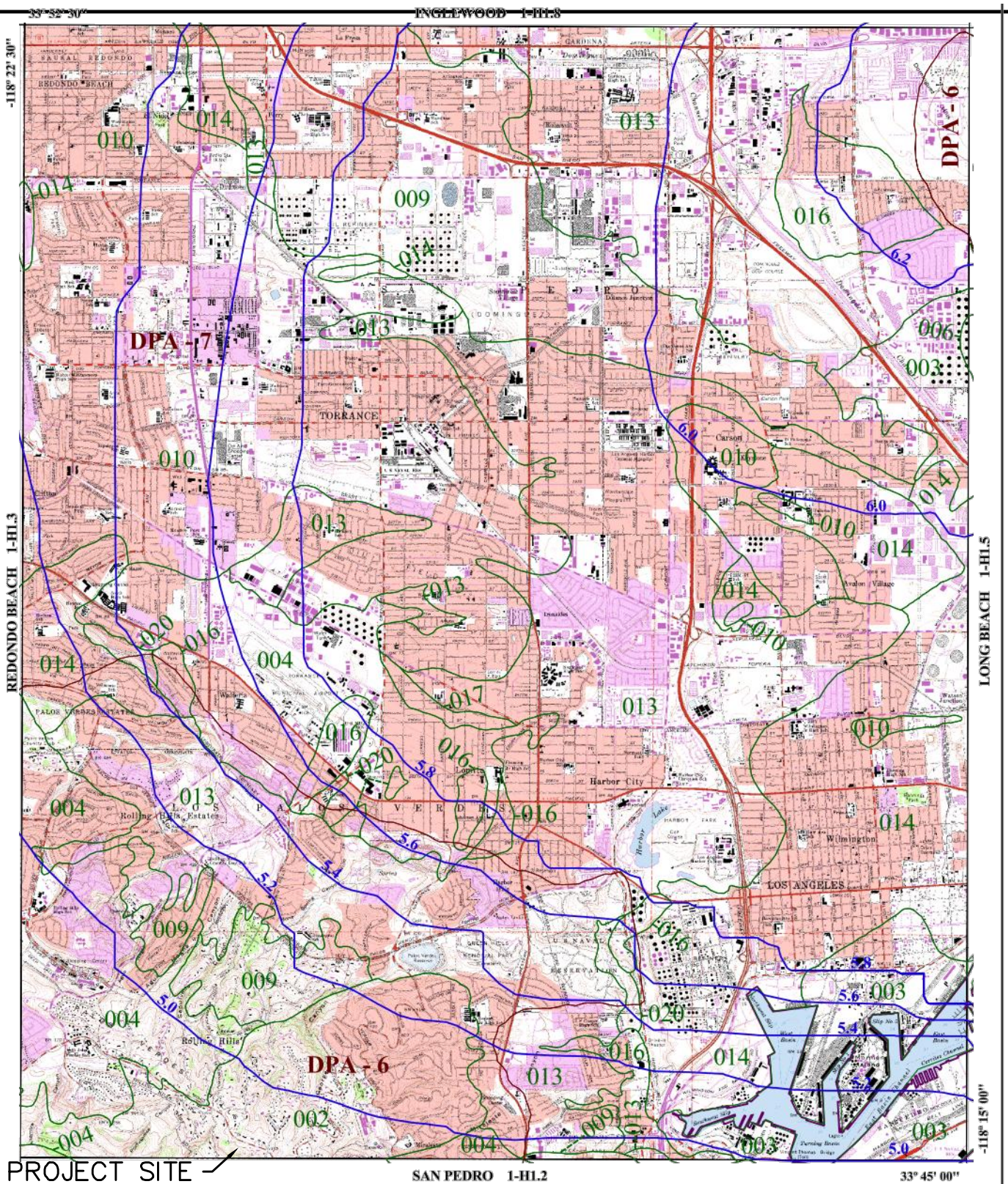


PLATE 4

Title:
HYDROLOGIC MAP
CALCULATION SUMMARY
23 CREST ROAD EAST
ROLLING HILLS, CA 90274

Client:
YUKI OGASAWARA
452 S LORING AVENUE
LOS ANGELES CA 90024

Bolton Engineering Corp.
25834 Narbonne Avenue Ste. 210
Lomita, Ca. 90717
Phone: (310) 325-5580
Fax: (310) 325-5581

Date: October 2, 2024
Scale: AS SHOWN
Drawn: TMA
Job: 22323
Sheet 6 OF 7

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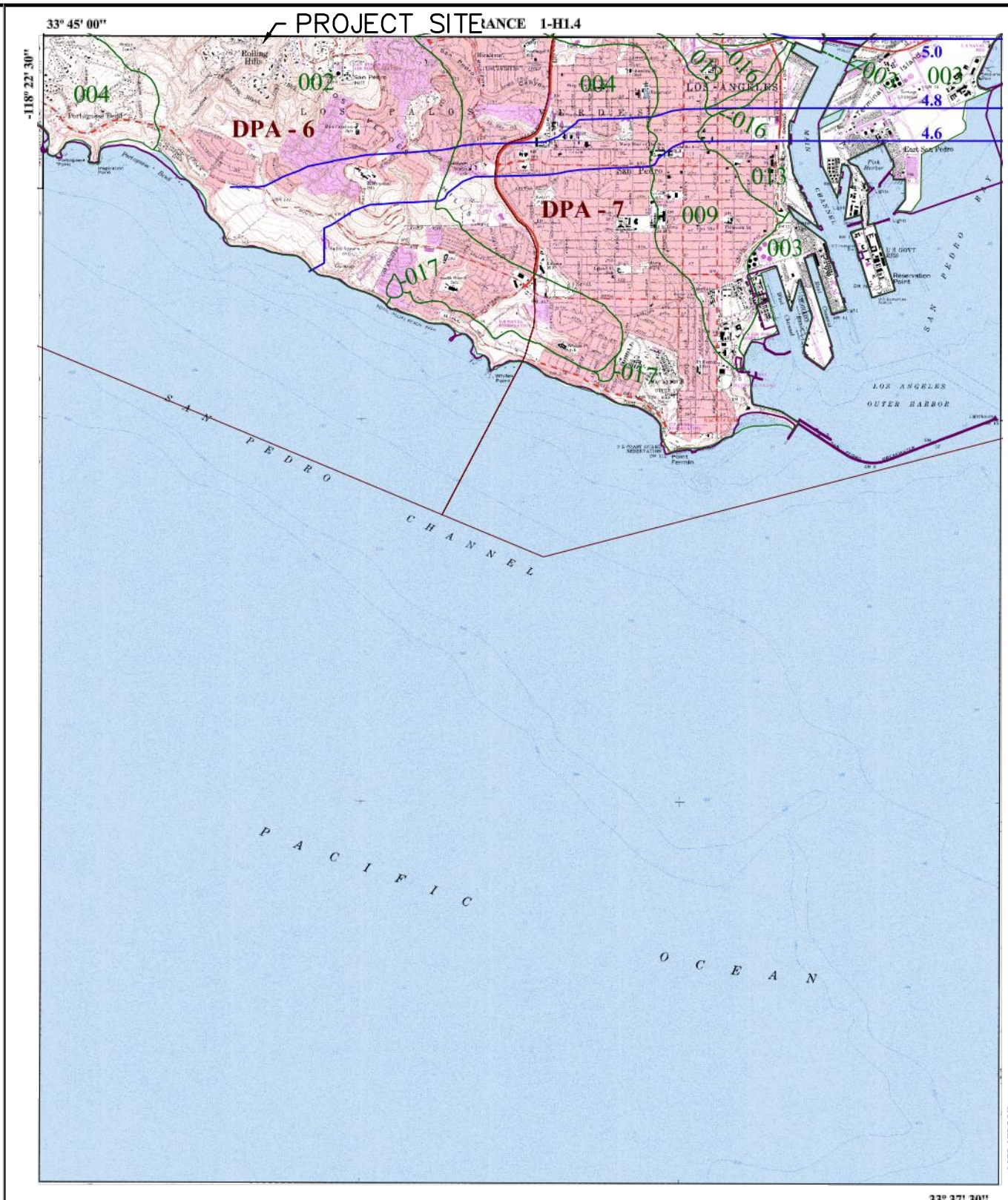

PLATE 5

Title:
HYDROLOGIC MAP
CALCULATION SUMMARY
23 CREST ROAD EAST
ROLLING HILLS, CA 90274

Client:
YUKI OGASAWARA
452 S LORING AVENUE
LOS ANGELES CA 90024

Bolton Engineering Corp.
25834 Narbonne Avenue Ste. 210
Lomita, Ca. 90717
Phone: (310) 325-5580
Fax: (310) 325-5581

Date: October 2, 2024
Scale: AS SHOWN
Drawn: TMA
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Sheet 6 OF 7

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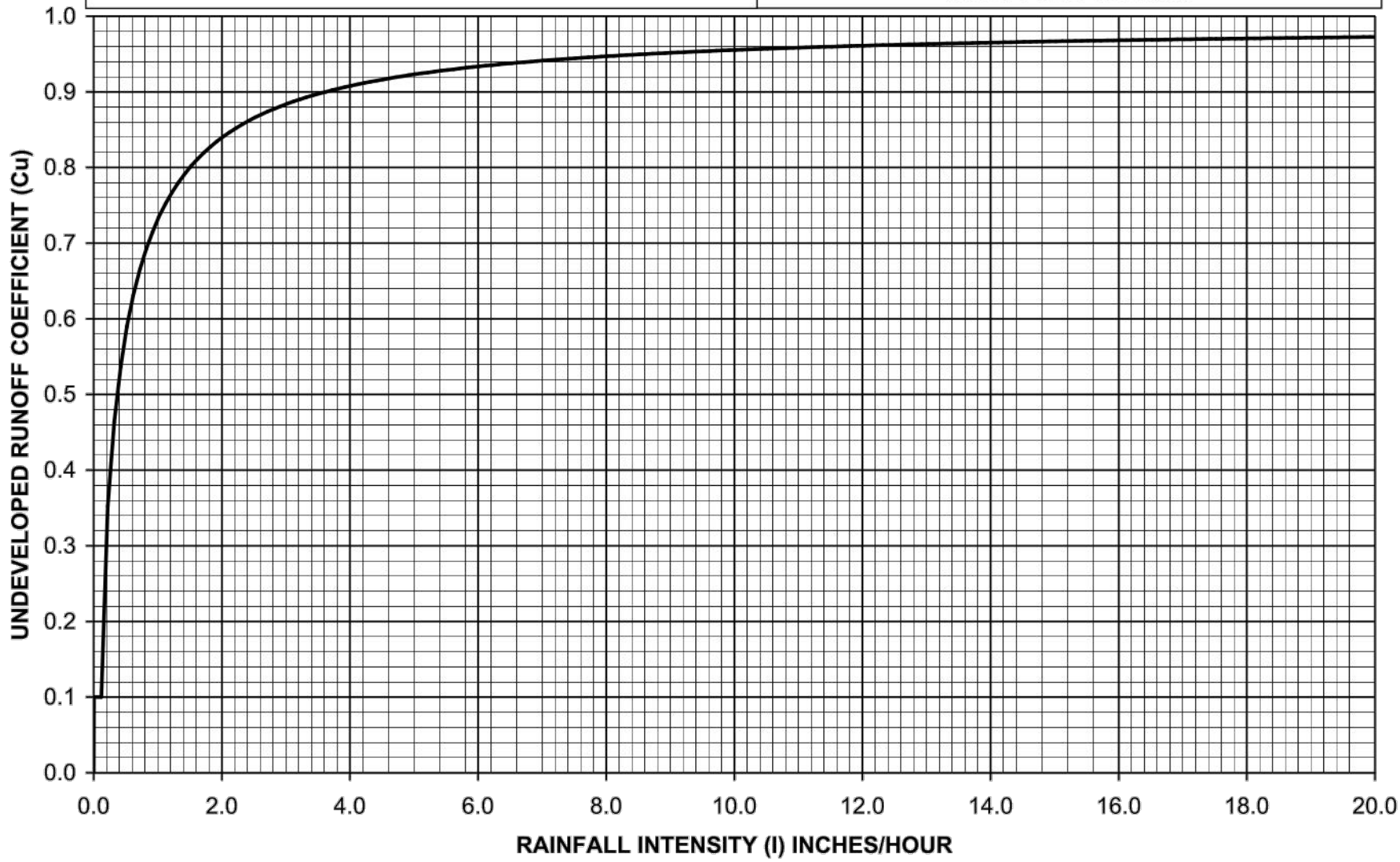
PLATE 6

$C_D = (0.9 * IMP) + (1.0 - IMP) * C_U$

Where: C_D = Developed Runoff Coefficient
IMP = Proportion Impervious
C_U = Undeveloped runoff coefficient

Los Angeles County Department of Public Works

RUNOFF COEFFICIENT CURVE
SOIL TYPE NO. 002



File:Soil Curve Data and Graphs 0-24 Tab:GN2

HYDROLOGY APPENDIX C

BJW: 06/14/2004

Bolton Engineering Corp.
25834 Narbonne Avenue Ste. 210
Lomita, Ca. 90717
Phone: (310) 325-5580
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Date: October 2, 2024
Scale: AS SHOWN
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Sheet 7 OF 7

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Client:
YUKI OGASAWARA
452 S LORING AVENUE
LOS ANGELES CA 90024

Title:
RUNOFF COEFFICIENT CURVE
CALCULATION SUMMARY
23 CREST ROAD EAST
ROLLING HILLS, CA 90274

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Peak Flow Hydrologic Analysis

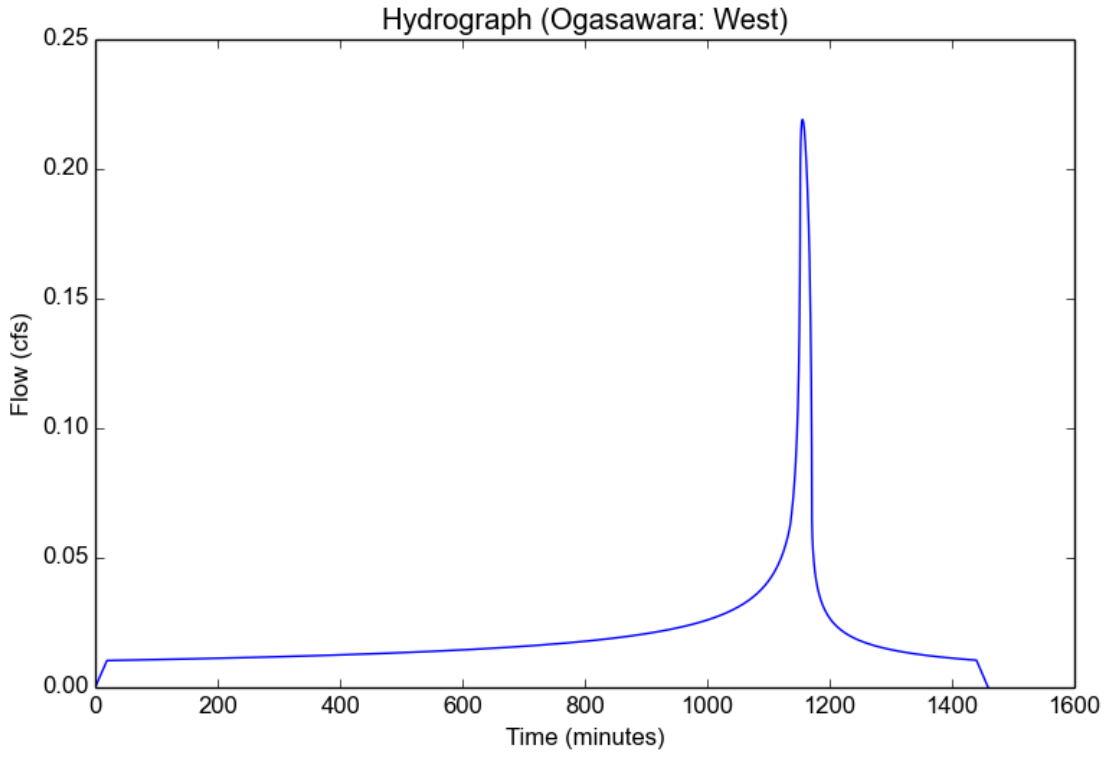
File location: J:/22324_Ogasawara/Hydrology/Ogasawara - East LID.pdf
Version: HydroCalc 1.0.3

Input Parameters

Project Name	Ogasawara
Subarea ID	East
Area (ac)	1.26
Flow Path Length (ft)	400.0
Flow Path Slope (vft/hft)	0.1
85th Percentile Rainfall Depth (in)	0.9
Percent Impervious	0.39
Soil Type	2
Design Storm Frequency	85th percentile storm
Fire Factor	0
LID	True

Output Results

Modeled (85th percentile storm) Rainfall Depth (in)	0.9
Peak Intensity (in/hr)	0.2867
Undeveloped Runoff Coefficient (Cu)	0.4188
Developed Runoff Coefficient (Cd)	0.6064
Time of Concentration (min)	19.0
Clear Peak Flow Rate (cfs)	0.2191
Burned Peak Flow Rate (cfs)	0.2191
24-Hr Clear Runoff Volume (ac-ft)	0.0404
24-Hr Clear Runoff Volume (cu-ft)	1758.2916



Peak Flow Hydrologic Analysis

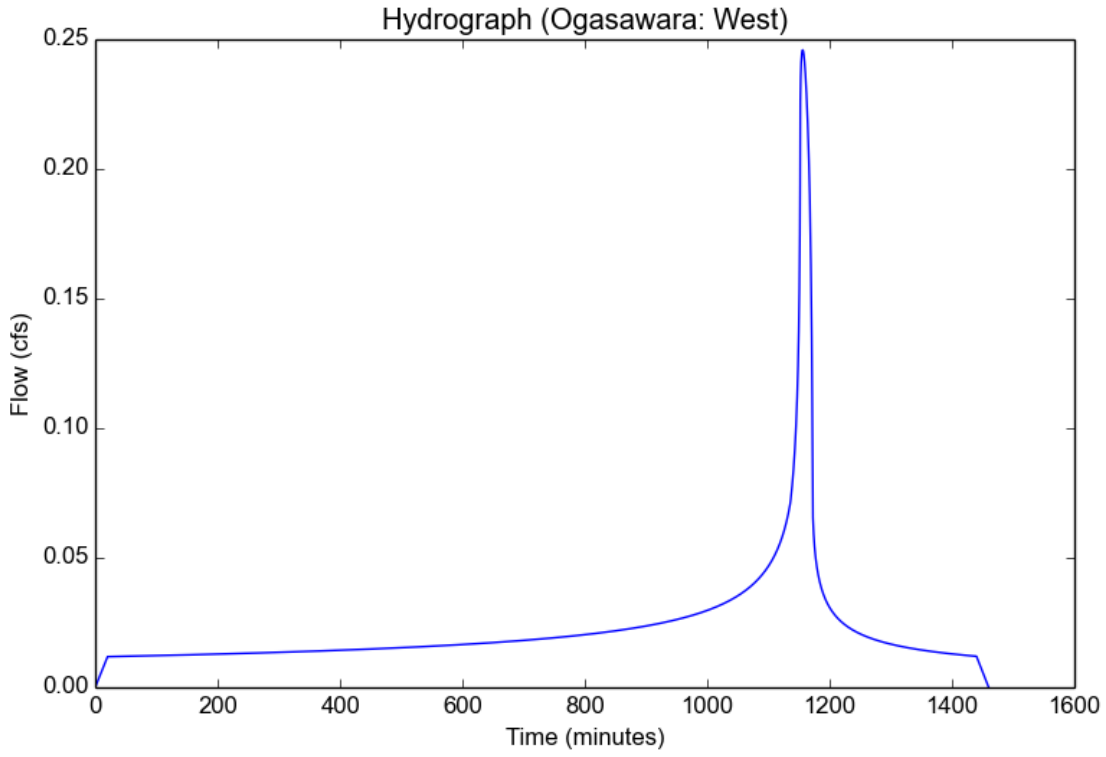
File location: J:/22324_Ogasawara/Hydrology/Ogasawara - West LID.pdf
Version: HydroCalc 1.0.3

Input Parameters

Project Name	Ogasawara
Subarea ID	West
Area (ac)	1.47
Flow Path Length (ft)	420.0
Flow Path Slope (vft/hft)	0.1
85th Percentile Rainfall Depth (in)	0.9
Percent Impervious	0.38
Soil Type	2
Design Storm Frequency	85th percentile storm
Fire Factor	0
LID	True

Output Results

Modeled (85th percentile storm) Rainfall Depth (in)	0.9
Peak Intensity (in/hr)	0.2799
Undeveloped Runoff Coefficient (Cu)	0.4124
Developed Runoff Coefficient (Cd)	0.5977
Time of Concentration (min)	20.0
Clear Peak Flow Rate (cfs)	0.2459
Burned Peak Flow Rate (cfs)	0.2459
24-Hr Clear Runoff Volume (ac-ft)	0.0462
24-Hr Clear Runoff Volume (cu-ft)	2013.9997



Peak Flow Hydrologic Analysis

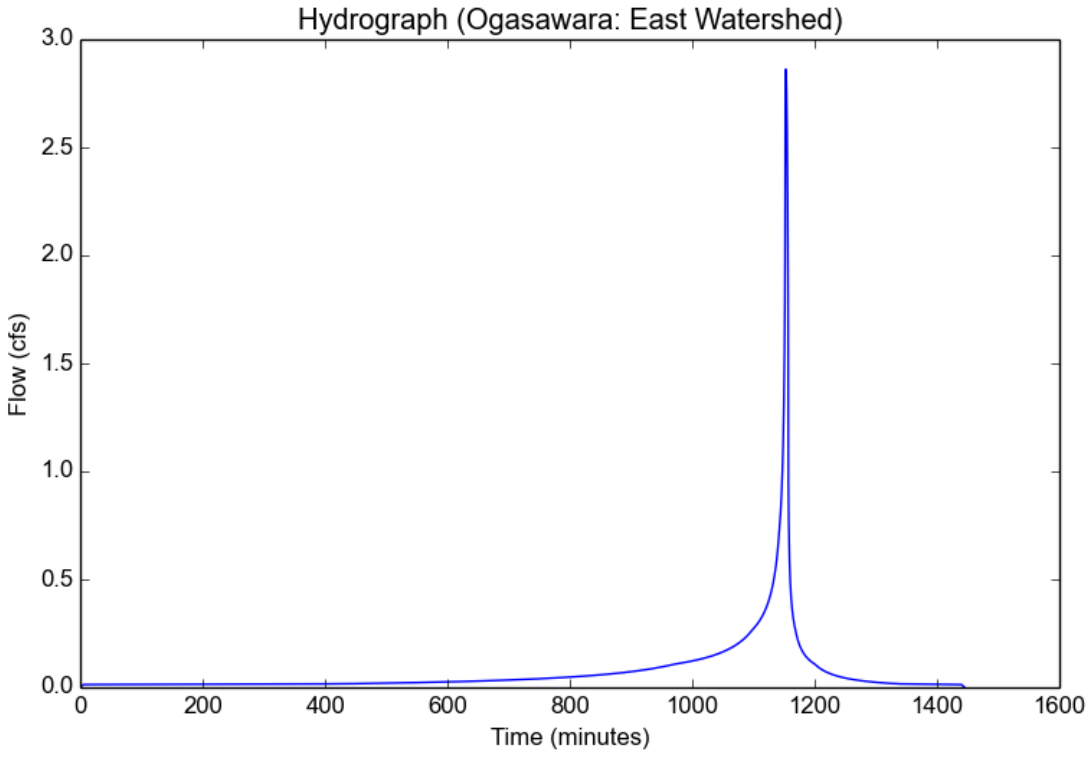
File location: J:/22324_Ogasawara/Hydrology/Ogasawara - East_Existing 25 year.pdf
Version: HydroCalc 1.0.3

Input Parameters

Project Name	Ogasawara
Subarea ID	East Watershed
Area (ac)	1.26
Flow Path Length (ft)	400.0
Flow Path Slope (vft/hft)	0.1
50-yr Rainfall Depth (in)	5.0
Percent Impervious	0.01
Soil Type	2
Design Storm Frequency	25-yr
Fire Factor	0
LID	False

Output Results

Modeled (25-yr) Rainfall Depth (in)	4.39
Peak Intensity (in/hr)	2.6192
Undeveloped Runoff Coefficient (Cu)	0.8668
Developed Runoff Coefficient (Cd)	0.8672
Time of Concentration (min)	5.0
Clear Peak Flow Rate (cfs)	2.8618
Burned Peak Flow Rate (cfs)	2.8618
24-Hr Clear Runoff Volume (ac-ft)	0.148
24-Hr Clear Runoff Volume (cu-ft)	6448.5248



Peak Flow Hydrologic Analysis

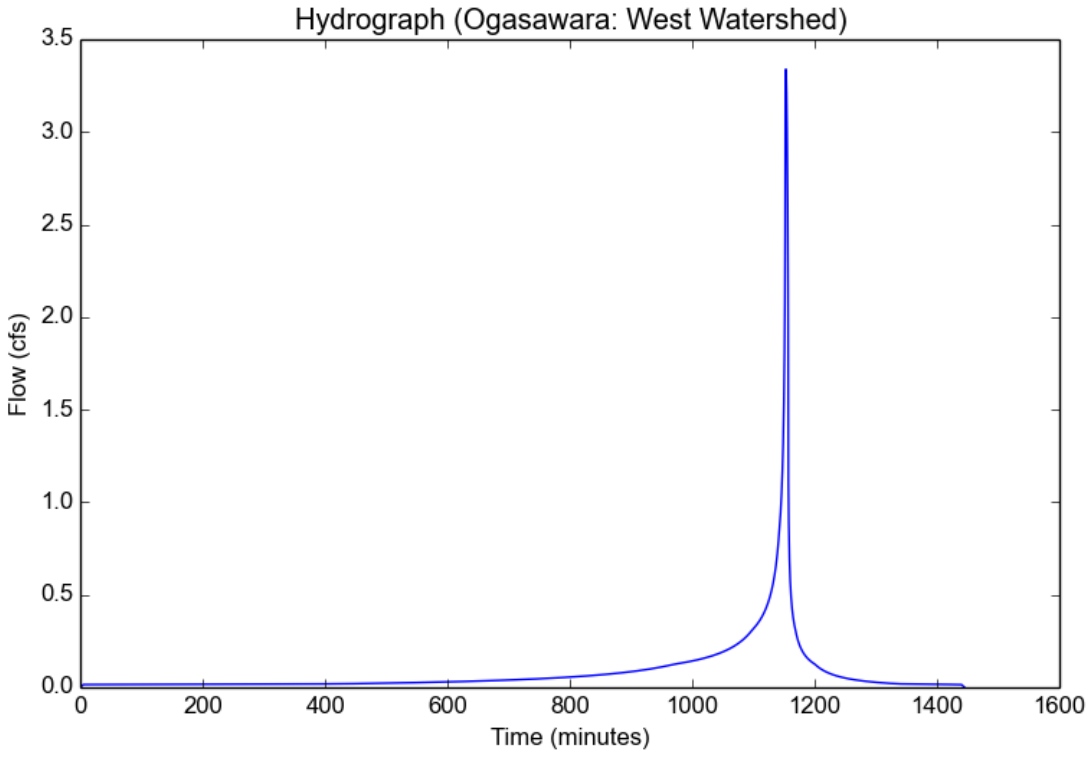
File location: J:/22324_Ogasawara/Hydrology/Ogasawara - West_Existing 25 year.pdf
Version: HydroCalc 1.0.3

Input Parameters

Project Name	Ogasawara
Subarea ID	West Watershed
Area (ac)	1.47
Flow Path Length (ft)	420.0
Flow Path Slope (vft/hft)	0.1
50-yr Rainfall Depth (in)	5.0
Percent Impervious	0.01
Soil Type	2
Design Storm Frequency	25-yr
Fire Factor	0
LID	False

Output Results

Modeled (25-yr) Rainfall Depth (in)	4.39
Peak Intensity (in/hr)	2.6192
Undeveloped Runoff Coefficient (Cu)	0.8668
Developed Runoff Coefficient (Cd)	0.8672
Time of Concentration (min)	5.0
Clear Peak Flow Rate (cfs)	3.3388
Burned Peak Flow Rate (cfs)	3.3388
24-Hr Clear Runoff Volume (ac-ft)	0.1727
24-Hr Clear Runoff Volume (cu-ft)	7523.279



Peak Flow Hydrologic Analysis

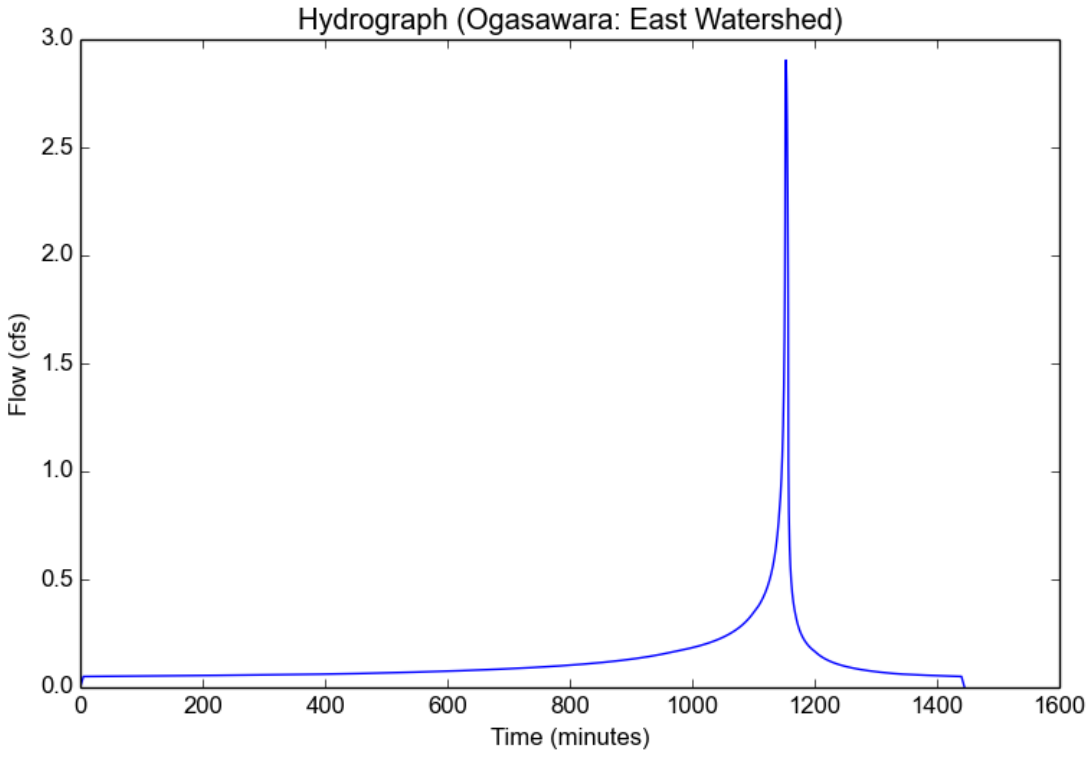
File location: J:/22324_Ogasawara/Hydrology/Ogasawara - East_Proposed 25 year.pdf
Version: HydroCalc 1.0.3

Input Parameters

Project Name	Ogasawara
Subarea ID	East Watershed
Area (ac)	1.26
Flow Path Length (ft)	400.0
Flow Path Slope (vft/hft)	0.1
50-yr Rainfall Depth (in)	5.0
Percent Impervious	0.39
Soil Type	2
Design Storm Frequency	25-yr
Fire Factor	0
LID	False

Output Results

Modeled (25-yr) Rainfall Depth (in)	4.39
Peak Intensity (in/hr)	2.6192
Undeveloped Runoff Coefficient (Cu)	0.8668
Developed Runoff Coefficient (Cd)	0.8798
Time of Concentration (min)	5.0
Clear Peak Flow Rate (cfs)	2.9034
Burned Peak Flow Rate (cfs)	2.9034
24-Hr Clear Runoff Volume (ac-ft)	0.2491
24-Hr Clear Runoff Volume (cu-ft)	10852.3858



Peak Flow Hydrologic Analysis

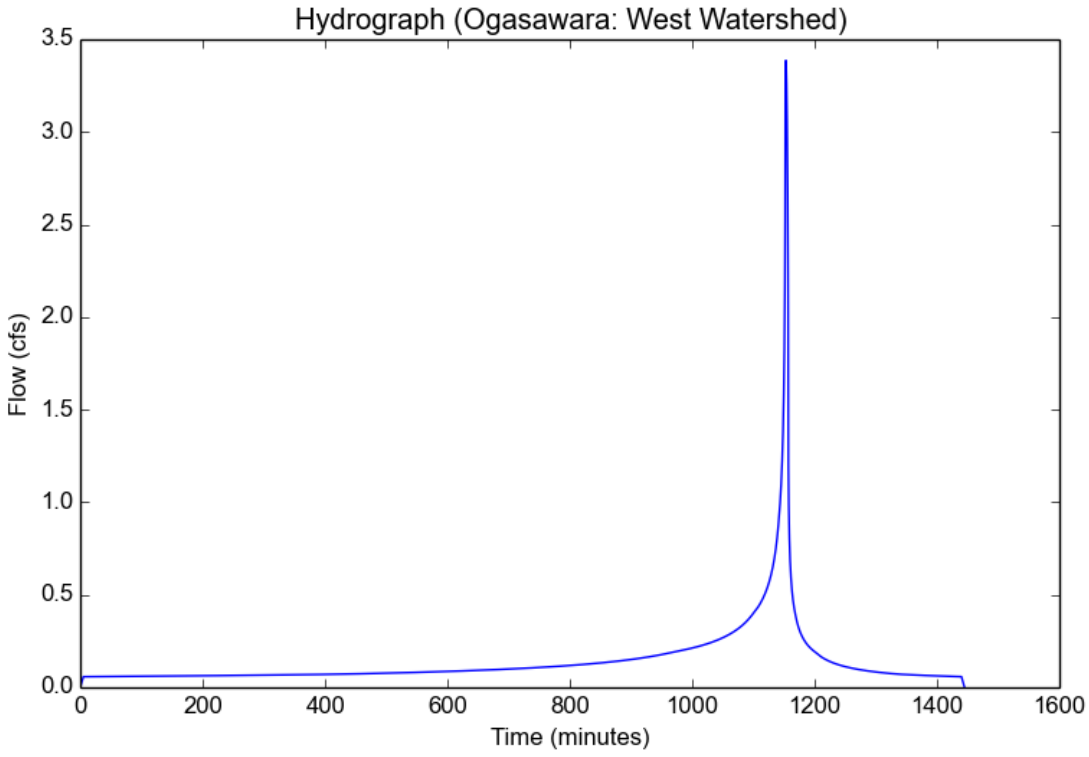
File location: J:/22324_Ogasawara/Hydrology/Ogasawara - West_Proposed 25 year.pdf
Version: HydroCalc 1.0.3

Input Parameters

Project Name	Ogasawara
Subarea ID	West Watershed
Area (ac)	1.47
Flow Path Length (ft)	420.0
Flow Path Slope (vft/hft)	0.1
50-yr Rainfall Depth (in)	5.0
Percent Impervious	0.38
Soil Type	2
Design Storm Frequency	25-yr
Fire Factor	0
LID	False

Output Results

Modeled (25-yr) Rainfall Depth (in)	4.39
Peak Intensity (in/hr)	2.6192
Undeveloped Runoff Coefficient (Cu)	0.8668
Developed Runoff Coefficient (Cd)	0.8794
Time of Concentration (min)	5.0
Clear Peak Flow Rate (cfs)	3.386
Burned Peak Flow Rate (cfs)	3.386
24-Hr Clear Runoff Volume (ac-ft)	0.2876
24-Hr Clear Runoff Volume (cu-ft)	12525.9105



Peak Flow Hydrologic Analysis

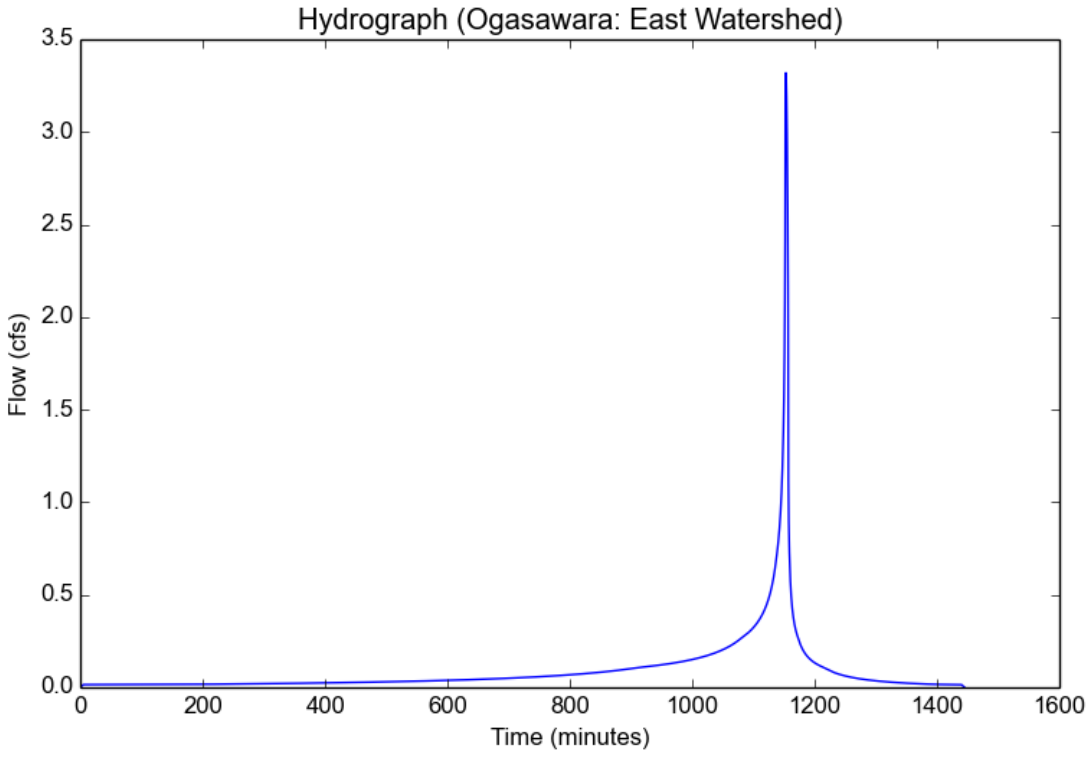
File location: J:/22324_Ogasawara/Hydrology/Ogasawara - East_Existing 50 year.pdf
Version: HydroCalc 1.0.3

Input Parameters

Project Name	Ogasawara
Subarea ID	East Watershed
Area (ac)	1.26
Flow Path Length (ft)	400.0
Flow Path Slope (vft/hft)	0.1
50-yr Rainfall Depth (in)	5.0
Percent Impervious	0.01
Soil Type	2
Design Storm Frequency	50-yr
Fire Factor	0
LID	False

Output Results

Modeled (50-yr) Rainfall Depth (in)	5.0
Peak Intensity (in/hr)	2.9831
Undeveloped Runoff Coefficient (Cu)	0.8829
Developed Runoff Coefficient (Cd)	0.8831
Time of Concentration (min)	5.0
Clear Peak Flow Rate (cfs)	3.3193
Burned Peak Flow Rate (cfs)	3.3193
24-Hr Clear Runoff Volume (ac-ft)	0.1865
24-Hr Clear Runoff Volume (cu-ft)	8122.4359



Peak Flow Hydrologic Analysis

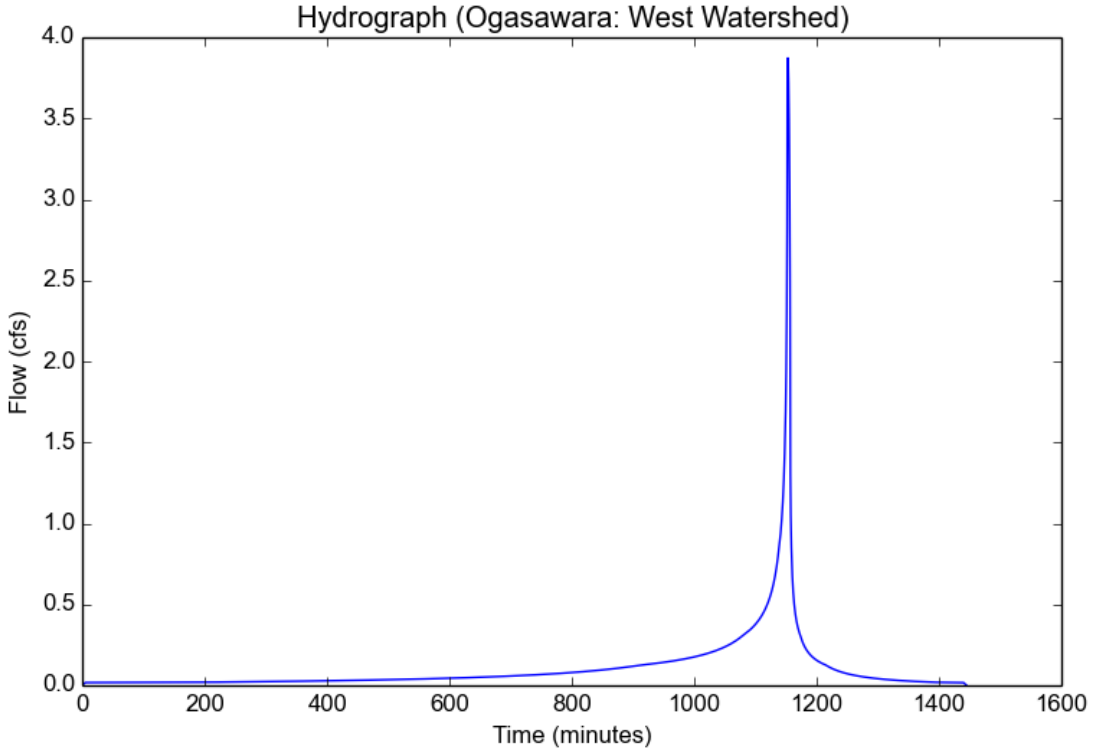
File location: J:/22324_Ogasawara/Hydrology/Ogasawara - West_Existing 50 year.pdf
Version: HydroCalc 1.0.3

Input Parameters

Project Name	Ogasawara
Subarea ID	West Watershed
Area (ac)	1.47
Flow Path Length (ft)	420.0
Flow Path Slope (vft/hft)	0.1
50-yr Rainfall Depth (in)	5.0
Percent Impervious	0.01
Soil Type	2
Design Storm Frequency	50-yr
Fire Factor	0
LID	False

Output Results

Modeled (50-yr) Rainfall Depth (in)	5.0
Peak Intensity (in/hr)	2.9831
Undeveloped Runoff Coefficient (Cu)	0.8829
Developed Runoff Coefficient (Cd)	0.8831
Time of Concentration (min)	5.0
Clear Peak Flow Rate (cfs)	3.8726
Burned Peak Flow Rate (cfs)	3.8726
24-Hr Clear Runoff Volume (ac-ft)	0.2175
24-Hr Clear Runoff Volume (cu-ft)	9476.1752



Peak Flow Hydrologic Analysis

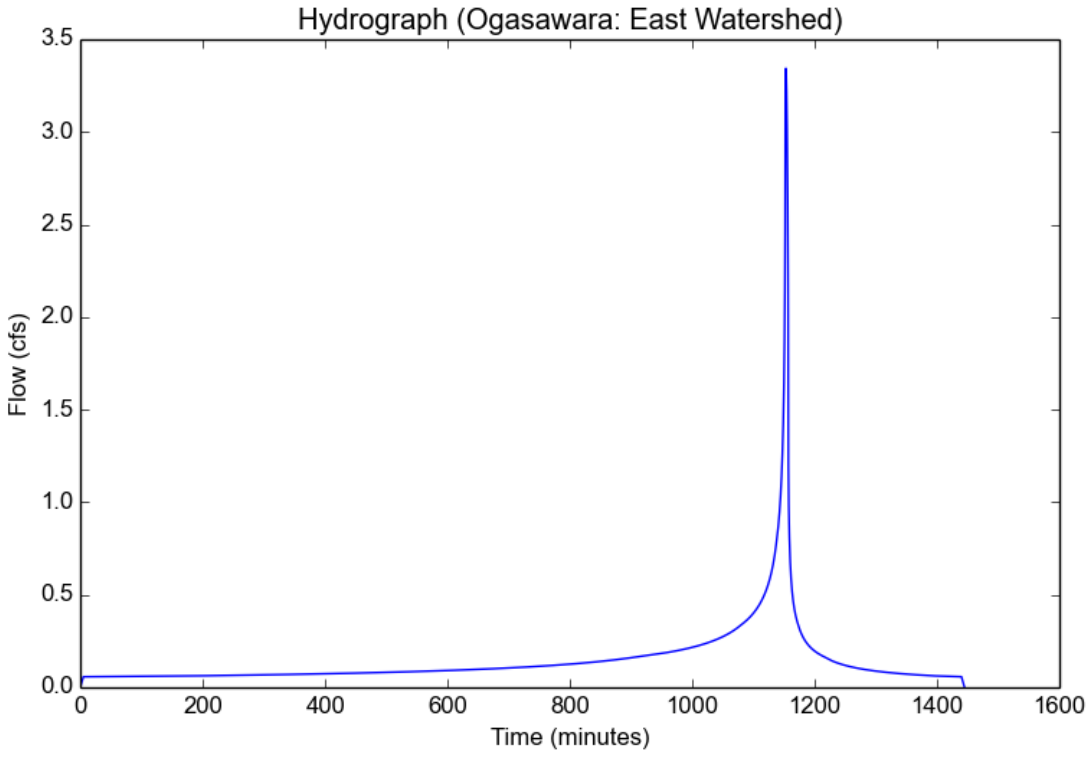
File location: J:/22324_Ogasawara/Hydrology/Ogasawara - East_Proposed 50 year.pdf
Version: HydroCalc 1.0.3

Input Parameters

Project Name	Ogasawara
Subarea ID	East Watershed
Area (ac)	1.26
Flow Path Length (ft)	400.0
Flow Path Slope (vft/hft)	0.1
50-yr Rainfall Depth (in)	5.0
Percent Impervious	0.39
Soil Type	2
Design Storm Frequency	50-yr
Fire Factor	0
LID	False

Output Results

Modeled (50-yr) Rainfall Depth (in)	5.0
Peak Intensity (in/hr)	2.9831
Undeveloped Runoff Coefficient (Cu)	0.8829
Developed Runoff Coefficient (Cd)	0.8896
Time of Concentration (min)	5.0
Clear Peak Flow Rate (cfs)	3.3437
Burned Peak Flow Rate (cfs)	3.3437
24-Hr Clear Runoff Volume (ac-ft)	0.2948
24-Hr Clear Runoff Volume (cu-ft)	12839.6448



Peak Flow Hydrologic Analysis

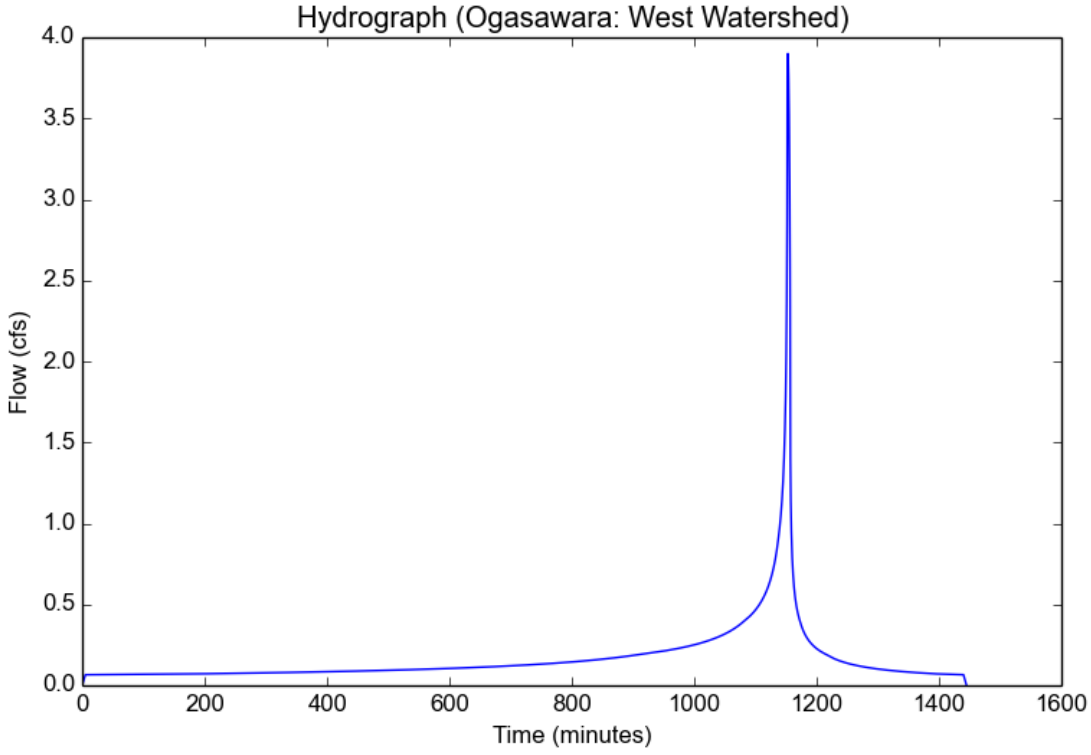
File location: J:/22324_Ogasawara/Hydrology/Ogasawara - West_Proposed 50 year.pdf
Version: HydroCalc 1.0.3

Input Parameters

Project Name	Ogasawara
Subarea ID	West Watershed
Area (ac)	1.47
Flow Path Length (ft)	420.0
Flow Path Slope (vft/hft)	0.1
50-yr Rainfall Depth (in)	5.0
Percent Impervious	0.38
Soil Type	2
Design Storm Frequency	50-yr
Fire Factor	0
LID	False

Output Results

Modeled (50-yr) Rainfall Depth (in)	5.0
Peak Intensity (in/hr)	2.9831
Undeveloped Runoff Coefficient (Cu)	0.8829
Developed Runoff Coefficient (Cd)	0.8894
Time of Concentration (min)	5.0
Clear Peak Flow Rate (cfs)	3.9003
Burned Peak Flow Rate (cfs)	3.9003
24-Hr Clear Runoff Volume (ac-ft)	0.3406
24-Hr Clear Runoff Volume (cu-ft)	14834.759



Peak Flow Hydrologic Analysis

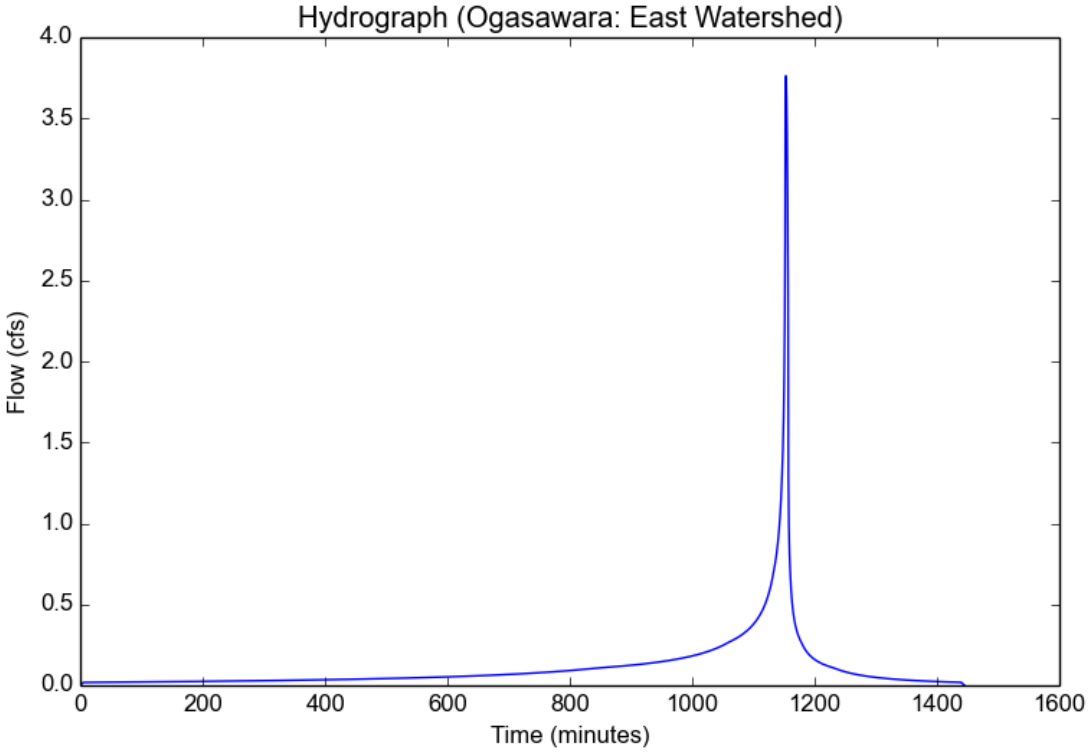
File location: J:/22324_Ogasawara/Hydrology/Ogasawara - East_Existing 100 year.pdf
Version: HydroCalc 1.0.3

Input Parameters

Project Name	Ogasawara
Subarea ID	East Watershed
Area (ac)	1.26
Flow Path Length (ft)	400.0
Flow Path Slope (vft/hft)	0.1
50-yr Rainfall Depth (in)	5.0
Percent Impervious	0.01
Soil Type	2
Design Storm Frequency	100-yr
Fire Factor	0
LID	False

Output Results

Modeled (100-yr) Rainfall Depth (in)	5.61
Peak Intensity (in/hr)	3.3471
Undeveloped Runoff Coefficient (Cu)	0.8921
Developed Runoff Coefficient (Cd)	0.8921
Time of Concentration (min)	5.0
Clear Peak Flow Rate (cfs)	3.7624
Burned Peak Flow Rate (cfs)	3.7624
24-Hr Clear Runoff Volume (ac-ft)	0.2294
24-Hr Clear Runoff Volume (cu-ft)	9993.6221



Peak Flow Hydrologic Analysis

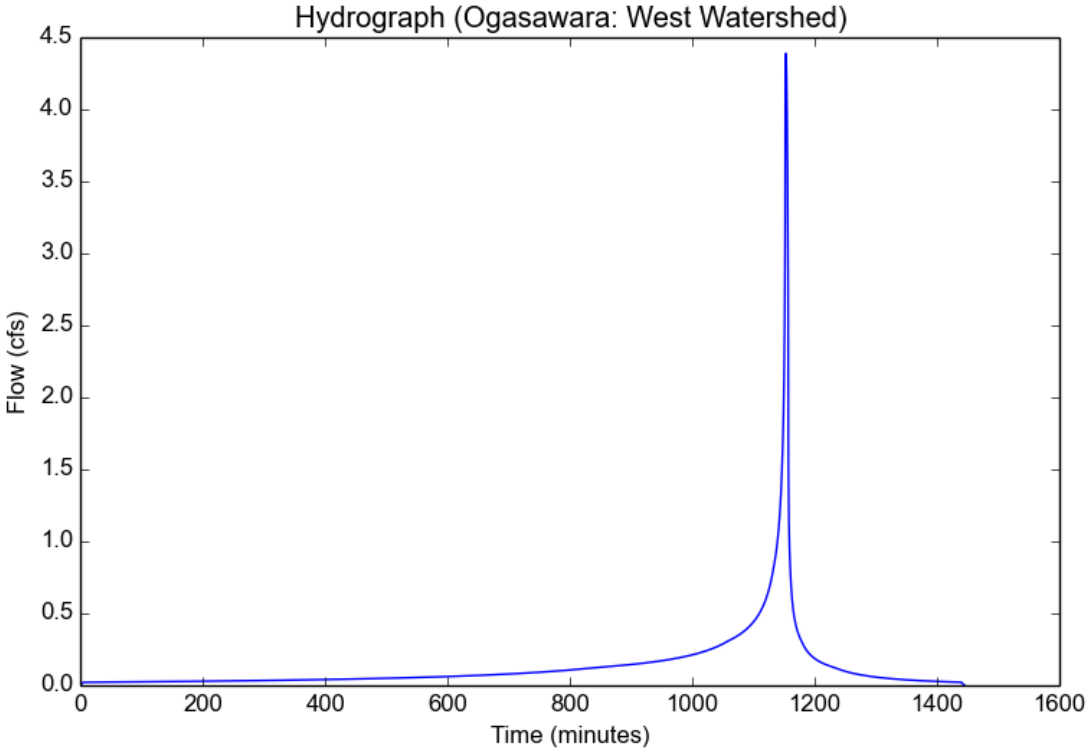
File location: J:/22324_Ogasawara/Hydrology/Ogasawara - West_Existing 100 year.pdf
Version: HydroCalc 1.0.3

Input Parameters

Project Name	Ogasawara
Subarea ID	West Watershed
Area (ac)	1.47
Flow Path Length (ft)	420.0
Flow Path Slope (vft/hft)	0.1
50-yr Rainfall Depth (in)	5.0
Percent Impervious	0.01
Soil Type	2
Design Storm Frequency	100-yr
Fire Factor	0
LID	False

Output Results

Modeled (100-yr) Rainfall Depth (in)	5.61
Peak Intensity (in/hr)	3.3471
Undeveloped Runoff Coefficient (Cu)	0.8921
Developed Runoff Coefficient (Cd)	0.8921
Time of Concentration (min)	5.0
Clear Peak Flow Rate (cfs)	4.3895
Burned Peak Flow Rate (cfs)	4.3895
24-Hr Clear Runoff Volume (ac-ft)	0.2677
24-Hr Clear Runoff Volume (cu-ft)	11659.2258



Peak Flow Hydrologic Analysis

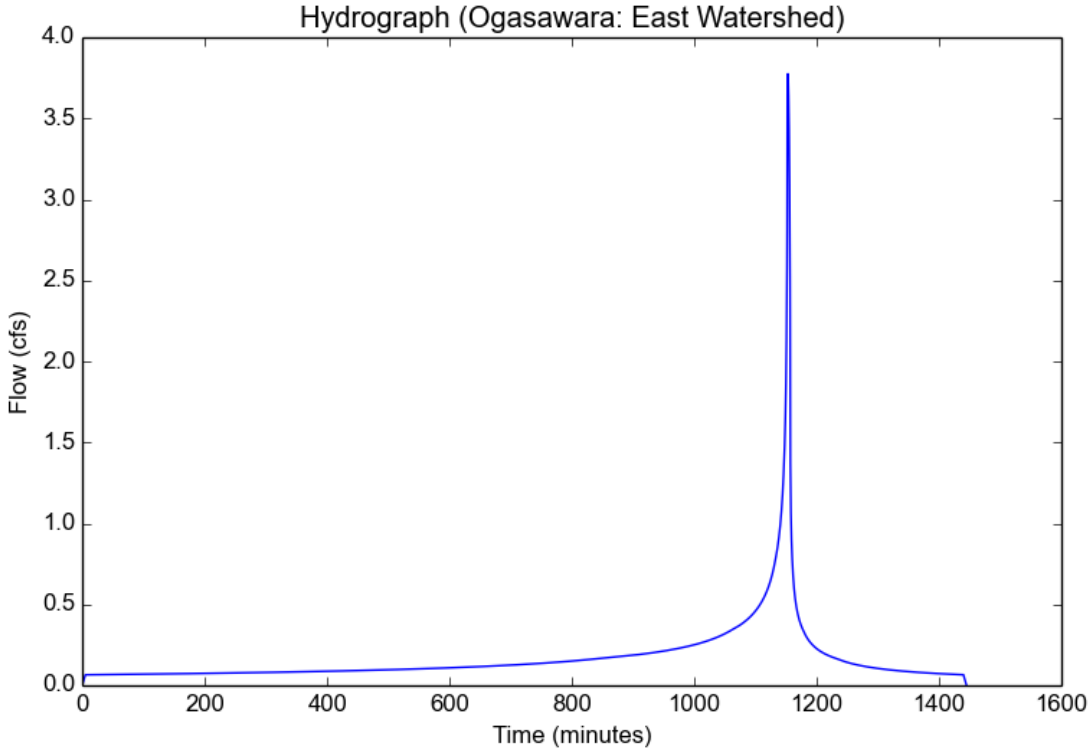
File location: J:/22324_Ogasawara/Hydrology/Ogasawara - East_Proposed 100 year.pdf
Version: HydroCalc 1.0.3

Input Parameters

Project Name	Ogasawara
Subarea ID	East Watershed
Area (ac)	1.26
Flow Path Length (ft)	400.0
Flow Path Slope (vft/hft)	0.1
50-yr Rainfall Depth (in)	5.0
Percent Impervious	0.39
Soil Type	2
Design Storm Frequency	100-yr
Fire Factor	0
LID	False

Output Results

Modeled (100-yr) Rainfall Depth (in)	5.61
Peak Intensity (in/hr)	3.3471
Undeveloped Runoff Coefficient (Cu)	0.8921
Developed Runoff Coefficient (Cd)	0.8952
Time of Concentration (min)	5.0
Clear Peak Flow Rate (cfs)	3.7751
Burned Peak Flow Rate (cfs)	3.7751
24-Hr Clear Runoff Volume (ac-ft)	0.3432
24-Hr Clear Runoff Volume (cu-ft)	14948.4571



Peak Flow Hydrologic Analysis

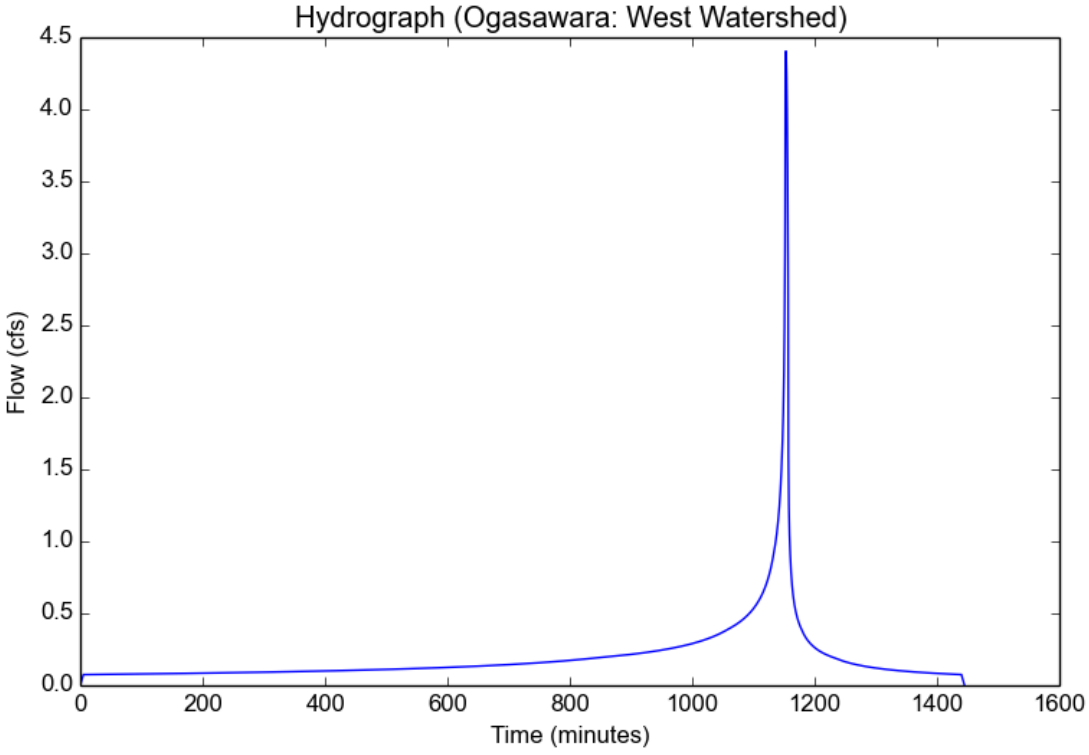
File location: J:/22324_Ogasawara/Hydrology/Ogasawara - West_Proposed 100 year.pdf
Version: HydroCalc 1.0.3

Input Parameters

Project Name	Ogasawara
Subarea ID	West Watershed
Area (ac)	1.47
Flow Path Length (ft)	420.0
Flow Path Slope (vft/hft)	0.1
50-yr Rainfall Depth (in)	5.0
Percent Impervious	0.38
Soil Type	2
Design Storm Frequency	100-yr
Fire Factor	0
LID	False

Output Results

Modeled (100-yr) Rainfall Depth (in)	5.61
Peak Intensity (in/hr)	3.3471
Undeveloped Runoff Coefficient (Cu)	0.8921
Developed Runoff Coefficient (Cd)	0.8951
Time of Concentration (min)	5.0
Clear Peak Flow Rate (cfs)	4.4039
Burned Peak Flow Rate (cfs)	4.4039
24-Hr Clear Runoff Volume (ac-ft)	0.3969
24-Hr Clear Runoff Volume (cu-ft)	17287.7445



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Rolling Hills, California 90274

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Notice ID:	v7e27EKscLtYj0JJcWiB
Invoice Text:	NOTICE OF PUBLIC HEARING CITY COUNCIL OF THE CITY OF ROLLING HILLS, CALIFORNIA NOTICE IS HEREBY GIVEN, that the City Council of the City of Rolling Hills will conduct a public hearing to be held on Monday, October 14, 2024, beginning at 7:00 PM in the Council Chambers of City Hall, located at 2 Portuguese Bend Road, Rolling Hills CA 90274 , for the purpose of discussing the following project: 23 CREST ROAD EAST, ROLLING HILLS, CA 90274 (LOT 132A-MS) ZONING CASE NO. 23-070: SITE PLAN REVIEW FOR NON-EXEMPT GRADING AND THE CONSTRUCTION OF A NEW 14,680-SQUARE-FOOT RESIDENCE WITH A BASEMENT, RETAINING WALLS EXCEEDING A HEIGHT OF 3 FEET (UP TO A MAXIMUM HEIGHT OF 5 FEET), DRIVEWAY WITH PORTIONS THAT EXCEED A WIDTH OF 20 FEET, AND OTHER IMPROVEMENTS; CONDITIONAL USE PERMITS FOR CONSTRUCTION OF A STABLE, CORRAL, AND A GUEST HOUSE; AND VARIANCES TO ALLOW THE STABLE, CORRAL, SWIMMING POOL, AND RETAINING WALLS IN THE FRONT YARD, ALLOW A PORTION OF THE CORRAL TO ENCROACH INTO THE FRONT YARD SETBACK, CONSTRUCT RETAINING WALLS EXCEEDING THE MAXIMUM AVERAGE HEIGHT OF TWO-AND-ONE-HALF FEET, CONSTRUCT DECKS/PATIOS MORE THAN ONE FOOT ABOVE GRADE, AND ALLOW GRADING EXPORT (OGASAWARA) The project has been determined to be categorically exempt (Class 3) pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15303. This project was originally discussed at the August 12, 2024 City Council meeting and continued. Members of the public are invited to provide comments in-person during the public

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0011695897

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

PROOF OF PUBLICATION
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STATE OF CALIFORNIA
County of Los Angeles

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

10/04/2024

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

Dated at Hermosa Beach, California

On this 4th day of October, 2024.

Signature

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

NOTICE OF PUBLIC HEARING
CITY COUNCIL OF THE
CITY OF ROLLING HILLS, CALIFORNIA

NOTICE IS HEREBY GIVEN, that the City Council of the City of Rolling Hills will conduct a public hearing to be held on **Monday, October 14, 2024, beginning at 7:00 PM in the Council Chambers of City Hall, located at 2 Portuguese Bend Road, Rolling Hills CA 90274** , for the purpose of discussing the following project:

23 CREST ROAD EAST, ROLLING HILLS, CA 90274 (LOT 132A-MS)
ZONING CASE NO. 23-070: SITE PLAN REVIEW FOR NON-EXEMPT GRADING AND THE CONSTRUCTION OF A NEW 14,680-SQUARE-FOOT RESIDENCE WITH A BASEMENT, RETAINING WALLS EXCEEDING A HEIGHT OF 3 FEET (UP TO A MAXIMUM HEIGHT OF 5 FEET), DRIVEWAY WITH PORTIONS THAT EXCEED A WIDTH OF 20 FEET, AND OTHER IMPROVEMENTS; CONDITIONAL USE PERMITS FOR CONSTRUCTION OF A STABLE, CORRAL, AND A GUEST HOUSE; AND VARIANCES TO ALLOW THE STABLE, CORRAL, SWIMMING POOL, AND RETAINING WALLS IN THE FRONT YARD, ALLOW A PORTION OF THE CORRAL TO ENCROACH INTO THE FRONT YARD SETBACK, CONSTRUCT RETAINING WALLS EXCEEDING THE MAXIMUM AVERAGE HEIGHT OF TWO-AND-ONE-HALF FEET, CONSTRUCT DECKS/PATIOS MORE THAN ONE FOOT ABOVE GRADE, AND ALLOW GRADING EXPORT (OGASAWARA)

The project has been determined to be categorically exempt (Class 3) pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15303.

This project was originally discussed at the August 12, 2024 City Council meeting and continued.

Members of the public are invited to provide comments in-person during the public hearing. Remote comments will not be accepted during the hearing. Members of the public may also submit written public comments by sending an email to cityclerk@cityofrh.net no later than 3:00 PM the day of the meeting. Indicate which project you are commenting on. Your comments will become part of the official meeting record. You may provide your full name, but please do not provide any other personal information (i.e. phone numbers, addresses, etc.) that you do not want to be published.

A live audio of the City Council's evening meeting will be available on the City's website (http://www.rolling-hills.org/ . The meeting agenda is on the City's website (https://www.rolling-hills.org/government/agenda/index.php .

If you challenge the approval or denial of the above project in court, you may be limited to raising only those issues you or someone else raised at the public hearings, or to issues addressed in written correspondence delivered to the City at or prior to the public hearings described in this notice.

For additional information, contact the Planning Department at (310) 377-1521.

Daily Breeze
Published: 10/4/24

DAILY BREEZE
Local. News. Matters.
dailybreeze.com

2615 Pacific Coast Highway #329
Torrance, California 90254
(310) 543-6635
pfernandez@scng.com

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

Account Number:	5007827
Ad Order Number:	0011684273
Customer's Reference/PO Number:	
Publication:	Daily Breeze
Publication Dates:	08/01/2024
Total Amount:	$644.37
Payment Amount:	$0.00
Amount Due:	$644.37
Notice ID:	tuuJtQ4GSEgJwUciiWwR
Invoice Text:	NOTICE OF PUBLIC HEARING CITY COUNCIL OF THE CITY OF ROLLING HILLS, CALIFORNIA NOTICE IS HEREBY GIVEN, that the City Council of the City of Rolling Hills will conduct a public hearing field trip visit starting at 7:30 AM on Monday, August 12, 2024, at the following property for the purpose of receiving public input regarding the following: 23 CREST ROAD EAST, ROLLING HILLS, CA 90274 (LOT 132A-MS) ZONING CASE NO. 23-070: SITE PLAN REVIEW FOR NON-EXEMPT GRADING AND THE CONSTRUCTION OF A NEW 14,680-SQUARE-FOOT RESIDENCE WITH A BASEMENT, RETAINING WALLS EXCEEDING A HEIGHT OF 3 FEET (UP TO A MAXIMUM HEIGHT OF 5 FEET), DRIVEWAY WITH PORTIONS THAT EXCEED A WIDTH OF 20 FEET, AND OTHER IMPROVEMENTS; CONDITIONAL USE PERMITS FOR CONSTRUCTION OF A STABLE, CORRAL, AND A GUEST HOUSE; AND VARIANCES TO ALLOW THE STABLE, CORRAL, SWIMMING POOL, AND RETAINING WALLS IN THE FRONT YARD, ALLOW A PORTION OF THE CORRAL TO ENCROACH INTO THE FRONT YARD SETBACK, CONSTRUCT RETAINING WALLS EXCEEDING THE MAXIMUM AVERAGE HEIGHT OF TWO-AND-ONE-HALF FEET, CONSTRUCT DECKS/PATIOS MORE THAN ONE FOOT ABOVE GRADE, AND ALLOW GRADING EXPORT (OGASAWARA) The project has been determined to be categorically exempt (Class 3) pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15303. The purpose of this field trip is to hold a public hearing on the site of the project to familiarize members of the City Council and interested parties with the location, topography, size, and scope of the project. Following the field trip, the City Council will reconvene to discuss the

DAILY BREEZE
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Daily Breeze
2615 Pacific Coast Highway #329
Torrance, California 90254
(310) 543-6635

0011684273

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

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

STATE OF CALIFORNIA
County of Los Angeles

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

08/01/2024

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

Dated at Torrance, California

On this 1st day of August, 2024.

Signature

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

NOTICE OF PUBLIC HEARING
CITY COUNCIL OF THE
CITY OF ROLLING HILLS, CALIFORNIA

NOTICE IS HEREBY GIVEN, that the City Council of the City of Rolling Hills will conduct a public hearing field trip visit starting at **7:30 AM on Monday, August 12, 2024**, at the following property for the purpose of receiving public input regarding the following:

23 CREST ROAD EAST, ROLLING HILLS, CA 90274 (LOT 132A-MS)
ZONING CASE NO. 23-070: SITE PLAN REVIEW FOR NON-EXEMPT GRADING AND THE CONSTRUCTION OF A NEW 14,680-SQUARE-FOOT RESIDENCE WITH A BASEMENT, RETAINING WALLS EXCEEDING A HEIGHT OF 3 FEET (UP TO A MAXIMUM HEIGHT OF 5 FEET), DRIVEWAY WITH PORTIONS THAT EXCEED A WIDTH OF 20 FEET, AND OTHER IMPROVEMENTS; CONDITIONAL USE PERMITS FOR CONSTRUCTION OF A STABLE, CORRAL, AND A GUEST HOUSE; AND VARIANCES TO ALLOW THE STABLE, CORRAL, SWIMMING POOL, AND RETAINING WALLS IN THE FRONT YARD, ALLOW A PORTION OF THE CORRAL TO ENCROACH INTO THE FRONT YARD SETBACK, CONSTRUCT RETAINING WALLS EXCEEDING THE MAXIMUM AVERAGE HEIGHT OF TWO-AND-ONE-HALF FEET, CONSTRUCT DECKS/PATIOS MORE THAN ONE FOOT ABOVE GRADE, AND ALLOW GRADING EXPORT (OGASAWARA)

The project has been determined to be categorically exempt (Class 3) pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15303.

The purpose of this field trip is to hold a public hearing on the site of the project to familiarize members of the City Council and interested parties with the location, topography, size, and scope of the project.

Following the field trip, the City Council will reconvene to discuss the project at a public hearing to be held on **Monday, August 12, 2024, beginning at 7:00 PM in the Council Chambers of City Hall, located at 2 Portuguese Bend Road, Rolling Hills CA 90274.**

Members of the public are invited to provide comments in-person during the morning field trip and/or the evening public hearing. Remote comments will not be accepted during the field trip or the evening hearing. Members of the public may also submit written public comments by sending an email to cityclerk@cityofrh.net no later than 3:00 PM the day of the meeting. Indicate which project you are commenting on. Your comments will become part of the official meeting record. You may provide your full name, but please do not provide any other personal information (i.e. phone numbers, addresses, etc.) that you do not want to be published.

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For additional information, contact the Planning Department at (310) 377-1521.

Daily Breeze
Published: 8/1/24

OGASAWARA RESIDENCE

23 CREST ROAD EAST
ROLLING HILLS, CA 90274

Revisions	By

Bolton Engineering Corp.
Civil Engineering and Surveying
25834 Narbonne Avenue Suite 210
Lomita, Ca. 90717
Ph: 310-325-5580 Fax: 310-325-5581



OVERALL SITE PLAN
SCALE: 1" = 40'



VICINITY MAP
SCALE: 1" = 300'

1 2 Crest Rd E	21 29 Crest Rd E
2 2 Georgeff Rd3	22 33 Crest Rd E
3 Georgeff Rd	23 1 Southfield Dr
4 8 Crest Rd E	24 4 Ranchero Rd
5 1 Crest Rd E	25 1 Ranchero Rd
6 12 Crest Rd E	26 2 Ranchero Rd
7 1 Georgeff Rd	27 51 Portugese Bend Rd
8 6 Cinchring Rd	28 54 Protugese Bend Rd
9 5 Crest Rd E	29 56 Protugese Bend Rd
10 52 Portugese Bend Rd	30 58 Portugese Bend Rd
11 7 Crest Rd E	31 35 Crest Rd E
12 16 Crest Rd E	32 3 Southfield Dr
13 18 Crest Rd E	33 53 Protugese Bend Rd
14 22 Crest Rd E	34 Address Not Available
15 26 Crest Rd	35 62 Portugese Bend Rd
16 30 Crest Rd E	36 60 Portugese Bend Rd
17 34 Crest Rd E	37 5 Ringbit Rd W
18 5 Ranchero Rd	38 7 Southfield Dr
19 17 Crest Rd E	39 Address Not Available
20 Address Not Available	

SHEET INDEX

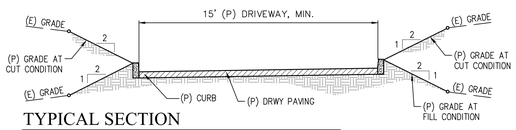
COVER SHEET	C1
TOPOGRAPHIC SURVEY	C2
PRELIMINARY CIVIL PLAN	C3
SITE SECTIONS	C4
CIVIL DETAILS	C5
CUT/FILL COLOR EXHIBIT	CM

LEGEND

PROPERTY LINE	
EASEMENT	
SETBACK	
(P) LIMIT OF GRADING	
(P) PAD AREA	
(E) CONTOUR	1300
(P) CONTOUR	1100
(P) STRUCTURE	
(P) BASEMENT	
(P) RETAINING WALL	
(P) DRIVEWAY	
(P) POOL DECK	
(P) PAVED WALK	
(P) COVERED PORCH	
(P) CORRAL	

ABBREVIATIONS

(E)	EXISTING
(P)	PROPOSED
BW	BOTTOM OF WALL
FF	FINISHED FLOOR
FG	FINISHED GRADE
FH	FIRE HYDRANT
FS	FINISHED SURFACE
PP	POWER POLE
SF	SQUARE FEET
TW	TOP OF WALL



TYPICAL SECTION
DRIVEWAY/FIRE ACCESS

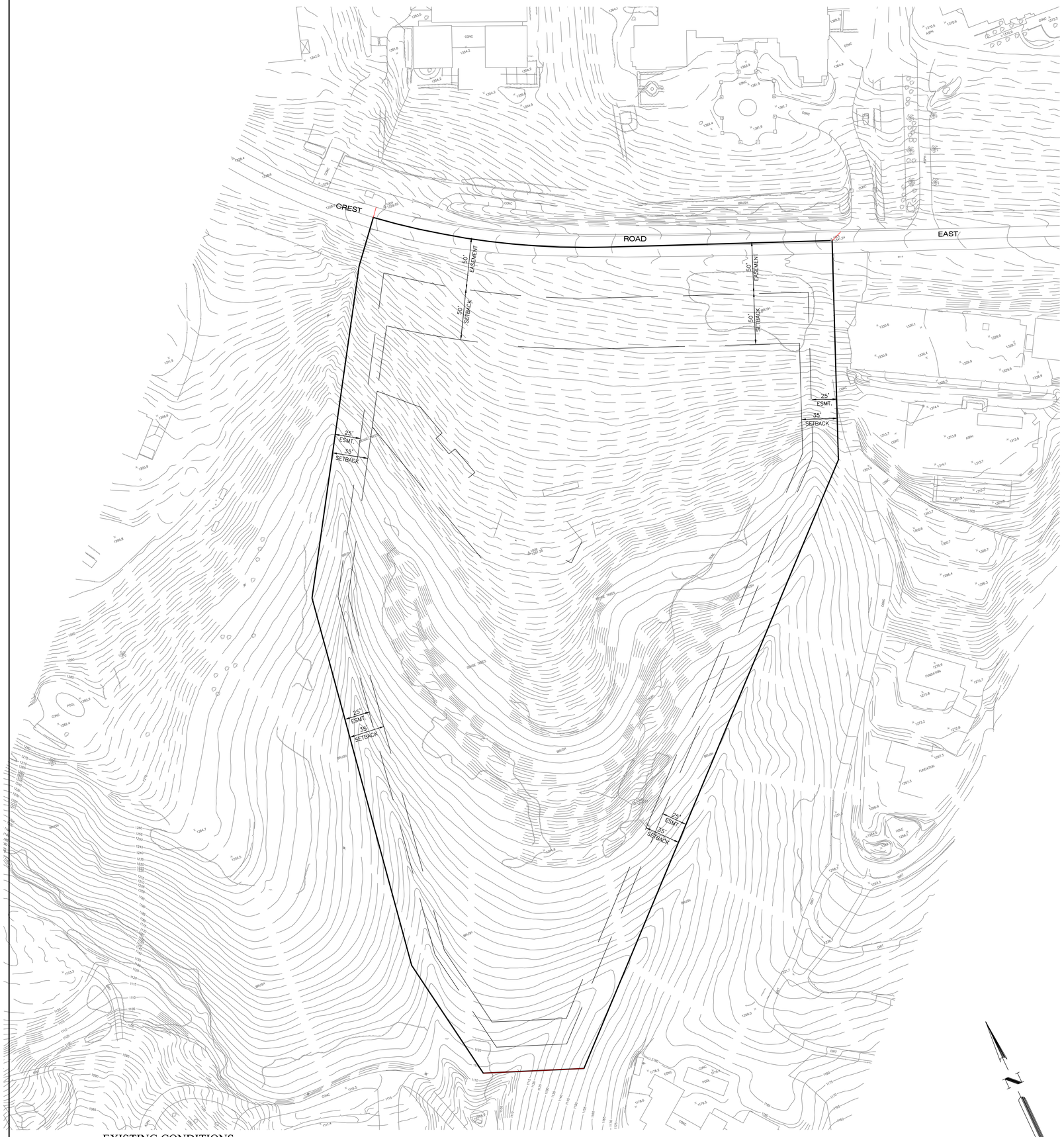
CLIENT: YUKI OGASAWARA
452 S LORING AVENUE
LOS ANGELES CA 90024

TITLE: OVERALL SITE PLAN
NEW RESIDENCE
17 CREST ROAD EAST
ROLLING HILLS, CA 90274

Date:	July 9, 2024
Scale:	AS SHOWN
Drawn:	djb
Checked:	DJB
Job No.	22324
Sheet	C1
Of	8 Sheets

OGASAWARA RESIDENCE

23 CREST ROAD EAST
ROLLING HILLS, CA 90274



EXISTING CONDITIONS

SCALE: 1" = 40'

Revisions	By

Bolton Engineering Corp.
Civil Engineering and Surveying
25834 Narbonne Avenue Suite 210
Lomita, Ca. 90717
Ph: 310-325-5580 Fax: 310-325-5581

CLIENT: YUKI OGASAWARA
452 S LORING AVENUE
LOS ANGELES CA 90024

TITLE: EXISTING CONDITIONS
NEW RESIDENCE
17 CREST ROAD EAST
ROLLING HILLS, CA 90274

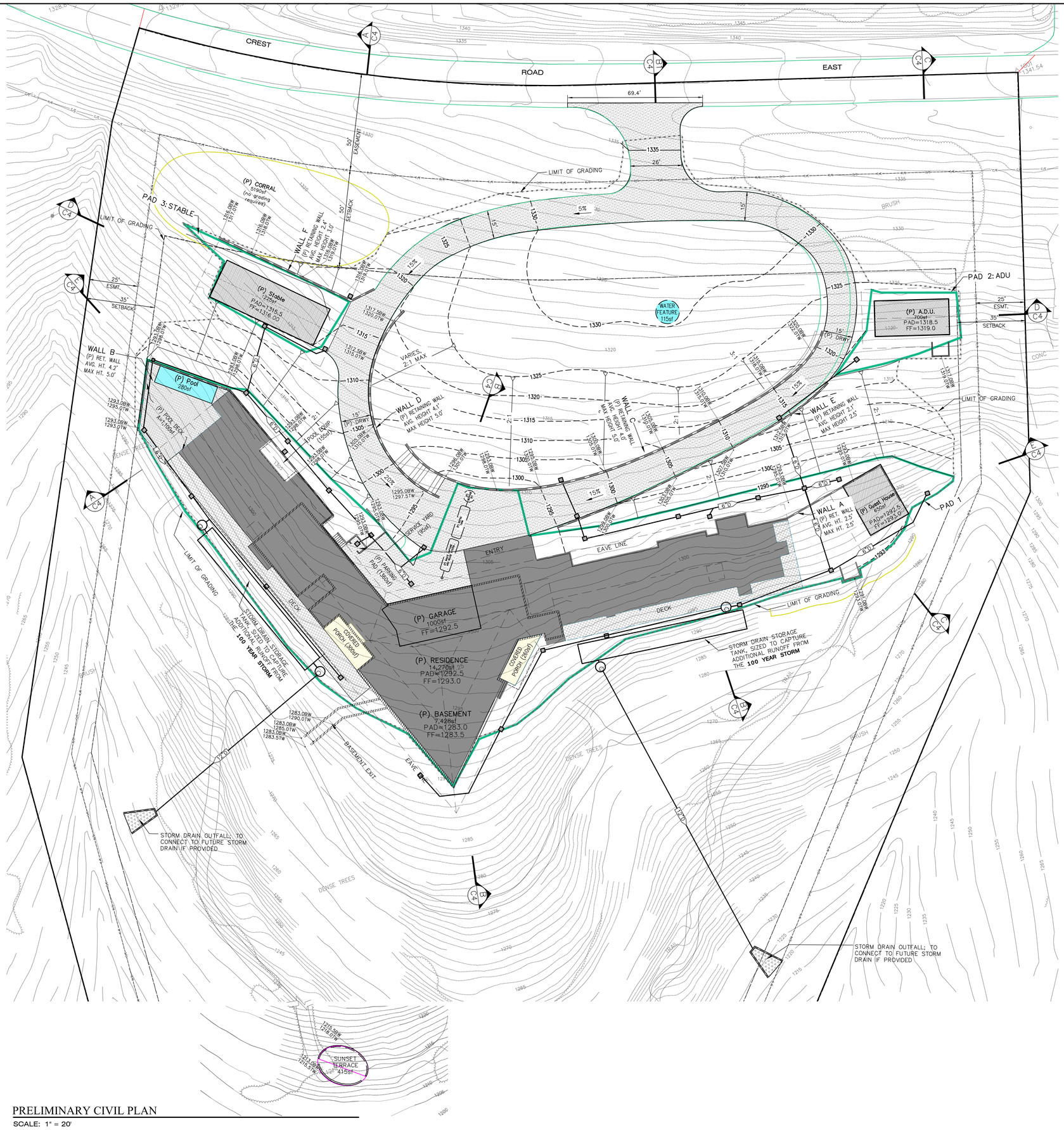
Date:	July 9, 2024
Scale:	AS SHOWN
Drawn:	djb
Checked:	DJB
Job No.	22324

Sheet C2

Of 8 Sheets

OGASAWARA RESIDENCE

23 CREST ROAD EAST
ROLLING HILLS, CA 90274



PRELIMINARY CIVIL PLAN

SCALE: 1" = 20'

LEGEND

- PROPERTY LINE
- EASEMENT
- SETBACK
- (P) LIMIT OF GRADING
- (P) PAD AREA
- (E) CONTOUR 1300
- (P) CONTOUR 1100
- (P) STRUCTURE
- (P) BASEMENT
- (P) RETAINING WALL
- (P) DRIVEWAY
- (P) POOL DECK
- (P) PAVED WALK
- (P) COVERED PORCH
- (P) CORRAL

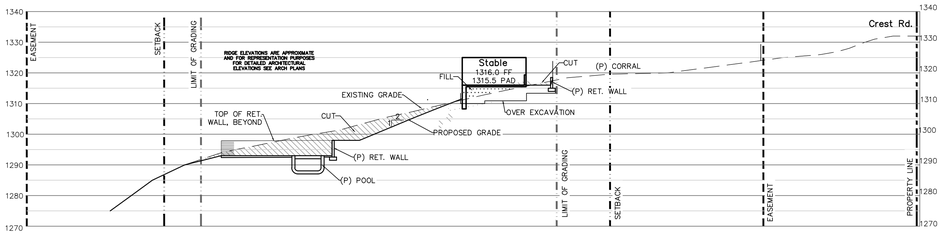
Revisions	By

Bolton Engineering Corp.
Civil Engineering and Surveying
25834 Narbonne Avenue Suite 210
Lomita, Ca. 90717
Ph: 310-325-5580 Fax: 310-325-5681

CLIENT: YUKI OGASAWARA
452 S LORING AVENUE
LOS ANGELES CA 90024

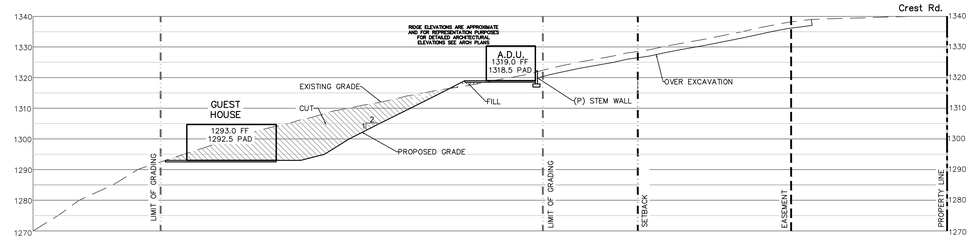
TITLE: PRELIM GRADING PLAN
NEW RESIDENCE
17 CREST ROAD EAST
ROLLING HILLS, CA 90274

Date:	July 9, 2024
Scale:	AS SHOWN
Drawn:	djb
Checked:	DJB
Job No.	22324
Sheet	C3
Of	8 Sheets



SECTION A-A

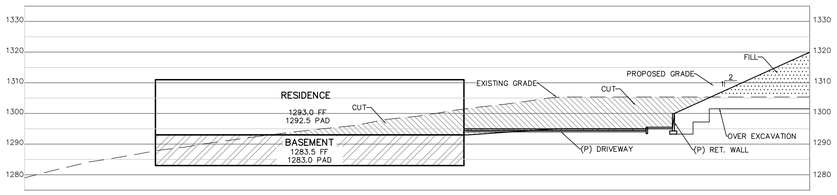
SCALE: 1" = 20'



SECTION C-C

SCALE: 1" = 20'

SECTION A—A



SECTION B-B

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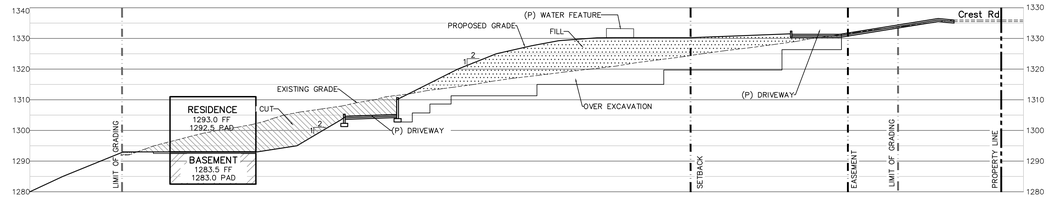

SECTION B1-B1

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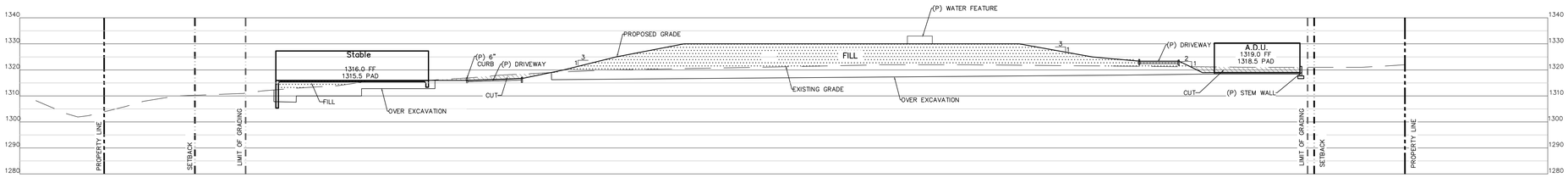

SECTION D-D

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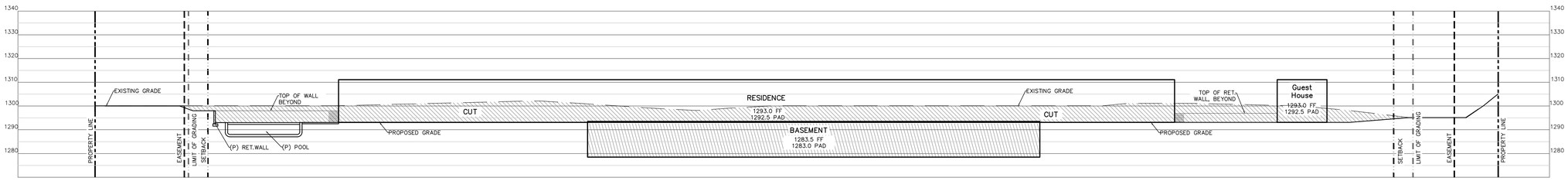


SECTION E-E

SCALE: 1" = 20'

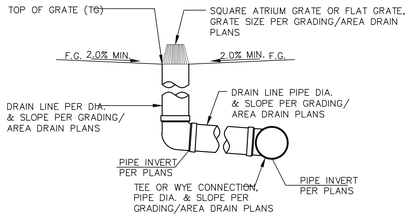
Revisions	By

Bolton Engineering Corp.
Civil Engineering and Surveying
25834 Narbonne Avenue Suite 210
Lomita, Ca. 90717
Ph: 310-325-5580 Fax: 310-325-5581

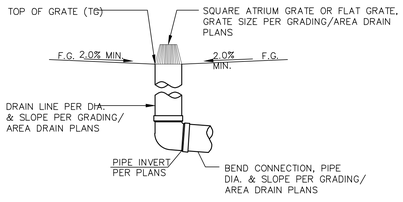
CLIENT: YUKI OGASAWARA
452 S LORING AVENUE
LOS ANGELES CA 90024

TITLE: SITE SECTIONS
NEW RESIDENCE
23 CREST ROAD EAST
ROLLING HILLS, CA 90274

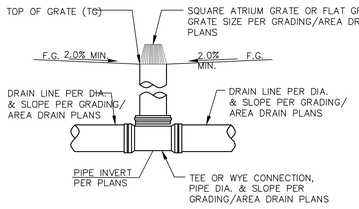
Date:	MAR. 28, 2024
Scale:	AS SHOWN
Drawn:	djb
Checked:	DJB
Job No.	22324
Sheet	C4
Of	8 Sheets



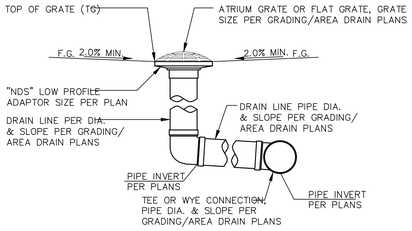
ROUND LANDSCAPE AREA DRAIN (OFF-LINE)



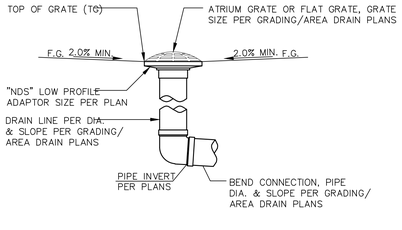
ROUND LANDSCAPE AREA DRAIN (TERMINAL)



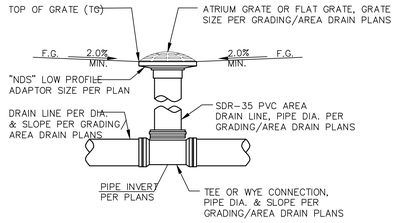
ROUND LANDSCAPE AREA DRAIN (IN-LINE)



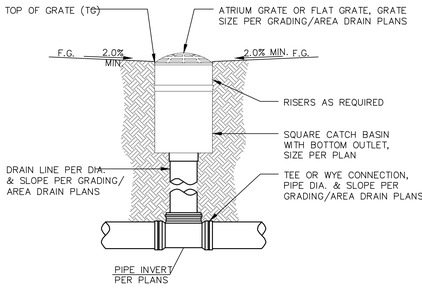
SQUARE LANDSCAPE AREA DRAIN (OFF-LINE)



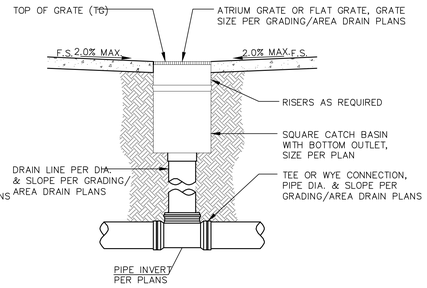
SQUARE LANDSCAPE AREA DRAIN (TERMINAL)



SQUARE LANDSCAPE AREA DRAIN (IN-LINE)



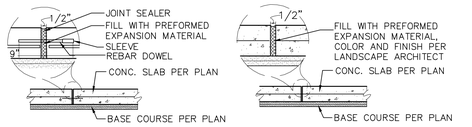
SUMP BOX LANDSCAPE AREA DRAIN



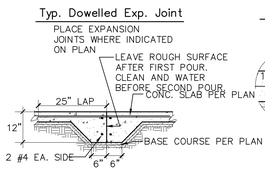
SUMP BOX PEDESTRIAN AREA DRAIN

Area Drain Details — 8 / C5

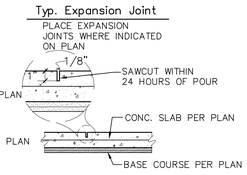
N.T.S.



Typ. Dowelled Exp. Joint



Typ. Expansion Joint



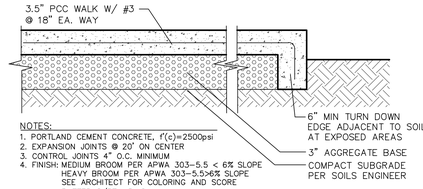
Typ. Construction Joint

Typ. Control Joint

SPACE CONTROL JOINTS 10' MAX. BOTH DIRECTIONS AND AT ALL INSET CORNERS.

Typical PCC Joints — 6 / C5

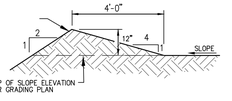
N.T.S.



NOTES:
1. PORTLAND CEMENT CONCRETE, f'(c)=2500psi
2. EXPANSION JOINTS @ 20' ON CENTER
3. CONTROL JOINTS 4" O.C. MINIMUM
4. FINISH: MEDIUM BROOM PER APWA 303-5.5 < 6% SLOPE HEAVY BROOM PER APWA 303-5.5>6% SLOPE SEE ARCHITECT FOR COLORING AND SCORE PATTERNS/STAMPING

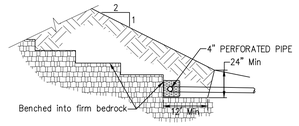
Typical PCC Paving — 4 / C5

N.T.S.



Typical Top of Slope Berm — 7 / C5

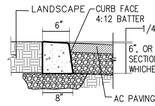
N.T.S.



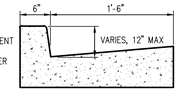
A subdrain system shall be installed behind the proposed fill slope. The subdrain system shall consist of a drain located at the rear of the keyway above the toe of the slope. The subdrain shall consist of 4-inch perforated pipes, with perforations facing downward. It shall be surrounded by a minimum of 3 cubic feet of gravel for each linear foot of pipe. The gravels shall be wrapped by filter fabric. The subdrain shall exit to the face of the fill slope through non-perforated pipes. Subdrain outlets shall be provided every 25 linear feet along the length of the slope.

Typical Key and Benching — 3 / C5

N.T.S.

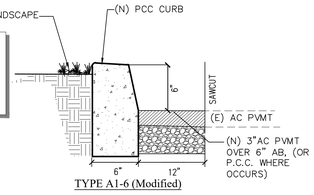


MOW CURB



TYPE A2-8 (Modified)

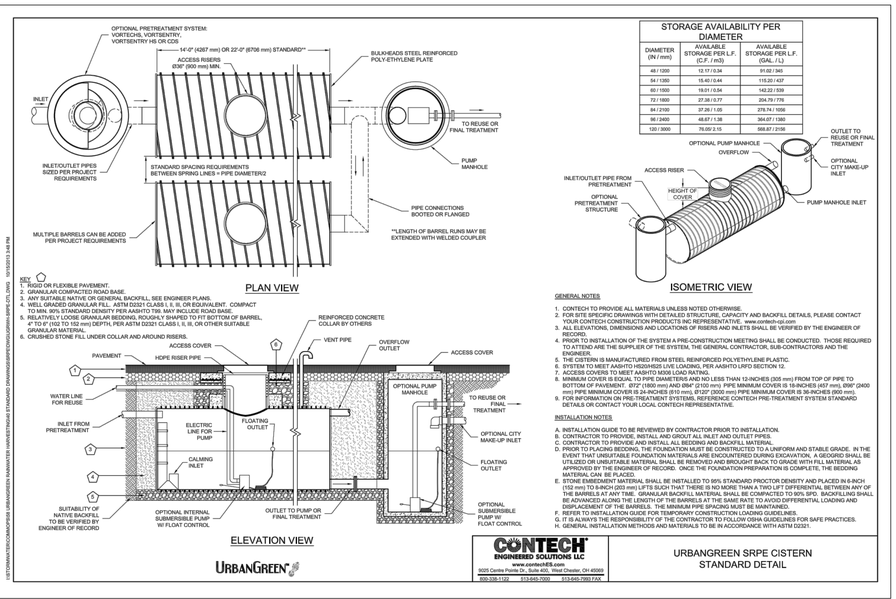
NOTES:
1. FOR ALL OTHER CURBS, PLEASE SEE SPPWC STANDARD DETAILS.
2. LOCATE EXPANSION JOINTS AT 30'-0" (MAXIMUM) ON CENTER. SEE DETAIL 5.



TYPE A1-6 (Modified)

Typical PCC Curbs — 5 / C5

N.T.S.



GENERAL NOTES

1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE, CAPACITY AND BACKFILL DETAILS, PLEASE CONTACT YOUR CONTECH CONSTRUCTION PRODUCTS INC REPRESENTATIVE. www.contech-cpi.com
3. ALL ELEVATIONS, DIMENSIONS AND LOCATIONS OF RISERS AND INLETS SHALL BE VERIFIED BY THE ENGINEER OF RECORD.
4. PRIOR TO INSTALLATION OF THE SYSTEM A PRE-CONSTRUCTION MEETING SHALL BE CONDUCTED. THOSE REQUIRED TO ATTEND ARE THE SUPPLIER OF THE SYSTEM, THE GENERAL CONTRACTOR, SUB-CONTRACTORS AND THE ENGINEER.
5. THE CISTERN IS MANUFACTURED FROM STEEL REINFORCED POLYETHYLENE PLASTIC.
6. SYSTEM TO MEET AASHTO HS20HS25 LIVE LOADING, PER AASHTO LRFD SECTION 12.
7. ACCESS COVERS TO MEET AASHTO M306 LOAD RATING.
8. MINIMUM COVER IS EQUAL TO PIPE DIAMETERS AND NO LESS THAN 12-INCHES (305 mm) FROM TOP OF PIPE TO BOTTOM OF PAVEMENT. 8'0"Ø (1800 mm) AND Ø96" Ø (2100 mm) PIPE MINIMUM COVER IS 18-INCHES (457 mm), Ø96" Ø400 mm) PIPE MINIMUM COVER IS 24-INCHES (610 mm), 9'0"Ø (2500 mm) PIPE MINIMUM COVER IS 36-INCHES (900 mm).
9. FOR INFORMATION ON PRE-TREATMENT SYSTEMS, REFERENCE CONTECH PRE-TREATMENT SYSTEM STANDARD DETAILS OR CONTACT YOUR LOCAL CONTECH REPRESENTATIVE.

INSTALLATION NOTES

A. INSTALLATION GUIDE TO BE REVIEWED BY CONTRACTOR PRIOR TO INSTALLATION.
B. CONTRACTOR TO PROVIDE, INSTALL AND GROUT ALL INLET AND OUTLET PIPES.
C. CONTRACTOR TO PROVIDE AND INSTALL ALL BEDDING AND BACKFILL MATERIAL.
D. PRIOR TO PLACING BEDDING, THE FOUNDATION MUST BE CONSTRUCTED TO A UNIFORM AND STABLE GRADE. IN THE EVENT THAT UNSUITABLE FOUNDATION MATERIALS ARE ENCOUNTERED DURING EXCAVATION, A GEOGRID SHALL BE UTILIZED OR UNSUITABLE MATERIAL SHALL BE REMOVED AND BROUGHT BACK TO GRADE WITH FILL MATERIAL AS APPROVED BY THE ENGINEER OF RECORD. ONCE THE FOUNDATION PREPARATION IS COMPLETE, THE BEDDING MATERIAL CAN BE PLACED.
E. STONE EMBEDMENT MATERIAL SHALL BE INSTALLED TO 95% STANDARD PROCTOR DENSITY AND PLACED IN 6-INCH (150 mm) LIFTS FOR THE HAUNCH AND HALF OF THE BARREL. TO PREVENT DIFFERENTIAL SETTLEMENT BETWEEN ANY OF THE BARRELS A 24" (600 mm) MIN. LIFT ALONG BACKFILL MATERIAL SHALL BE COMPACTED TO 90% SPD. BACKFILLING SHALL BE ADVANCED ALONG THE LENGTH OF THE BARRELS AT THE SAME RATE TO AVOID DIFFERENTIAL LOADING AND DISPLACEMENT OF THE BARRELS. THE MINIMUM PIPE SPACING MUST BE MAINTAINED.
F. REFER TO INSTALLATION GUIDE FOR TEMPORARY CONSTRUCTION LOADING GUIDELINES.
G. IT IS ALWAYS THE RESPONSIBILITY OF THE CONTRACTOR TO FOLLOW OSHA GUIDELINES FOR SAFE PRACTICES.
H. GENERAL INSTALLATION METHODS AND MATERIALS TO BE IN ACCORDANCE WITH ASTM D2321.

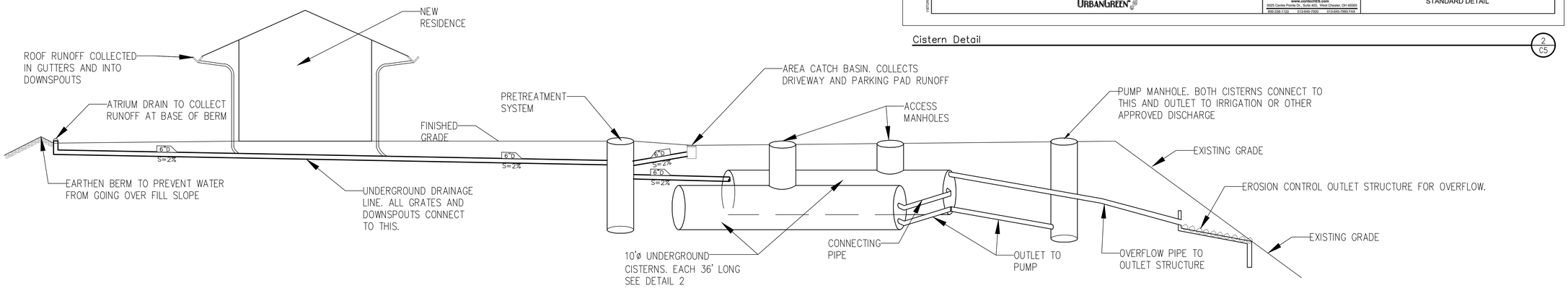
STORAGE AVAILABILITY PER DIAMETER

DIAMETER (IN / mm)	AVAILABLE STORAGE PER L.F. (C.F. / m3)	AVAILABLE STORAGE PER L.F. (GAL. / L)
48 / 1200	12.17 / 0.34	91.02 / 340
54 / 1350	15.40 / 0.44	115.20 / 427
60 / 1500	19.01 / 0.54	142.22 / 539
72 / 1800	27.38 / 0.77	204.79 / 776
84 / 2100	37.26 / 1.05	278.74 / 1056
96 / 2400	48.67 / 1.38	364.07 / 1380
120 / 3000	76.05/ 2.15	568.87 / 2156

CONTECH ENGINEERED SOLUTIONS LLC
www.contechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

URBANGREEN SRPE CISTERN STANDARD DETAIL

Cistern Detail — 2 / C5



Site Drainage Schematic — 1 / C5

Revisions	By

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Ph: 310-325-5580 Fax: 310-325-5681

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LOS ANGELES CA 90024

TITLE: CIVIL DETAILS
NEW RESIDENCE
17 CREST ROAD EAST
ROLLING HILLS, CA 90274

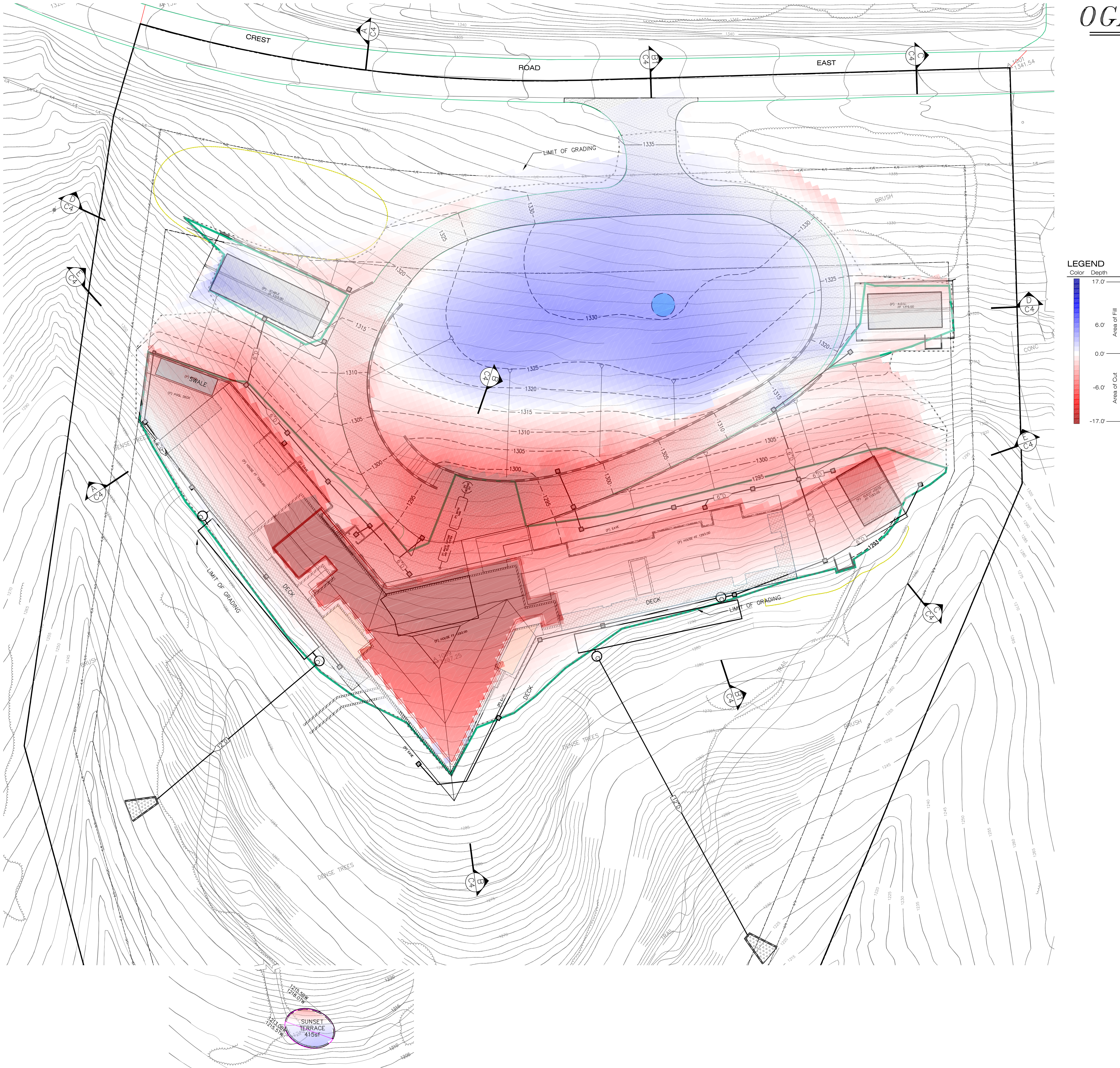
Date:	July 9, 2024
Scale:	AS SHOWN
Drawn:	djb
Checked:	DJB
Job No.	22324

Sheet C5

Of 8 Sheets

OGASAWARA RESIDENCE

23 CREST ROAD EAST
ROLLING HILLS, CA 90274



EARTHWORK COLOR EXHIBIT

SCALE: 1" = 20'

Revisions	By

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TITLE: PRELIM GRADING PLAN
NEW RESIDENCE
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ROLLING HILLS, CA 90274

Date:	July 9, 2024
Scale:	AS SHOWN
Drawn:	djb
Checked:	DJB
Job No.	22324
Sheet	C3
Of 8	Sheets



NOTES

No.	Date	Issuance
	04/16/24	Site Planning Hearing

Ogasawara Residence

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12-01-2023

1 Site Plan
1/32" = 1'-0"

NORTH

Proposed Site Plan

Date: 2024/01/01
Scale: 3/32"=1'-0"
Drawn: DRW
Checked: CHK

AS102

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Site Planning Changelog

Main House
-Finish floor at 1293' (Previous 1291')
-Apex at 1288' (Previous 1286')
-Building footprint moved 12'-5" North and 4'-6" East
-Pool footprint angled perpendicular to west property line (previously parallel with main house west wing)
-Building GSF incl. Basement 21,920 sf (Previous 20,940 sf)

Guest House
-Finish floor at 1293' (Previous 1291')
-Building footprint moved 16' North and 4' West
-Southeast building corner from property line 51'-3" (Previous 39'-9")
-Southeast building corner does not require fill grading (Previously required fill grading)

ADU
-Finish floor at 1319' (Previous 1320')
-Building footprint moved 2'-6" North and 0'-8"' West
-Northeast building corner from property line 38'-8" (Previous 37'-5")
-Building footprint 38'-4" x 18'-4" (Previous 36'-0" x 16'-0")
-Building GSF 700 sf (Previous 576 sf)

Stable
-Finish floor at 1316' (Previous 1314')
-Building southwest corner 82'4" from the western property line and 207'11" from the north east corner of 17 Crest Road East's nearest building. (Previous southwest building corner 39'9" from the western property line and 185'7" from the north east corner of 17 Crest Road East's nearest building)
-Building footprint 58'-10" x 20'-10" (Previous 70"-0" x 27'-6")
-Building GSF 1,225 sf (Previous 1,295 sf)
-Office space, closet space, and full bath are omitted (Previously included)

Civil
-Total grading 28,725 cy (Previous 28,930 cy)
-Total Structure 18,457 sf (Previous 17,184 sf)
-Total disturbed area 87,920 sf (Previous 92,460 sf)
-Total flatwork 18,715 sf (Previous 20,520 sf)
-Primary driveway 13,480 sf (Previous 16,100 sf)
-Paved walks, patio areas 2,675 sf (Previous 4,010 sf)
-Pool decking 1,120 sf (Previous 410 sf)

04-16-2024

1 Site Plan
1/32"=1'-0"

NORTH

NOTES

No.	Date	Issuance
	04/16/24	Site Planning Hearing

Ogasawara Residence

23 Crest Road
Rolling Hills, CA 90274

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LANDSCAPE ARCHITECT
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Los Angeles, CA 90039

Proposed Site Plan

Date: 2024/01/01
Scale: 3/32"=1'-0"
Drawn: DRW
Checked: CHK

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Site Planning Changelog

Main House
-Building footprint moved 9'-5" North and 3'-5" West.
-Southwest building corner from property line 57-9" (Previous 65'-9")
-Southeast building corner from property line 100'-11" (Previous 100'-1")
-Building east wing rotated clockwise 5 deg.
-Pool deck area 1,100 sf (Previous 1,500 sf)
-All basement area under covered porch has been removed.
-Basement area 7,428 sf (Previous 7,610 sf)

Guest House
-Building footprint rotated counterclockwise 12 deg.
-Southeast building corner from property line 55'-1" (Previous 51'-3")

Civil
-Total grading 28,725 cy (Previous 28,930 cy)
-Total Structure 18,457 sf (Previous 17,184 sf)
-Total disturbed area 87,920 sf (Previous 92,460 sf)
-Total flatwork 18,715 sf (Previous 20,520 sf)
-Primary driveway 13,480 sf (Previous 16,100 sf)
-Paved walks, patio areas 2,675 sf (Previous 4,010 sf)
-Pool decking 1,120 sf (Previous 410 sf)

Site
-Mound height 1330' (Previous 1335')

06-18-2024

1 Site Plan
1/32"=1'-0"

NORTH

NOTES

No.	Date	Issuance
	04/16/24	Site Planning Hearing

Ogasawara Residence

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Proposed Site Plan

Date: 2024/01/01
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OGASAWARA RESIDENCE
23 CREST ROAD EAST
ROLLING HILLS, CA 90274

CITY COUNCIL REVIEW
2024/10/14

Project Description

Construction of a new 5 bedroom 6 bathroom + 3 powder room ranch style house with basement and pool, guest house, mixed-use stable (with corral, tack, and office/admin space), ADU, covered pavilion downslope from the house, gate and driveway, in addition to areas of new and restored landscape with new paths and restored/reestablished existing trails that connect the various buildings and landscape elements across the site. Landscape will consist of combination of preservation strategies, reestablishing of native species on site, and addition of appropriately sized plant species to screen views of buildings from the street while preserving view corridors of neighbors. The approach to the land was driven by a study of the existing contours of the site so that the massing and orientation of the proposed buildings carefully follow the topography, while minimizing site disturbance. The project was also informed by a study of the previously approved design for this site (2017) and the City of Rolling Hills review criteria, so that pre-existing approved strategies for water management (sensitive to downhill properties in the runoff zone of 23 Crest Rd. E), minimal grading, and view preservation were central to the design process and are reflected in this design proposal for 23 Crest Road East.

Project Directory

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City Map



Applicable Codes

2017 RHCA Building Regulations
RH California Code of Ordinances

2019 California Historic Building Code
2019 California Residential Code (Volume 1 and 2)
2019 California Electrical Code
2019 California Mechanical Code
2019 California Plumbing Code
2019 California Energy Code
2019 California Green Building Standards Code
2020 Los Angeles Building Code

Abbreviations

AFF	Above Finish Floor
@	At
BO	Bottom of (X)
BW	Bottom of Wall
CL	Center Line
CONC	Concrete
EQ	Equal
EQ	Existing
FF	Finish Floor
FS	Finish Surface
HT	Height
INT	Interior
NR	Non-Rated
SF	Square Feet
TBD	To Be Determined
TO	Top of (X)
TW	Top of Wall
TYP	Typical
UNO	Unless Noted Otherwise
W/	With
VIF	Verify In Field

Symbols

Drawing Title Tag
Drawing ID Number
Drawing Title
SCALE

Section Tag
Drawing ID Number
Sheet Number

Callout Tag
Drawing ID Number
Sheet Number

Interior Elevation Tag
Drawing ID Number
Sheet Number

Building Elevation Tag
Drawing ID Number
Sheet Number

Elevation Level Tag
Level ID
Level Elevation

Gridline Tag
Grid ID

Room Tag
Room Name
Room ID Number

Window Tag
Window ID

Door Tag
Door ID

NOTES

No.	Date	Issuance
	10/14/24	City Council

Ogasawara Residence

23 Crest Road
Rolling Hills, CA 90274

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Cover Sheet

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G101

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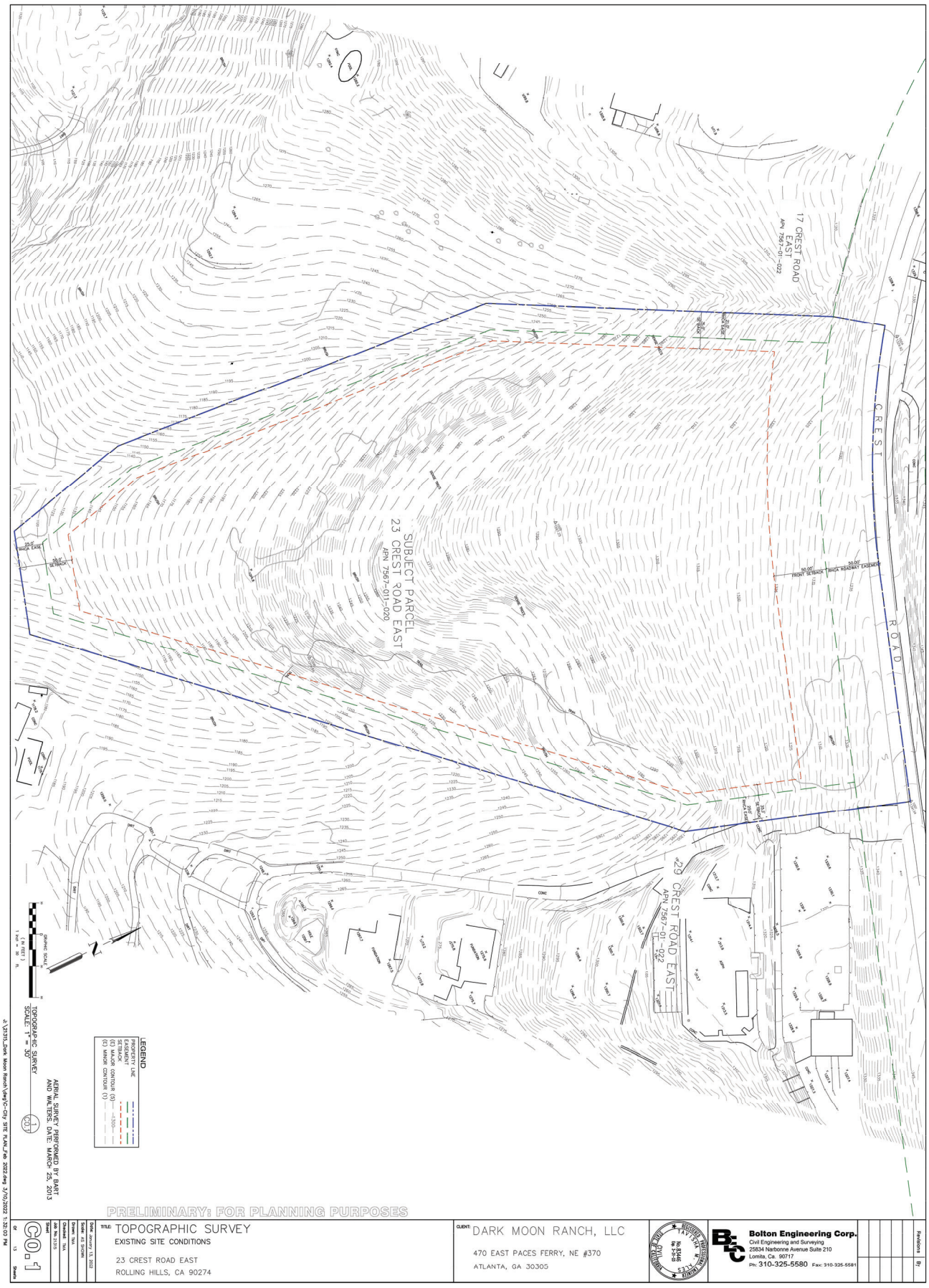

TOPOGRAPHIC SURVEY
SCALE: 1" = 30'

AERIAL SURVEY PERFORMED BY BART AND WALTERS, DATE: MARCH 25, 2013

C0.1

J:\2131_Dark Moon Ranch\Dwg\C-City SITE PLAN_File 2022.dwg 3/10/2022 1:32:03 PM

PRELIMINARY: FOR PLANNING PURPOSES

TITLE: TOPOGRAPHIC SURVEY
EXISTING SITE CONDITIONS

23 CREST ROAD EAST
ROLLING HILLS, CA 90274

CLIENT: DARK MOON RANCH, LLC
470 EAST PACES FERRY, NE #370
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REGISTERED PROFESSIONAL ENGINEER
TAYLOR A. PIA
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CIVIL
STATE OF CALIFORNIA

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Revisions	By

Sheet: C0.1 of 13 Sheets
Date: January 13, 2022
Scale: AS SHOWN
Drawn: TAA
Checked: TAA
Job No. 2131

Survey

Date: 2019.10.04
Scale: As Shown
Drawn: AM
Checked: CRK

G102

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STAMPS

No.	Date	Issuance
1	03/25/22	City Comment

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Owner
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3 Peck Stream Ln
Rolling Hills, CA 90274





1 View from Street



2 View Main House Apex



3 Garage / Driveway Landing



4 Pool and Guest Wing



5 View from Entry Deck



6 View from Stable



7 View from Trellis



1 Site Plan

NOTES

No.	Date	Issuance
	10/14/24	City Council

Ogasawara Residence

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G103

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DATE: 10/14/24 ZONING CASE NO.: 0 ADDRESS: 23 Crest Road East

ALL STRUCTURES MUST BE SHOWN ON THE PLAN

CALCULATION OF LOT COVERAGE

AREA AND STRUCTURES	EXISTING	PROPOSED	TOTAL
NET LOT AREA	262,368 sq.ft	+ sq.ft	262,368
RESIDENCE	0 sq.ft	14,270 sq.ft	14,270 sq.ft
GARAGE	0 sq.ft	1,000 sq.ft	1,000 sq.ft
SWIMMING POOL/SPA	0 sq.ft	280 sq.ft	280 sq.ft
POOL EQUIPMENT	0 sq.ft	155 sq.ft	155 sq.ft
GUEST HOUSE	0 sq.ft	700 sq.ft	700 sq.ft
CABANA	0 sq.ft	+ sq.ft	0 sq.ft
STABLE (dirt volume to be included in grading quantities	0 sq.ft	1,225 sq.ft	1,225 sq.ft
RAISED DECK	0 sq.ft	+ sq.ft	0 sq.ft
ATTACHED COVERED PORCHES	0 sq.ft	480 sq.ft	480 sq.ft
ENTRYWAY/PORTE COCHERE, BREEZEWAYS	0 sq.ft	+ sq.ft	0 sq.ft
ATTACHED TRELLISES	0 sq.ft	+ sq.ft	0 sq.ft
*DETACHED STRUCTURES: (circle all that applies)			
Guest House	0 sq.ft	650 sq.ft	650 sq.ft
Water Feature	0 sq.ft	115 sq.ft	115 sq.ft
Trellis	0 sq.ft	415 sq.ft	415 sq.ft
over 15 ft. high and over 120 sq.ft. in area	0 sq.ft	0 sq.ft	0 sq.ft
SERVICE YARD	0 sq.ft	95 sq.ft	95 sq.ft
OTHER:	0 sq.ft	0 sq.ft	0 sq.ft
BASEMENT AREA: (Volume to be included in grading quantities)	0 sq.ft	7,428 sq.ft	7,428 sq.ft
DEPTH OF BASEMENT	0 sq.ft	10 ft	10 ft
TOTAL STRUCTURE	0 sq.ft	19,385 sq.ft	19,385 sq.ft
%STRUCTURAL COVERAGE	0.00% sq.ft	7.39% sq.ft	7.39% sq.ft
TOTAL STRUCTURES EXCLUDING UP TO 5 AND UP TO 800 sq.ft. detached structures that are not higher than 12 ft.	0 sq.ft	18,270 sq.ft	18,205 sq.ft
% STRUCTURAL COVERAGE	0.00% sq.ft	7.23% sq.ft	6.94% sq.ft

DATE: 10/14/24 ZONING CASE NO.: 0 ADDRESS: 23 Crest Road East

ALL FLATWORK MUST BE SHOWN ON THE PLAN

	EXISTING	PROPOSED	TOTAL
PRIMARY DRIVEWAY	0 sq.ft	13,480 sq.ft	13,480
PAVED WALKS, PATIO AREAS, COURTYARDS	0 sq.ft	2,445 sq.ft	2,445 sq.ft
POOL DECKING	0 sq.ft	1,100 sq.ft	1,100 sq.ft
OTHER PAVED DRIVEWAYS, ROAD EASEMENTS, PARKING PADS	0 sq.ft	1,360 sq.ft	1,360 sq.ft
TOTAL FLATWORK	0 sq.ft	18,385 sq.ft	18,385 sq.ft
%TOTAL FLATWORK COVERAGE	0.00%	7.01%	7.01%
TOTAL STRUCTURAL & FLATWORK COVERAGE	0 sq.ft	37,770 sq.ft	37,770 sq.ft
%TOTAL COVERAGE	0.00%	14.40%	14.40%
TOTAL STRUCTURAL & FLATWORK COVERAGE Excl. the allowance of up to 5- 800 sq.ft. structures from previous page.	0 sq.ft	37,355 sq.ft	36,590 sq.ft
% TOTAL COVERAGE	0.00%	14.24%	13.95%
TOTAL DISTURBED AREA	0 sq.ft	87,770 sq.ft	87,770 sq.ft
% DISTURBED AREA	0.00%	33.45%	33.45%
GRADING QUANTITY (include future stable, corral, and access way; basement and all other areas to be graded)			28,389 C.Y.

All structures (attached and detached) must be listed.

*Free standing accessory structures such as sheds, trellises, covered patios, gazebo, fountains, barbecue, outdoor fireplace, etc. are not counted towards coverage and disturbed area unless their combined area exceeds 800 sq.ft., or if there are more than 5 such structures on the property.

DATE: 10/14/24 ZONING CASE NO.: 0 ADDRESS: 23 Crest Road East

CALCULATION OF BUILDING PAD COVERAGE

PAD NO. 1- Main House Pad

BUILDABLE PAD AREA AND STRUCTURES	EXISTING	PROPOSED	TOTAL
BUILDING PAD	0 sq.ft	32,610 sq.ft	32,610
RESIDENCE	0 sq.ft	14,270 sq.ft	14,270 sq.ft
GARAGE	0 sq.ft	1000 sq.ft	1,000 sq.ft
SWIMMING POOL/SPA	0 sq.ft	280 sq.ft	280 sq.ft
POOL EQUIPMENT	0 sq.ft	155 sq.ft	155 sq.ft
GUEST HOUSE	0 sq.ft	(sq.ft	0 sq.ft
CABANA	0 sq.ft	(sq.ft	0 sq.ft
STABLE	- sq.ft	(sq.ft	0 sq.ft
SPORTS COURT	0 sq.ft	- sq.ft	0 sq.ft
SERVICE YARD	0 sq.ft	91 sq.ft	95 sq.ft
ATTACHED COVERED PORCHES			
Primary Residence	0 sq.ft	560 sq.ft	560 sq.ft
Accessory Structures	0 sq.ft	480 sq.ft	480 sq.ft
AREA OF ATTACHED COVERED PORCHES THAT EXCEED 10% OF THE SIZE OF RESIDENCE/ACCS. STRUCTURES	0 sq.ft	93.5 sq.ft	933.5 sq.ft
ENTRYWAY/PORTE COCHERE, BREEZEWAYS	0 sq.ft	- sq.ft	0 sq.ft
ATTACHED TRELLISES	0 sq.ft	(sq.ft	0 sq.ft
*DETACHED STRUCTURES: (Guest House+Trellis)	0 sq.ft	1,065 sq.ft	1,065 sq.ft
ALL DETACHED STRUCTURES (From 1st page not including allowed deductions)	0 sq.ft	(sq.ft	0 sq.ft
OTHER:	0 sq.ft	(sq.ft	0 sq.ft
TOTAL STRUCTURES ON PAD NO. 1	0 sq.ft	17,905 sq.ft	17,905 sq.ft
%BUILDING PAD COVERAGE	0.00% sq.ft	54.91% sq.ft	54.91% sq.ft
TOTAL STRUCTURES ON PAD NO. 1 Not incl. attached trellises, Not incl. allowed deductions, and incl. the area of covered porches that exceed 10% of the size of the residence / acces structures	0 sq.ft	17,99 sq.ft	17,799 sq.ft
% BUILDING PAD COVERAGE	0.00% sq.ft	54.58% sq.ft	54.58% sq.ft

DATE: 10/14/24 ZONING CASE NO.: 0 ADDRESS: 23 Crest Road East

CALCULATION OF BUILDING PAD COVERAGE

PAD NO. 2- ADU

BUILDABLE PAD AREA AND STRUCTURES	EXISTING	PROPOSED	TOTAL
BUILDING PAD	0 sq.ft	1,610 sq.ft	1,610 sq.ft
RESIDENCE	0 sq.ft	0 sq.ft	0 sq.ft
GARAGE	0 sq.ft	0 sq.ft	0 sq.ft
SWIMMING POOL/SPA	0 sq.ft	0 sq.ft	0 sq.ft
POOL EQUIPMENT	0 sq.ft	0 sq.ft	0 sq.ft
ADU	0 sq.ft	700 sq.ft	700 sq.ft
CABANA	0 sq.ft	0 sq.ft	0 sq.ft
STABLE	0 sq.ft	0 sq.ft	0 sq.ft
SPORTS COURT	0 sq.ft	0 sq.ft	0 sq.ft
SERVICE YARD	0 sq.ft	0 sq.ft	0 sq.ft
ATTACHED COVERED PORCHES			
ADU	0 sq.ft	0 sq.ft	0 sq.ft
Stable	0 sq.ft	0 sq.ft	0 sq.ft
AREA OF ATTACHED COVERED PORCHES THAT EXCEED 10% OF THE SIZE OF RESIDENCE/ACCS. STRUCTURES	0 sq.ft	0 sq.ft	0 sq.ft
ENTRYWAY/PORTE COCHERE, BREEZEWAYS	0 sq.ft	0 sq.ft	0 sq.ft
ATTACHED TRELLISES	0 sq.ft	0 sq.ft	0 sq.ft
*DETACHED STRUCTURES: (From 1st page)	0 sq.ft	0 sq.ft	0 sq.ft
ALL DETACHED STRUCTURES (From 1st page not including allowed deductions)	0 sq.ft	0 sq.ft	0 sq.ft
OTHER:	- sq.ft	- sq.ft	0 sq.ft
TOTAL STRUCTURES ON PAD NO. 2	0 sq.ft	700 sq.ft	700 sq.ft
%BUILDING PAD COVERAGE	0.00% sq.ft	43.40% sq.ft	43.48% sq.ft
TOTAL STRUCTURES ON PAD NO. 2 Not incl. attached trellises, Not incl. allowed deductions, and incl. the area of covered porches that exceed 10% of the size of the residence / acces structures	0 sq.ft	700 sq.ft	700 sq.ft
% BUILDING PAD COVERAGE	0.00% sq.ft	43.40% sq.ft	43.48% sq.ft

DATE: 10/14/24 ZONING CASE NO.: 0 ADDRESS: 23 Crest Road East

CALCULATION OF BUILDING PAD COVERAGE

PAD NO. 3- Stable

BUILDABLE PAD AREA AND STRUCTURES	EXISTING	PROPOSED	TOTAL
BUILDING PAD	0 sq.ft	2,900 sq.ft	2,900
RESIDENCE	0 sq.ft	0 sq.ft	0 sq.ft
GARAGE	0 sq.ft	0 sq.ft	0 sq.ft
SWIMMING POOL/SPA	0 sq.ft	0 sq.ft	0 sq.ft
POOL EQUIPMENT	0 sq.ft	0 sq.ft	0 sq.ft
GUEST HOUSE	0 sq.ft	0 sq.ft	0 sq.ft
CABANA	0 sq.ft	0 sq.ft	0 sq.ft
STABLE	0 sq.ft	1,225 sq.ft	1,225 sq.ft
SPORTS COURT	0 sq.ft	0 sq.ft	0 sq.ft
SERVICE YARD	0 sq.ft	0 sq.ft	0 sq.ft
ATTACHED COVERED PORCHES			
Primary Residence	0 sq.ft	0 sq.ft	0 sq.ft
Accessory Structures-Stable	0 sq.ft	0 sq.ft	0 sq.ft
AREA OF ATTACHED COVERED PORCHES THAT EXCEED 10% OF THE SIZE OF RESIDENCE/ACCS. STRUCTURES	0 sq.ft	0 sq.ft	0 sq.ft
ENTRYWAY/PORTE COCHERE, BREEZEWAYS	0 sq.ft	0 sq.ft	0 sq.ft
ATTACHED TRELLISES	0 sq.ft	0 sq.ft	0 sq.ft
*DETACHED STRUCTURES: (From 1st page)	0 sq.ft	115 sq.ft	115 sq.ft
ALL DETACHED STRUCTURES (From 1st page not including allowed deductions)	0 sq.ft	0 sq.ft	0 sq.ft
OTHER:	0 sq.ft	0 sq.ft	0 sq.ft
TOTAL STRUCTURES ON PAD NO. 3	0 sq.ft	1,340 sq.ft	1,340 sq.ft
%BUILDING PAD COVERAGE	0.00% sq.ft	46.21% sq.ft	46.21% sq.ft
TOTAL STRUCTURES ON PAD NO. 2 Not incl. attached trellises, Not incl. allowed deductions, and incl. the area of covered porches that exceed 10% of the size of the residence / acces structures	0 sq.ft	0 sq.ft	0 sq.ft
% BUILDING PAD COVERAGE	0.00% sq.ft	0.00% sq.ft	0.00% sq.ft

DATE: 10/14/24 ZONING CASE NC: 0 ADDRESS: 23 Crest Road East

GRADING AND EXCAVATION INFORMATION

Grading Quantities	Cubic Yds.	Max Depth	Max Depth Location
CUT/EXCAVATION			
For house/addition	5363	13.6	
For other structures (i.e. walls)			
List Stable	63	3.3	at structure
ADU	61	3.8	
Sunset Terrace	8	3.0	
For driveway(s)	2,848	15.0	
For yard areas	3,818	15.1	at toe of slope
For basement excavation	3,026	10.0	
For pool/spa excavation	105	4.5	
Overexcavation	3,760	3.0	
TOTAL CUT	19,052	16.4	
TOTAL EXPORT		Export:	9,715
		Export (less exempt):	6,584
FILL			
For house/addition	12	3.2	
For other structures (i.e. walls)			
List Stable	202	6.8	at structure
ADU	10	1.8	
	9	3.0	
For driveway(s)	457	6.9	
For yard areas	3,277	11.9	at top of slope
For basement excavation	0	0	
For pool/spa excavation	0	0	
Recompaction	5,400	3	
TOTAL FILL	9,337	11.9	
TOTAL GRADING of total cut and total fill):	(Sum	28,389	

P.D/FLOOR ELEVATIONS

	House	ADU	Stable	Cabana
Existing pad elevations				
Finished Floor	-		-	-
Finished Grade	-		-	-
Proposed pad elevations				
Finished floor	1293.00	1319.00	1316.00	1293.00
Finished grade	1292.50	1318.50	1315.50	1292.50
Basement	1283.50			

DATE: 10/14/24 ZONING CASE NO.: 0 ADDRESS: 23 Crest Road East

CONCEITUAL LANDSCAPE PLAN REQUIREMENTS

THE FOLLIG PROPOSED ELEMENTS MUST BE SHOWN ON THE SITE PLAN SUBMITTED WITH THE PLANNING APPLICATION. A complete landscaping package, if applicable, subject to Chapter 13.18 of the RHMC shall be submitted prior to obtaining permits.

PLANTING AREA

1. NEW AREA(S) TO BE LANDSCAPED 65,000 sq.ft.
2. EXISTING LANDSCAPING TO BE ALTERED (RE-LANDSCAPED) 0 sq.ft.
3. TOTAL LANDSCAPING: NEW AND ALTERED AREAS 0 sq.ft.

OTHER LANDSCAPE ELEMEN'S

4. CHECK OFF ANY OF THE FOLLOWING ELEMENTS THAT MA* BE PROPOSED, AND SHOW LOCATIONS ON THE PROJECT SITE PLAN:

WATER FEATURE	[X]
GARDEN WALL	[ ]
SITTING WALL OR BENCH	[ ]
WALKWAY OR PATIO	[X]
TRELLIS, CANOPY OR SIMILAR STRUCTURE	[X]

DATE: 10/14/24 ZONING CASE NO.: 0 ADDRESS: 23 Crest Road East

CALCULATION OF DRIVEWAY(S) AND MOTOR COURT(S) COVERAGE: IMPERVIOUS/PERVIOUS SURFACES AND INCLUDING FIRE DEPARTMENT TURNAROUND, IF REQUIRED

	EXISTING	TOTAL PROPOSED
TOTAL DRIVEWAYS	- sf	13480 sf
TOTAL MOTOR COURTS AND PARKING PADS	0 sf	1360 sf
AREA OF FRONT SETBACK	23,740 sf	23740 sf
AREA OF SIDE SETBACK	n/a sf	n/a sf
AREA OF DRIVEWAYS IN SIDE SETBACK	0 sf	- sf
% OF SIDE SETBACK COVERED	n/a	n/a
AREA OF MOTORCOURT IN SIDE SETBACK	0 sf	0 sf
% OF SIDE SETBACK COVERED	0.0%	3.0%
AREA OF DRIVEWAYS IN FRONT SETBACK AREA	0 sf	5115 sf
% OF FRONT SETBACK COVERED	0.0%	25.5%
AREA OF MOTORCOURT IN FRONT SETBACK	0 sf	0 sf
% OF FRONT SETBACK COVERED	0.0%	0.0%
IMPERVIOUS SURFACE	0 sf	18,840 sf
PERVIOUS SURFACE	0 sf	0 sf

NOTES

No.	Date	Issuance
	10/14/24	City Council

Ogasawara Residence

23 Crest Road
Rolling Hills, CA 90274

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Land Use Tables

Date: 2024/10/14
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1 Land Use Tables



Slope Greater Than 2:1

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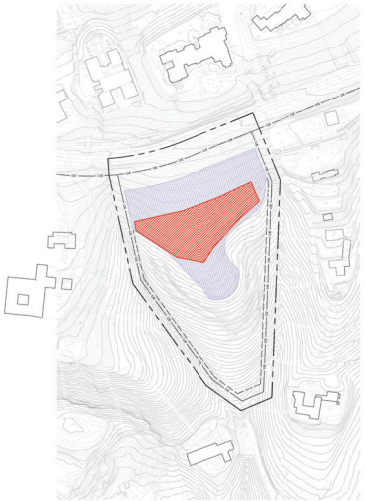

Buildable Area (approx. 100,000sf)
40% Buildable Area (approx. 40,000 sf)

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Elevation +1315.0'

Topography Line
Possible South Building Edge

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Elevation +1310.0'

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	10/14/24	City Council

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Site Planning Diagrams

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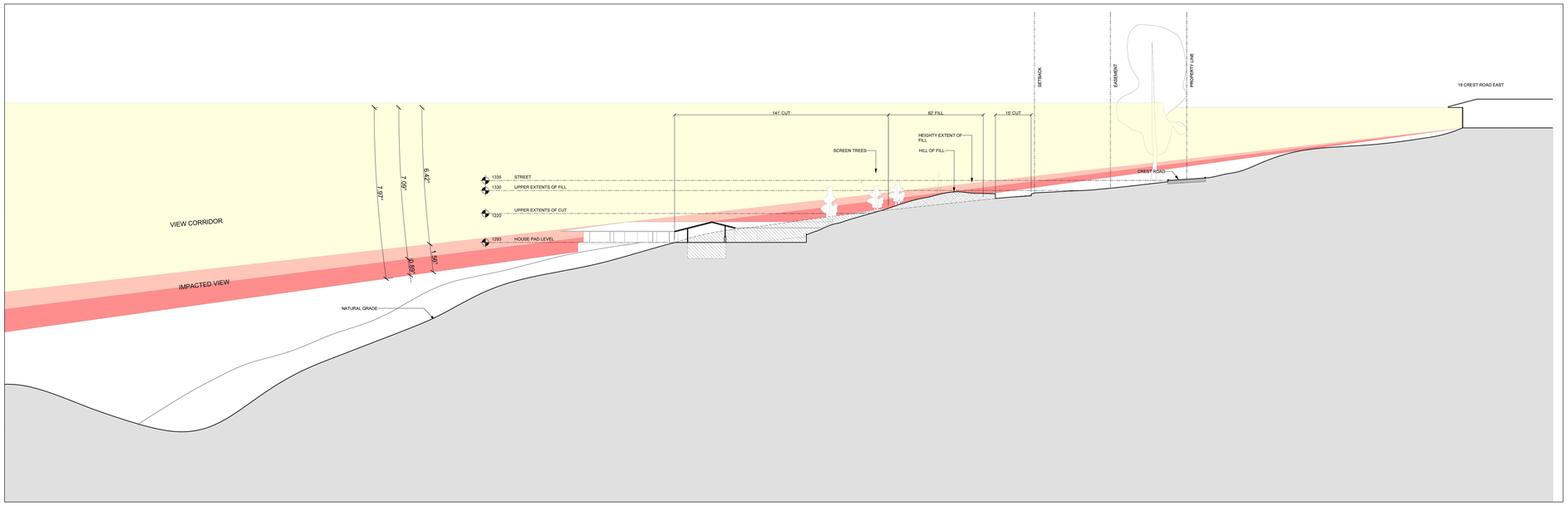
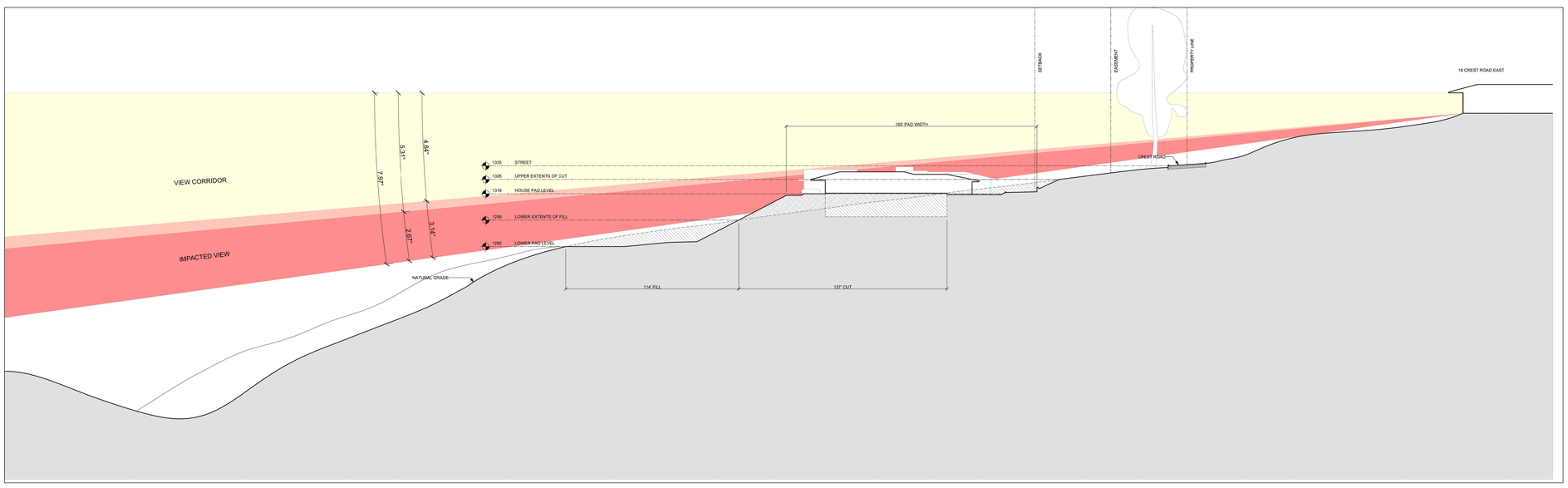


2 Proposed Site Section
NTS



1 2017 Approved Site Section
NTS

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	10/14/24	City Council

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View Corridor Diagrams

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1 Site Plan
1/32" = 1'-0"

NORTH

NOTES

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Ogasawara Residence

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Proposed Site Plan

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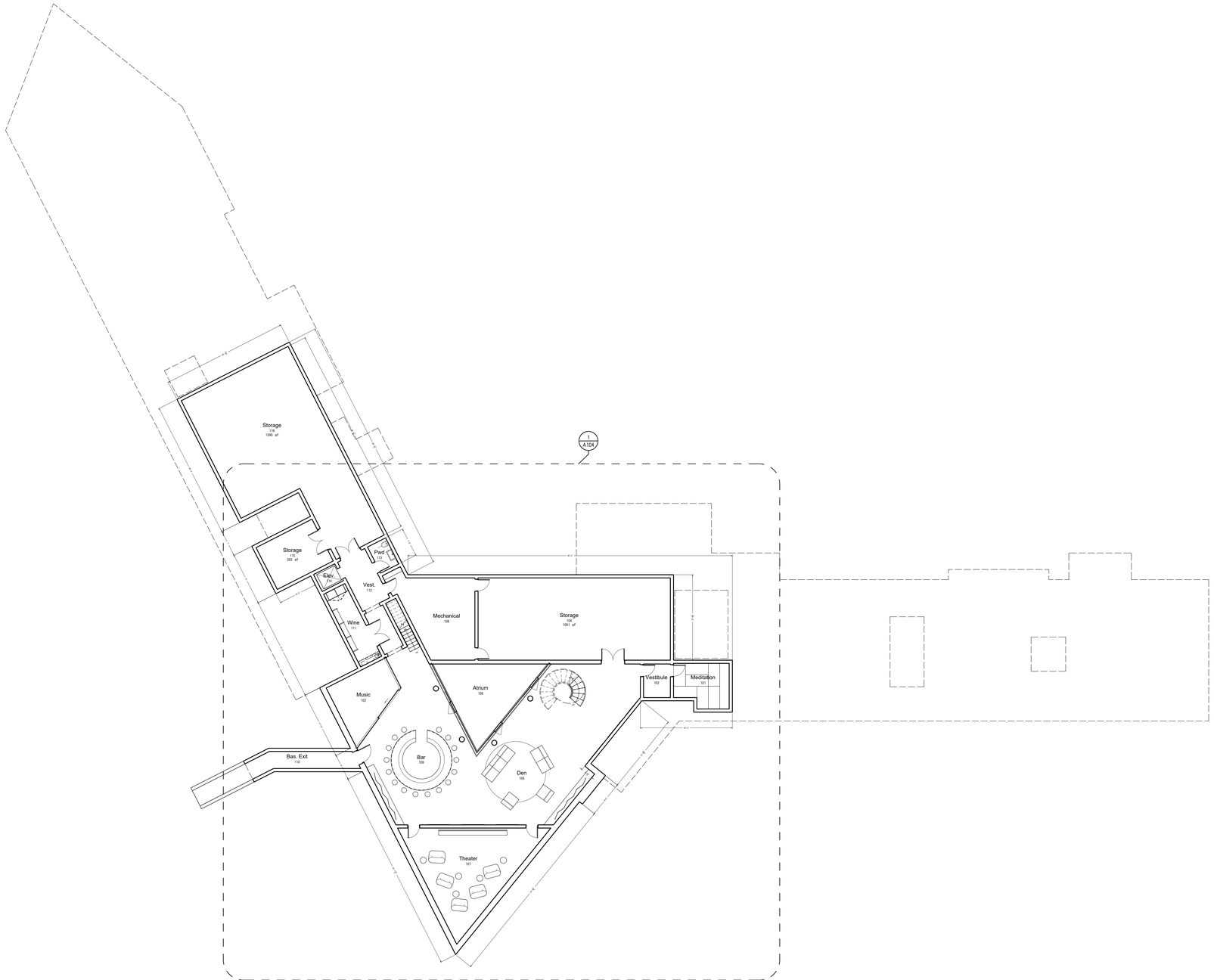

1 Basement Plan Overall
3/32"=1'-0"

NORTH

NOTES

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	10/14/24	City Council

Ogasawara Residence

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Basement Plan

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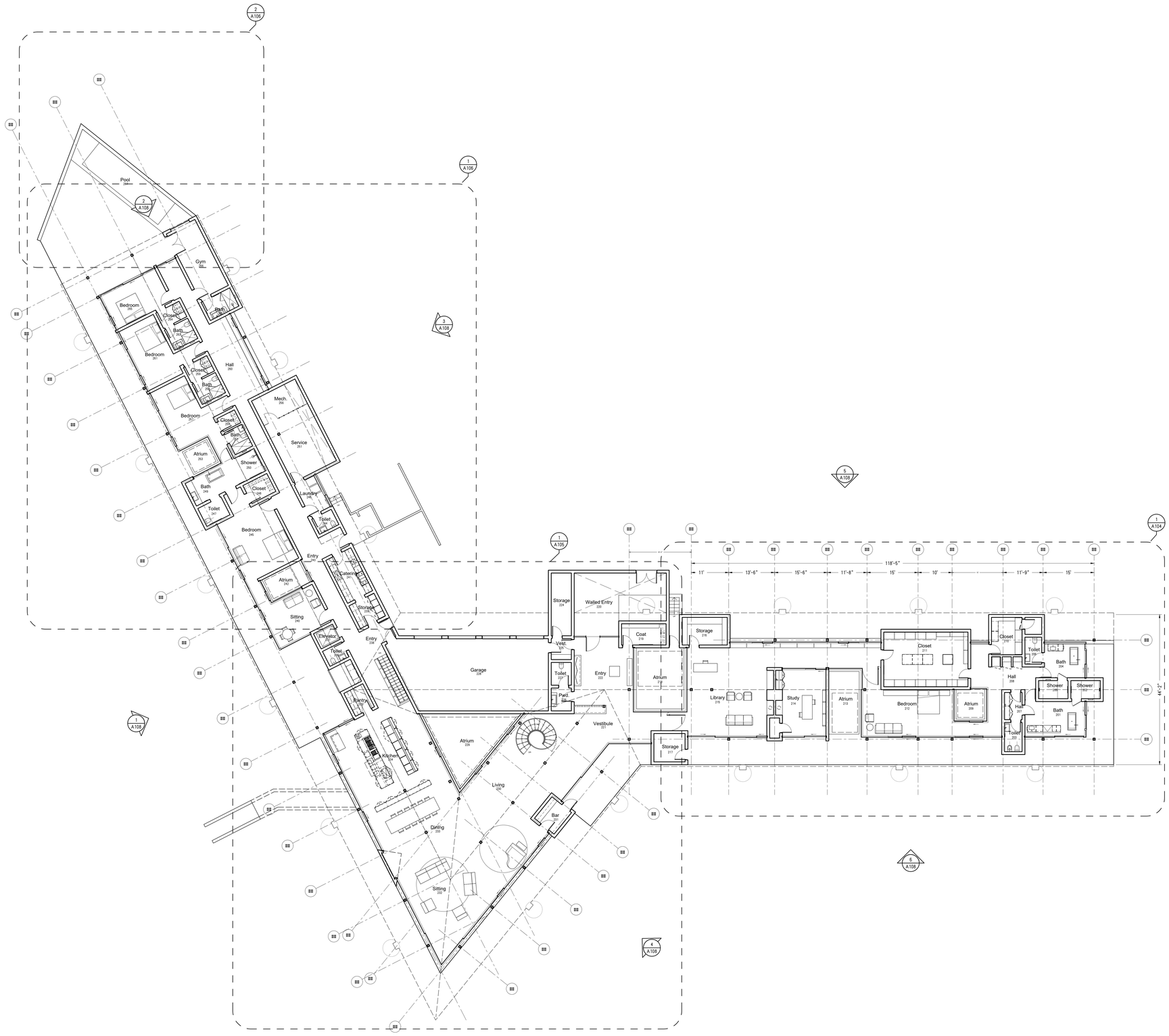

1 Overall First Floor Plan
3/32" = 1'-0"

NORTH

NOTES

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Ogasawara Residence

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Overall First Floor Plan

Date: 2024/10/14
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Checked: CHK

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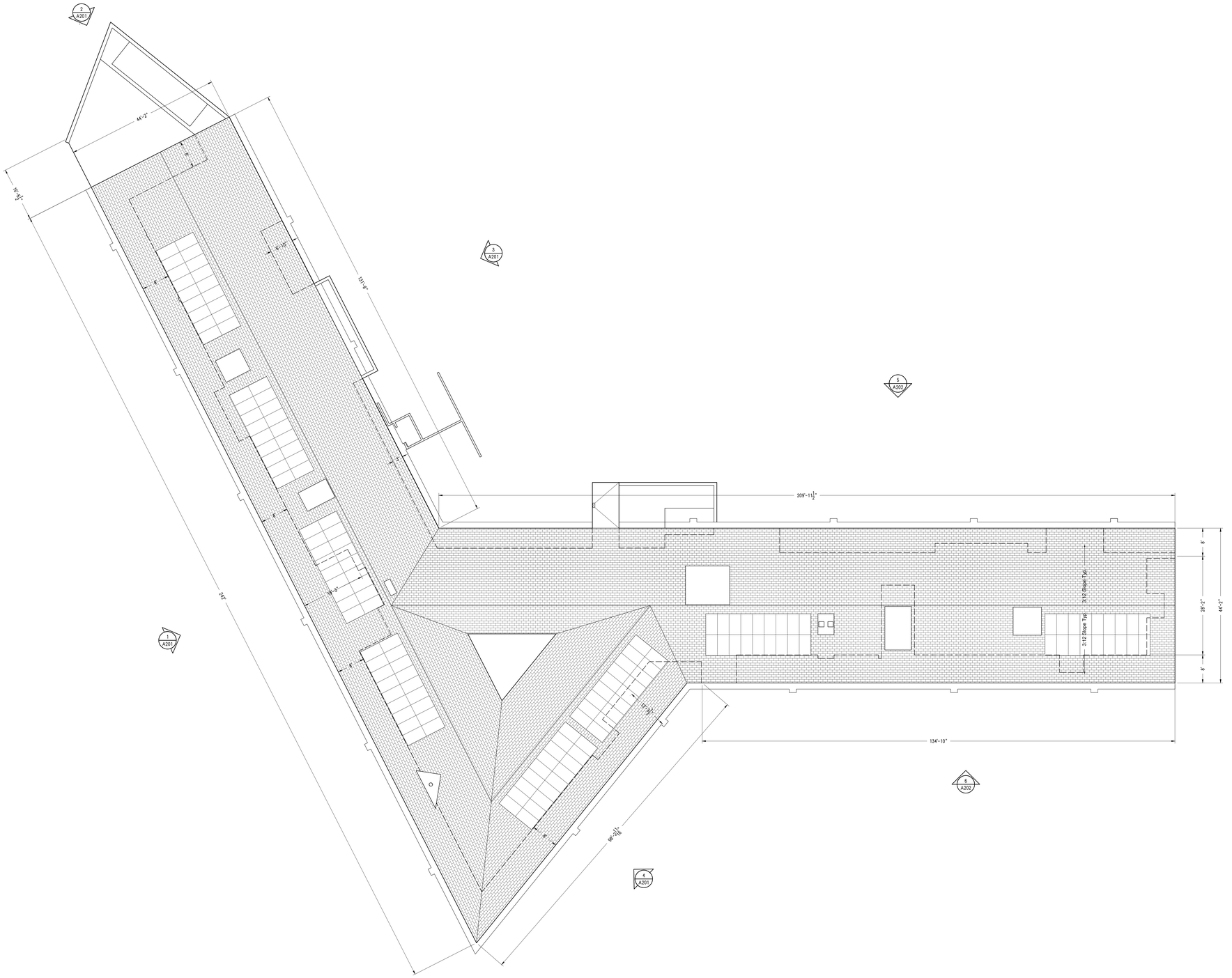

1 Roof Plan
3/32" = 1'-0"

NORTH

NOTES

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	10/14/24	City Council

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Roof Plan

Date: 2024/10/14
Scale: As Shown
Drawn: DRW
Checked: CHK

A103

330
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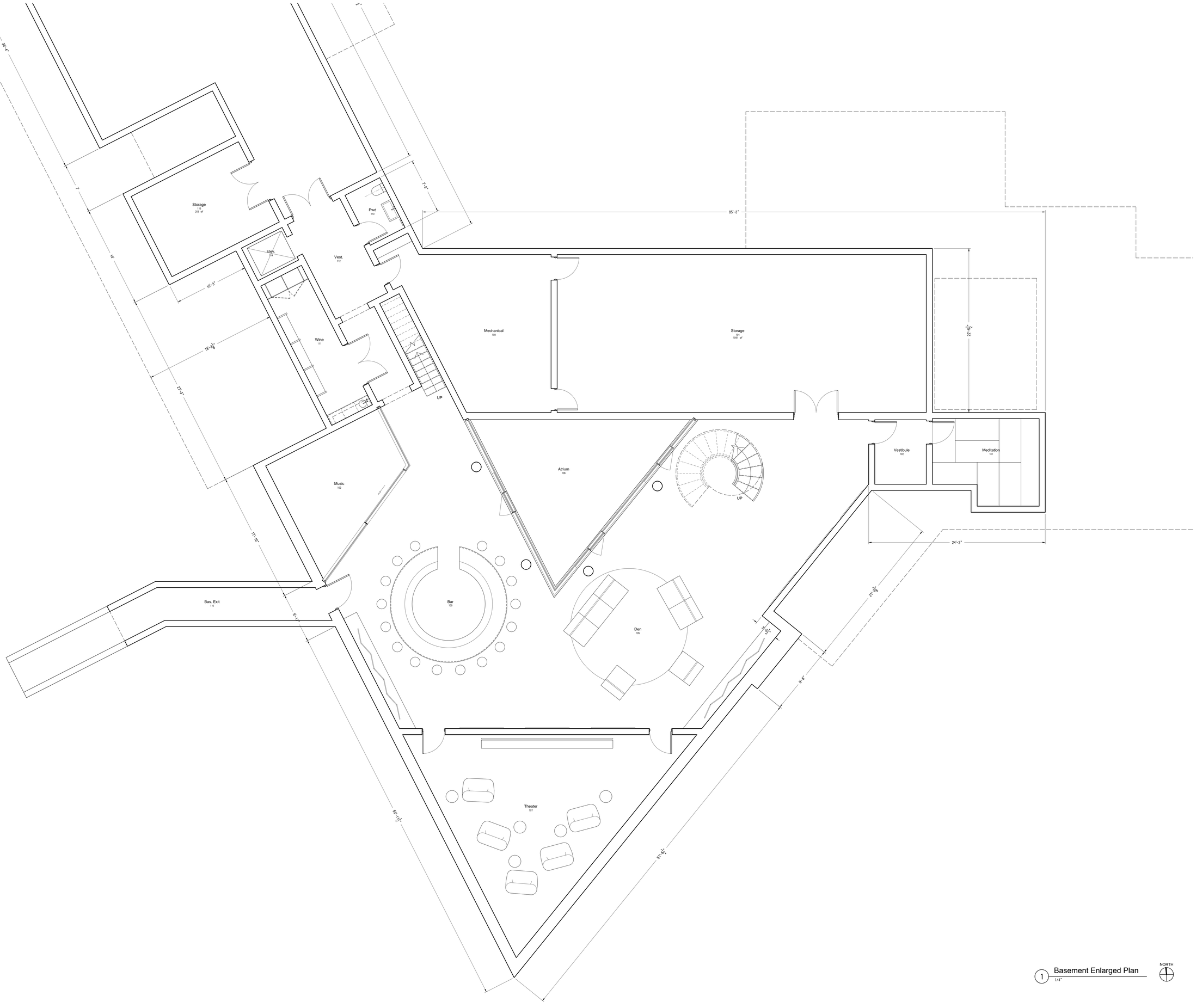

1 Basement Enlarged Plan
1/4"

NORTH

NOTES

No.	Date	Issuance
	10/14/24	City Council

Ogasawara Residence

23 Crest Road
Rolling Hills, CA 90274

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MEP ENGINEER
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LANDSCAPE ARCHITECT
Terremoto
3401 Glendale Blvd
Los Angeles, CA 90039

Basement Plan Central Area

Date: 2024/10/14
Scale: As Shown
Drawn: DRW
Checked: CHK

A104

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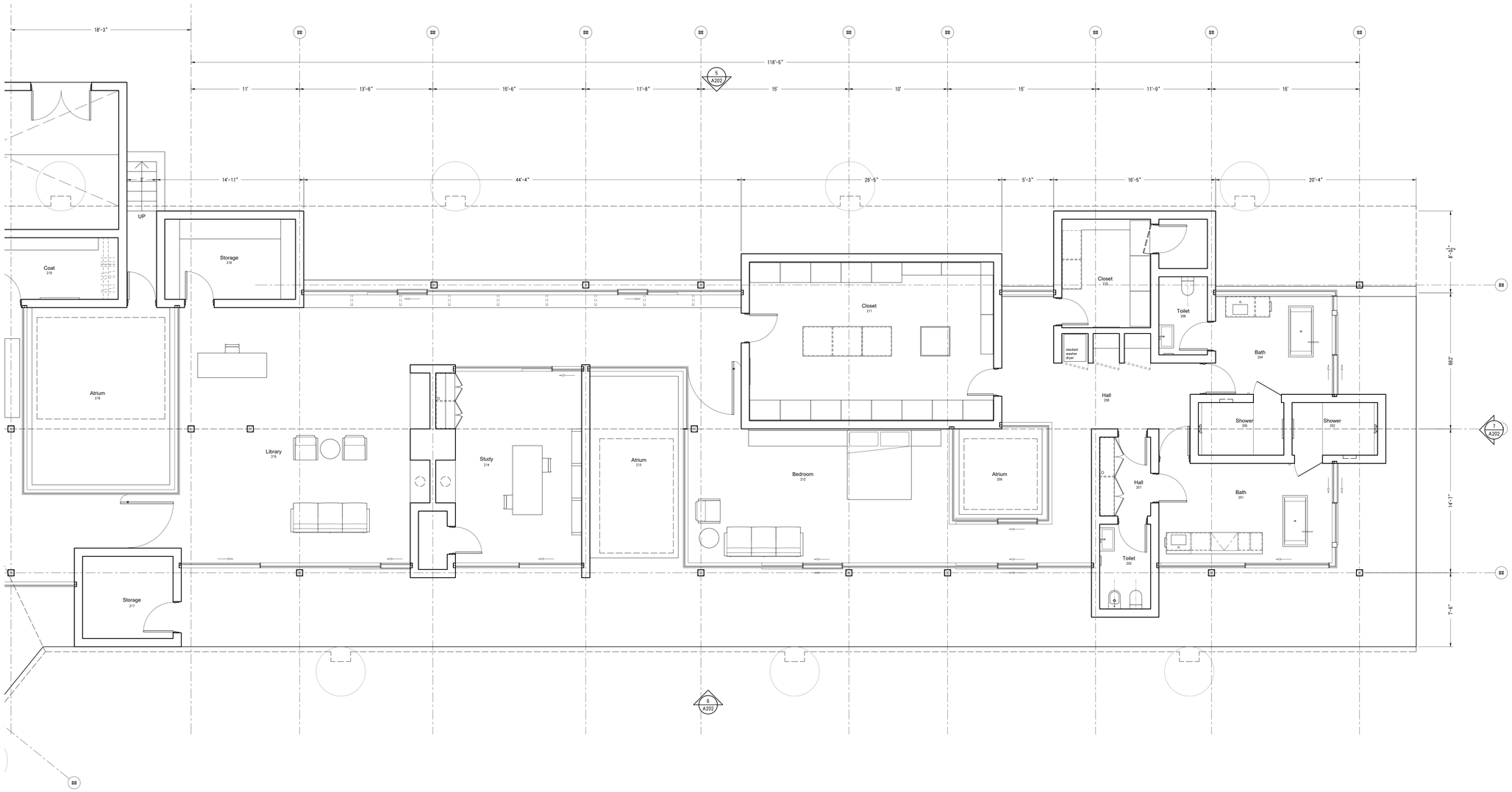

1 First Floor - East Wing
1/4"

NORTH

First Floor Plan
East Wing

Date: 2024/10/14
Scale: As Shown
Drawn: DRW
Checked: CHK

A105

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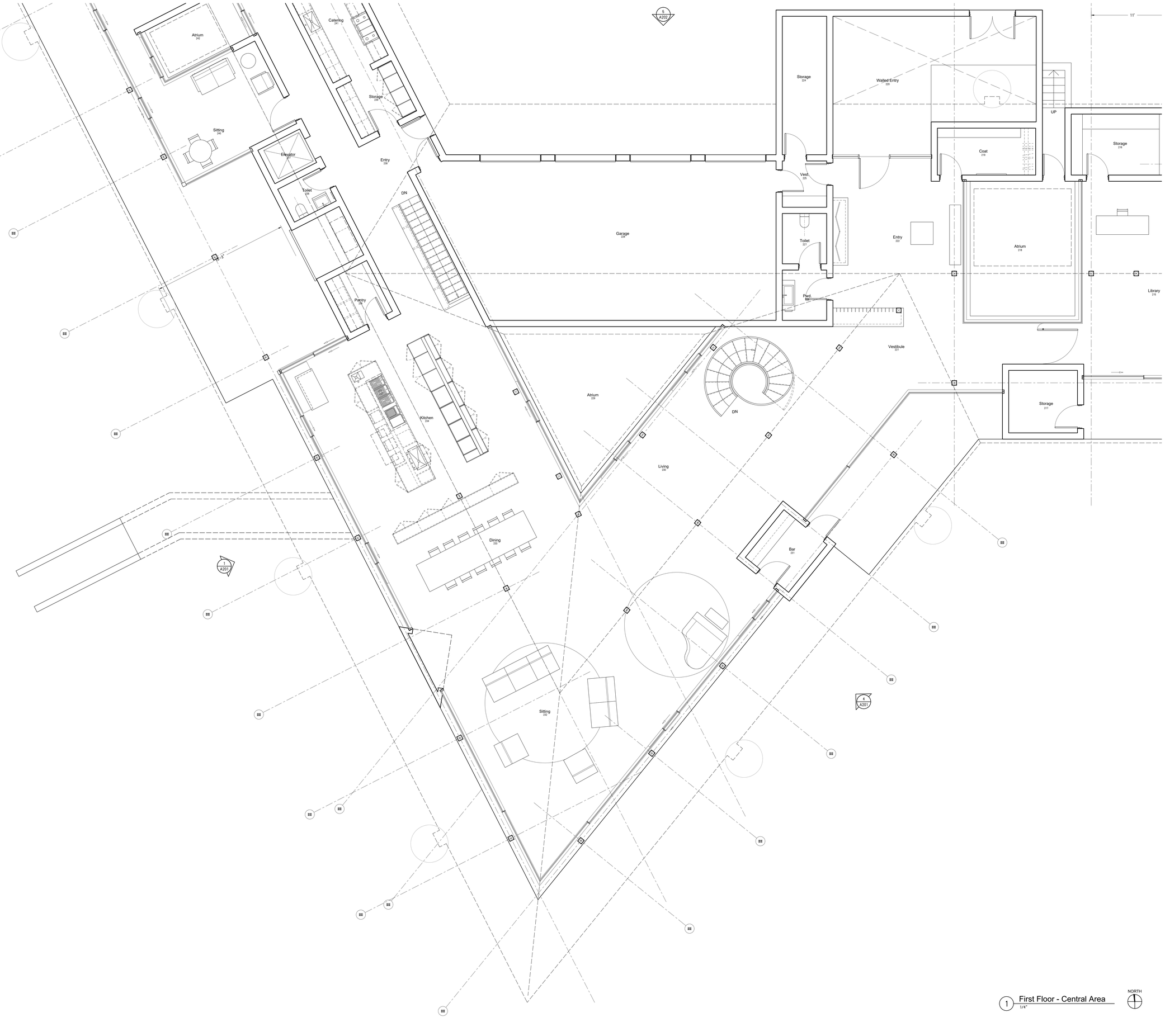

1 First Floor - Central Area
1/4"

NORTH

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Ogasawara Residence

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Rolling Hills, CA 90274

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LANDSCAPE ARCHITECT
Terremoto
3401 Glendale Blvd
Los Angeles, CA 90039

First Floor Plan Central Area

Date: 2024/10/14
Scale: As Shown
Drawn: DRW
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A106

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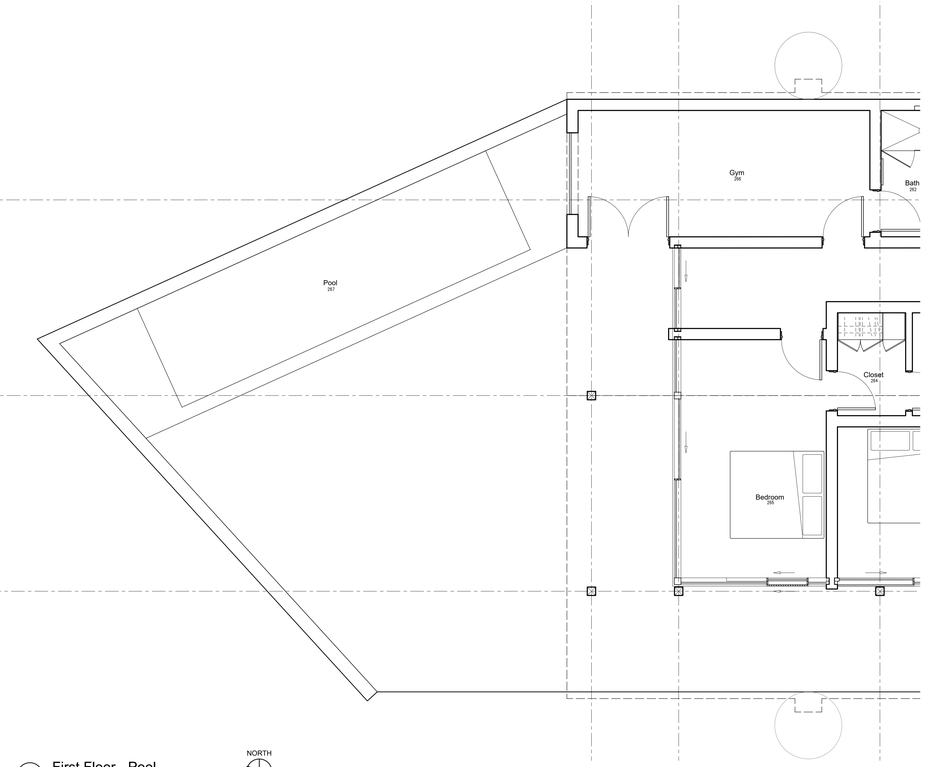
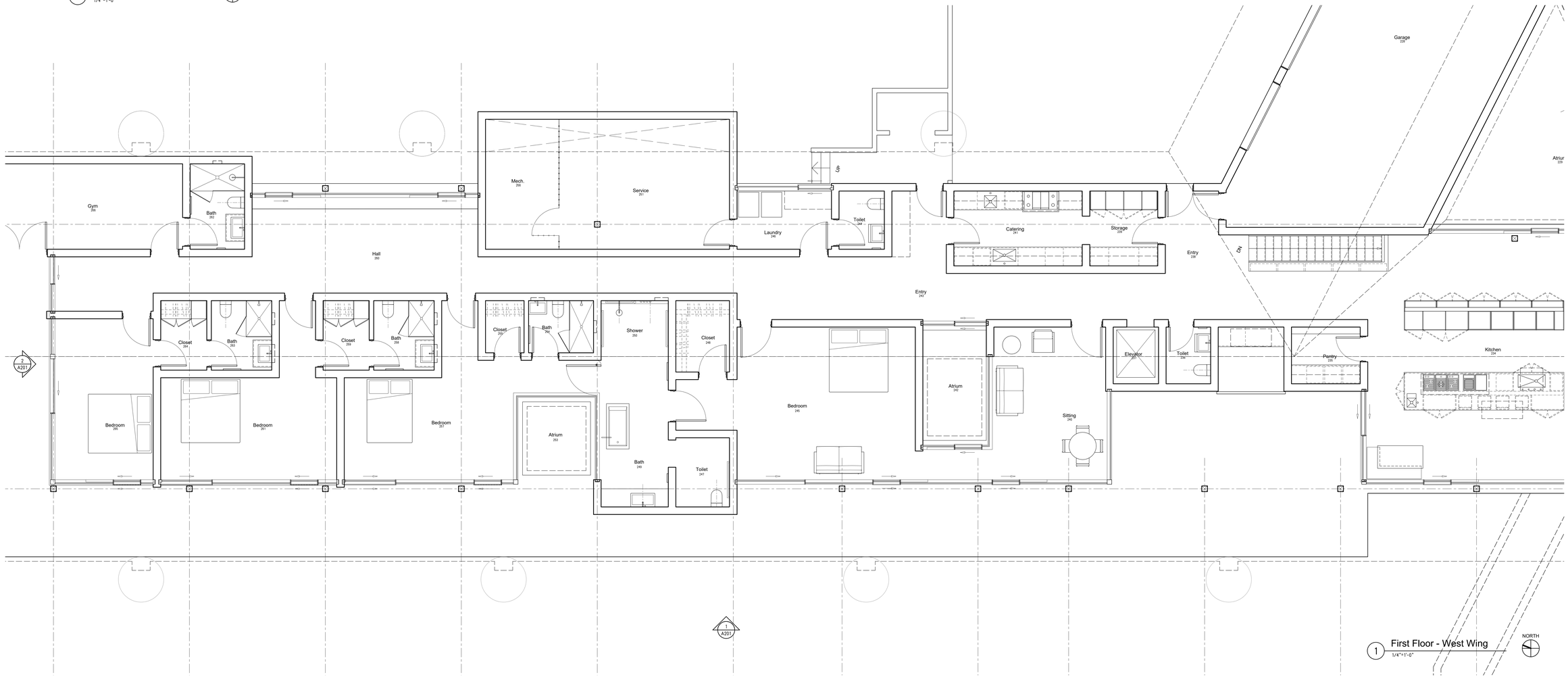


3
A201

2 First Floor - Pool
1/4"=1'-0"

NORTH



2
A201

1
A201

1 First Floor - West Wing
1/4"=1'-0"

NORTH

NOTES

No.	Date	Issuance
	10/14/24	City Council

Ogasawara Residence

23 Crest Road
Rolling Hills, CA 90274

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LANDSCAPE ARCHITECT
Terremoto
3401 Glendale Blvd
Los Angeles, CA 90039

First Floor Plan
West Wing & Pool

Date: 2024/10/14
Scale: As Shown
Drawn: DRW
Checked: CHK

A107

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Material Key



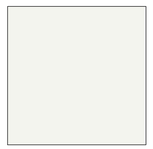
1 Douglas Fir



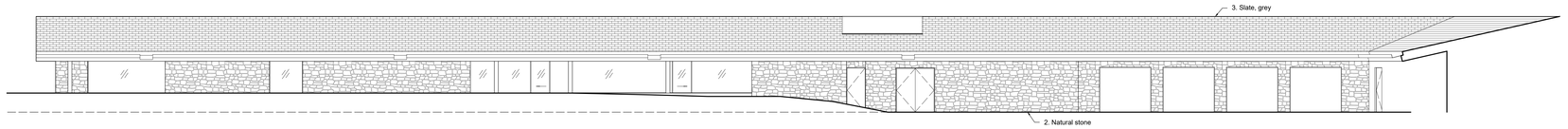
2 Natural Stone



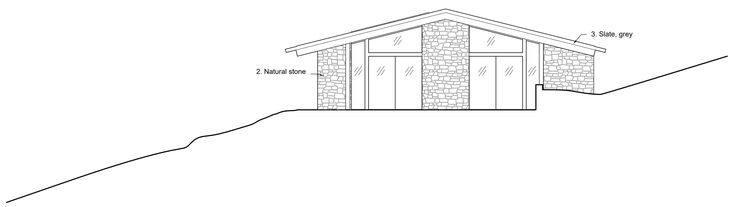
3 Slate, Grey



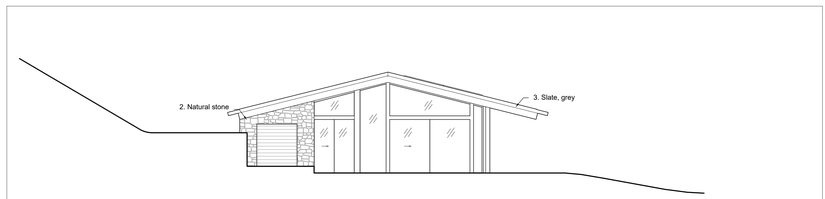
4 Paint, White



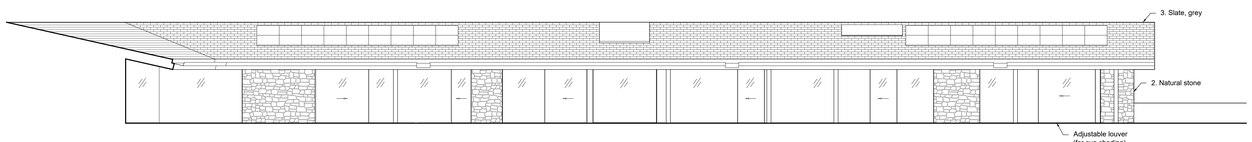
5 North Building Elevation
1/8"=1'-0"



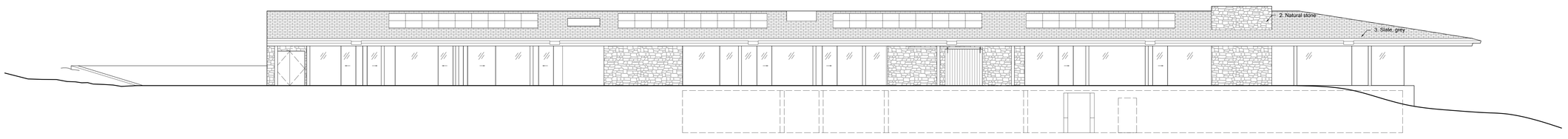
7 East Building Elevation
1/8"=1'-0"



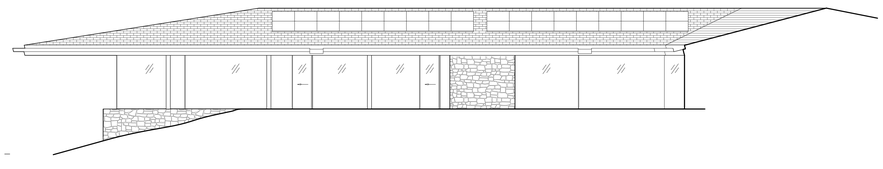
2 Northwest Building Elevation
1/8"=1'-0"



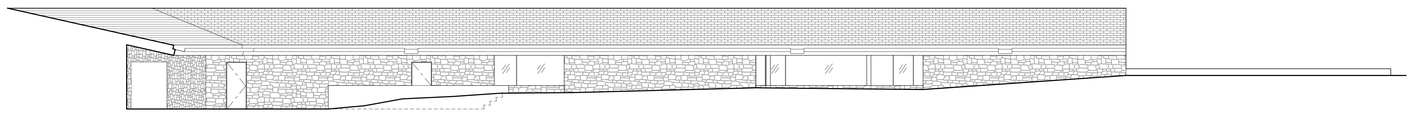
6 South Building Elevation
1/8"=1'-0"



1 Southwest Building Elevation
1/8"=1'-0"



4 Southeast Building Elevation
1/8"=1'-0"



3 Northeast Building Elevation
1/8"=1'-0"

NOTES

No.	Date	Issuance
	10/14/24	City Council

Ogasawara Residence

23 Crest Road
Rolling Hills, CA 90274

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3401 Glendale Blvd
Los Angeles, CA 90039

Main Residence Building Elevations

Date: 2024/10/14
Scale: As Shown
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Checked: CHK

A108

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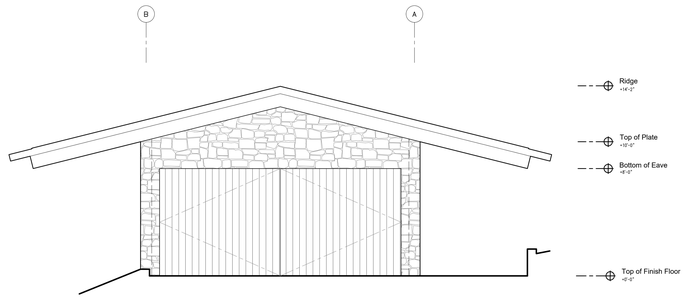
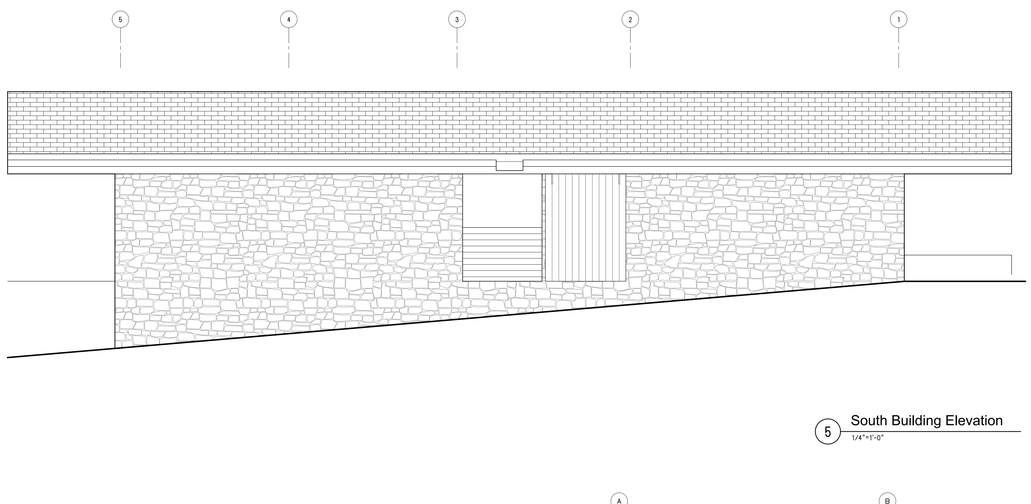
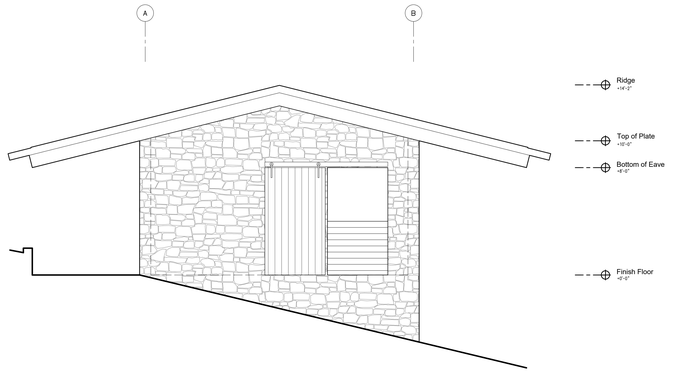


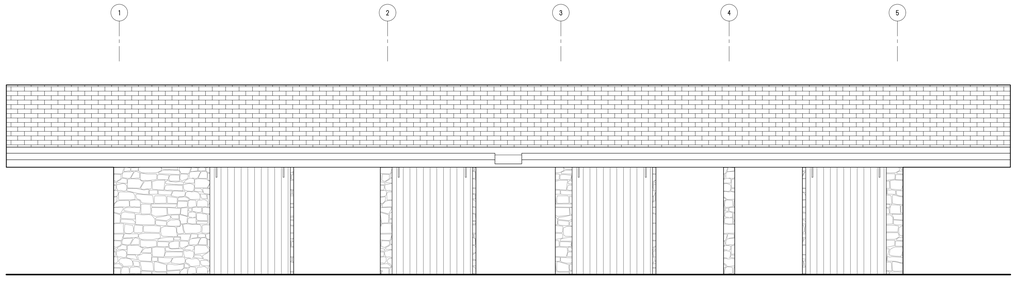
6 East Building Elevation
1/4"=1'-0"



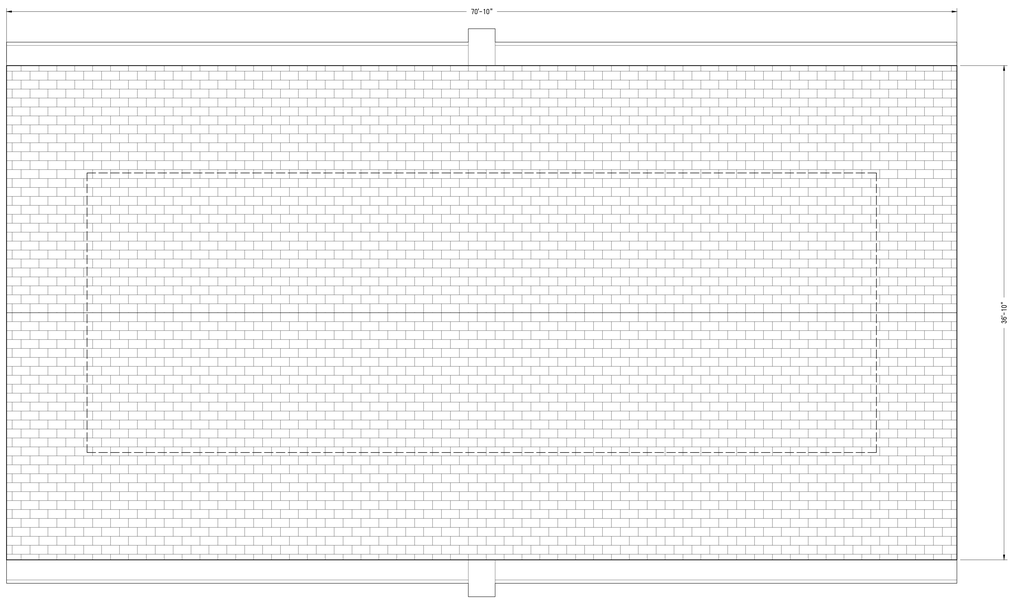
5 South Building Elevation
1/4"=1'-0"



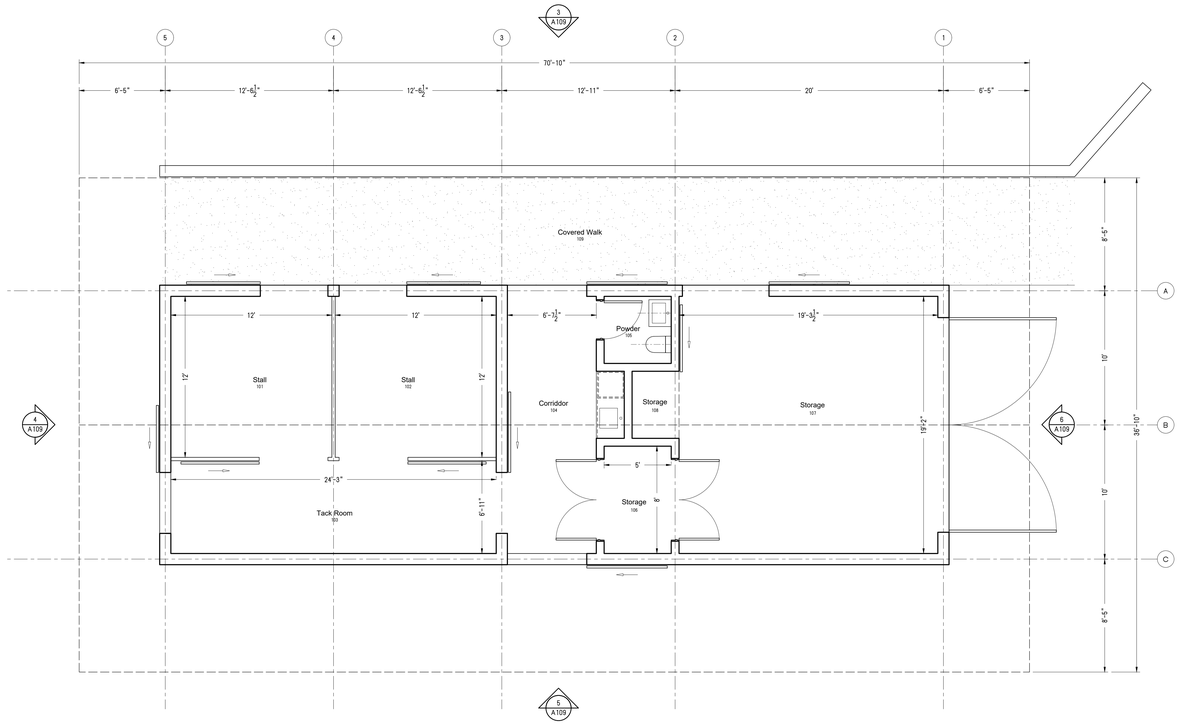
4 West Building Elevation
1/4"=1'-0"



3 North Building Elevation
1/4"=1'-0"



NORTH
2 Roof Plan
1/4"=1'-0"



NORTH
1 First Floor Plan
1/4"=1'-0"

NOTES

No.	Date	Issuance
	10/14/24	City Council

Ogasawara Residence

23 Crest Road
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Stable Plans and Elevations

Date: 2024/10/14
Scale: As Shown
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A109

336
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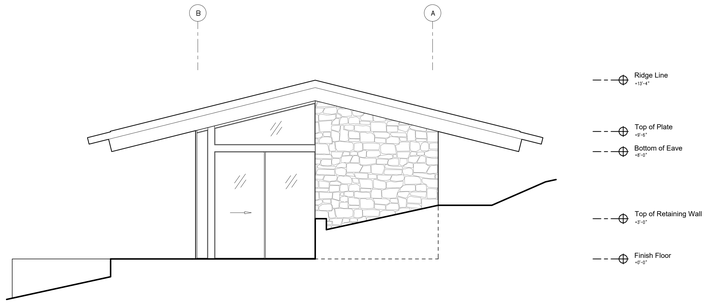
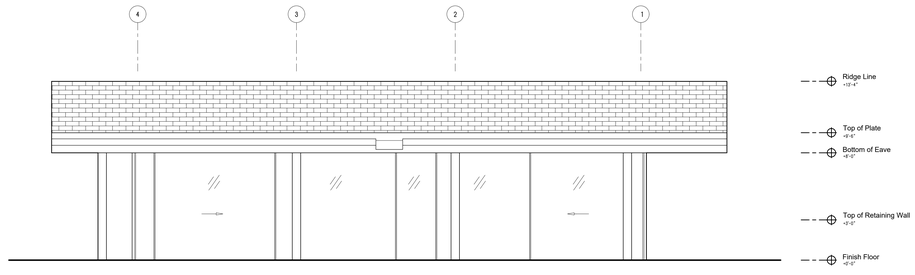
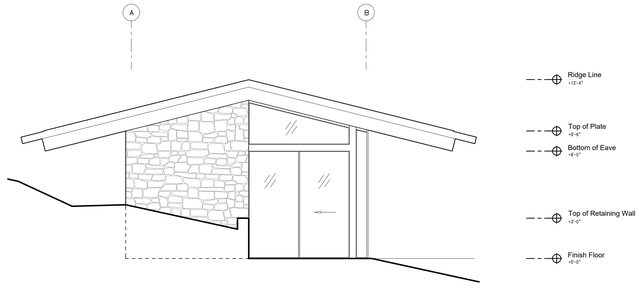


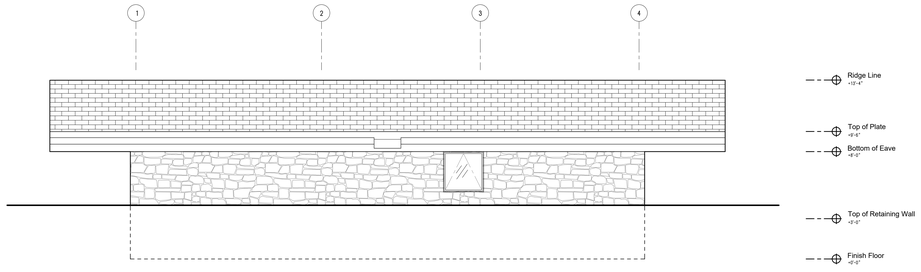
6 East Building Elevation
1/4"=1'-0"



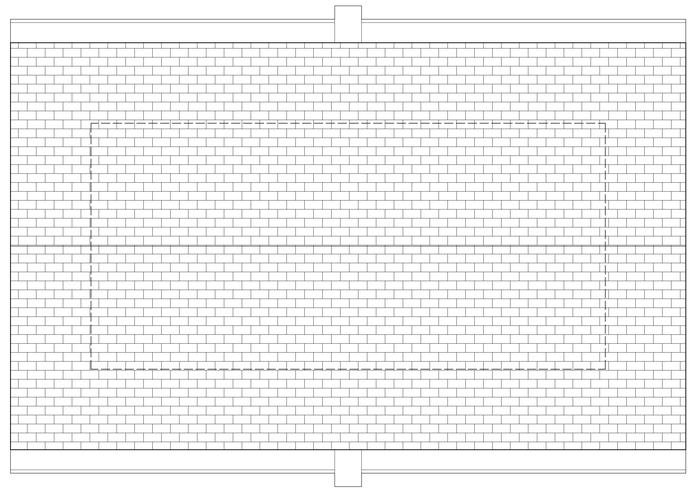
5 South Building Elevation
1/4"=1'-0"



4 West Building Elevation
1/4"=1'-0"

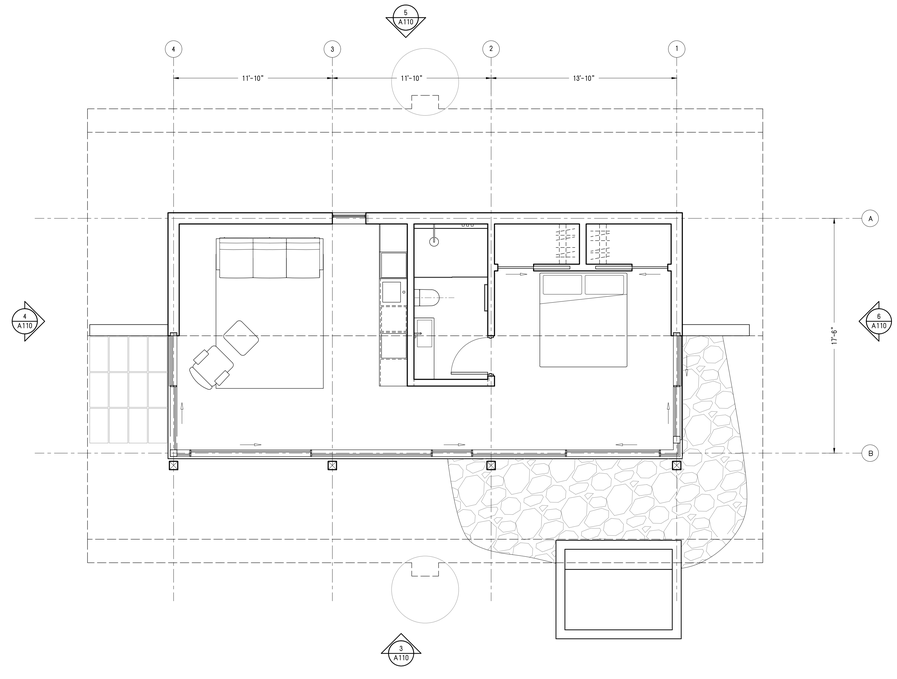


3 North Building Elevation
1/4"=1'-0"



2 Roof Plan
1/4"=1'-0"

NORTH



1 First Floor Plan
1/4"=1'-0"

NORTH

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Rolling Hills, CA 90274

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ADU Plans and Elevations

Date: 2024/10/14
Scale: As Shown
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Checked: CHK

A110

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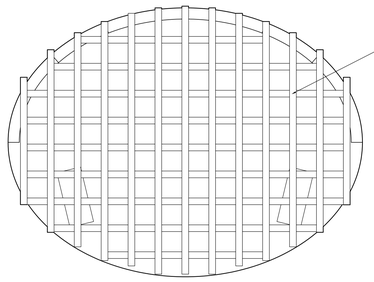
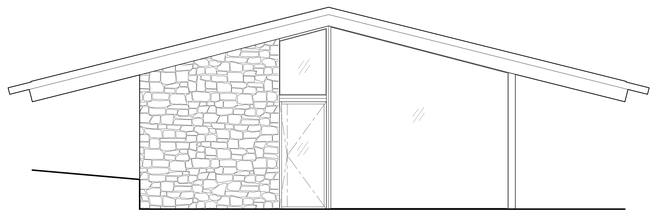
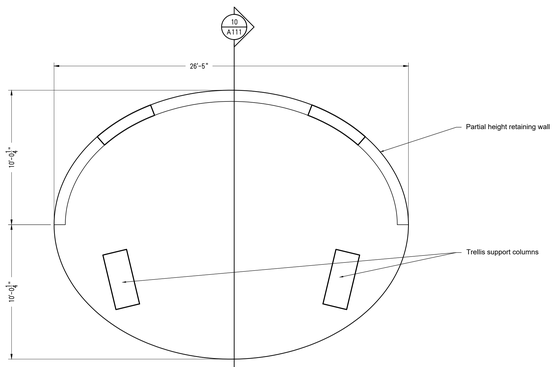
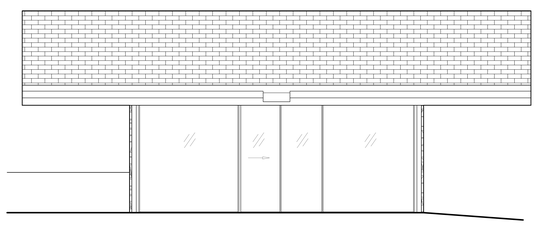


7 Trellis Roof Plan
1/4"=1'-0"

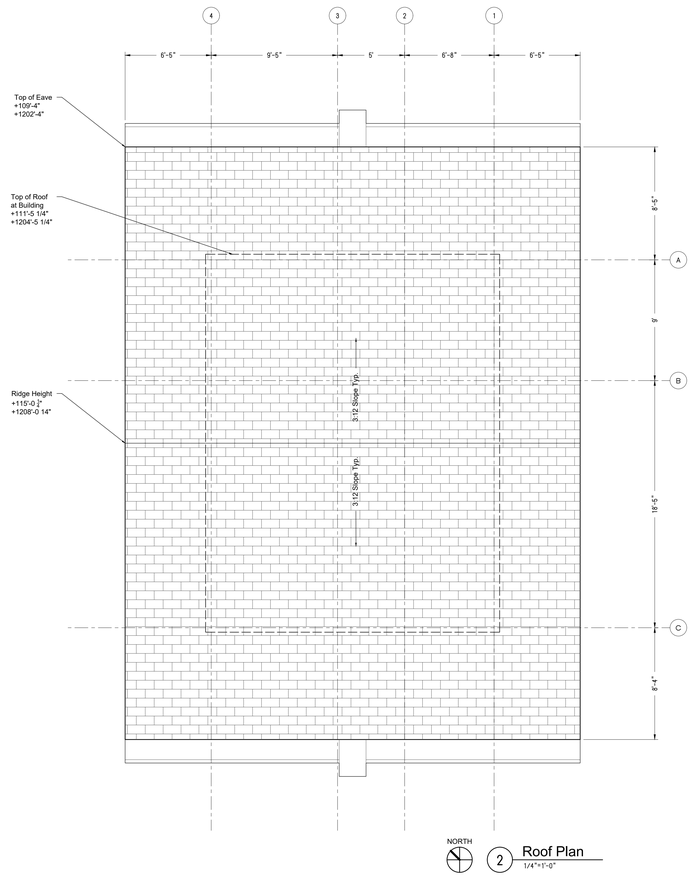


6 East Building Elevation
1/4"=1'-0"





5 South Building Elevation
1/4"=1'-0"

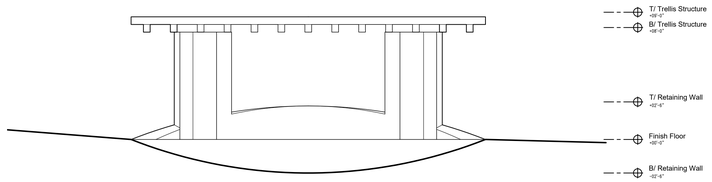


NORTH

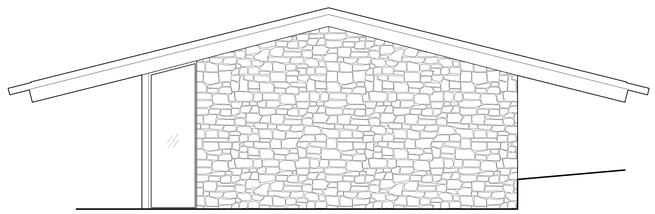
2 Roof Plan
1/4"=1'-0"



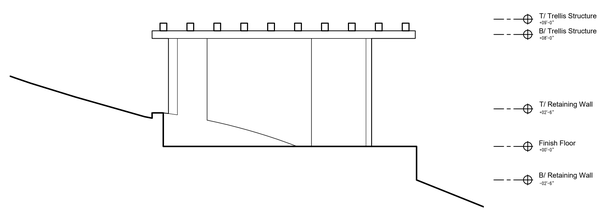
8 Trellis Floor Plan
1/4"=1'-0"



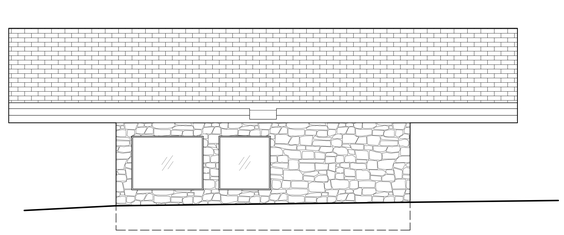
9 Trellis South Elevation
1/4"=1'-0"



4 West Building Elevation
1/4"=1'-0"



10 Trellis Section A-A
1/4"=1'-0"



3 North Building Elevation
1/4"=1'-0"

NORTH

1 First Floor Plan
1/4"=1'-0"

NOTES

No.	Date	Issuance
	10/14/24	City Council

Ogasawara Residence

23 Crest Road
Rolling Hills, CA 90274

STAMPS

ARCHITECT OF RECORD

Escher GuneWardena Architecture
815 Silver Lake Boulevard
Los Angeles, CA 90026
Tel: 323.665.9100
Fax: 323.665.9101

OWNER
Yukiko Ogasawara
3 Flying Mane Ln
Rolling Hills, CA 90274

GENERAL CONTRACTOR
TBD
Streetname St.
Los Angeles, CA #####

STRUCTURAL ENGINEER
Nous Engineering
5050 Eagle Rock Blvd
Los Angeles, CA 90041

CIVIL ENGINEER
Bolton Engineering Corp.
25834 Narbonne Ave, Ste 210
Lomita, CA 90717

MEP ENGINEER
PAE
6060 Center Dr, 10th Flr
Los Angeles, CA 90045

LANDSCAPE ARCHITECT
Terremoto
3401 Glendale Blvd
Los Angeles, CA 90039

Guest House and Trellis Plans and Elevations

Date: 2024/10/14
Scale: As Shown
Drawn: DRW
Checked: CHK

A111

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OGASAWARA RESIDENCE

23 CREST ROAD EAST
ROLLING HILLS, CA 90274



OVERALL SITE PLAN
SCALE: 1" = 40'



VICINITY MAP
SCALE: 1" = 300'

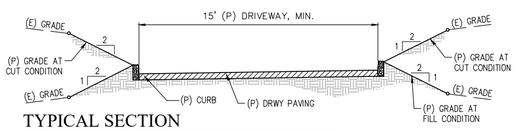
1	2 Crest Rd E	29	29 Crest Rd E
2	2 Georgeff Rd3	30	33 Crest Rd E
3	Georgeff Rd	31	1 Southfield Dr
4	8 Crest Rd E	32	4 Ranchero Rd
5	1 Crest Rd E	33	1 Ranchero Rd
6	12 Crest Rd E	34	2 Ranchero Rd
7	1 Georgeff Rd	35	51 Portugese Bend Rd
8	6 Cinchring Rd	36	54 Protugese Bend Rd
9	5 Crest Rd E	37	56 Protugese Bend Rd
10	52 Portugese Bend Rd	38	58 Portugese Bend Rd
11	7 Crest Rd E	39	35 Crest Rd E
12	16 Crest Rd E	40	3 Southfield Dr
13	18 Crest Rd E	41	53 Protugese Bend Rd
14	22 Crest Rd E	42	Address Not Available
15	26 Crest Rd	43	62 Portugese Bend Rd
16	30 Crest Rd E	44	60 Portugese Bend Rd
17	34 Crest Rd E	45	5 Ringbit Rd W
18	5 Ranchero Rd	46	7 Southfield Dr
19	17 Crest Rd E	47	Address Not Available
20	Address Not Available		

LEGEND

PROPERTY LINE	
EASEMENT	
SETBACK	
(P) LIMIT OF GRADING	
(P) PAD AREA	
(E) CONTOUR	1300
(P) CONTOUR	1100
(P) STRUCTURE	
(P) BASEMENT	
(P) RETAINING WALL	
(P) DRIVEWAY	
(P) POOL DECK	
(P) PAVED WALK	
(P) COVERED PORCH	
(P) CORRAL	

ABBREVIATIONS

(E)	EXISTING
(P)	PROPOSED
BW	BOTTOM OF WALL
FF	FINISHED FLOOR
FG	FINISHED GRADE
FH	FIRE HYDRANT
FS	FINISHED SURFACE
PP	POWER POLE
SF	SQUARE FEET
TW	TOP OF WALL



TYPICAL SECTION
DRIVEWAY/FIRE ACCESS

Revisions	By

339

Bolton Engineering Corp.
Civil Engineering and Surveying
25834 Narbonne Avenue Suite 210
Lomita, Ca. 90717
Ph: 310-325-5580 Fax: 310-325-5581

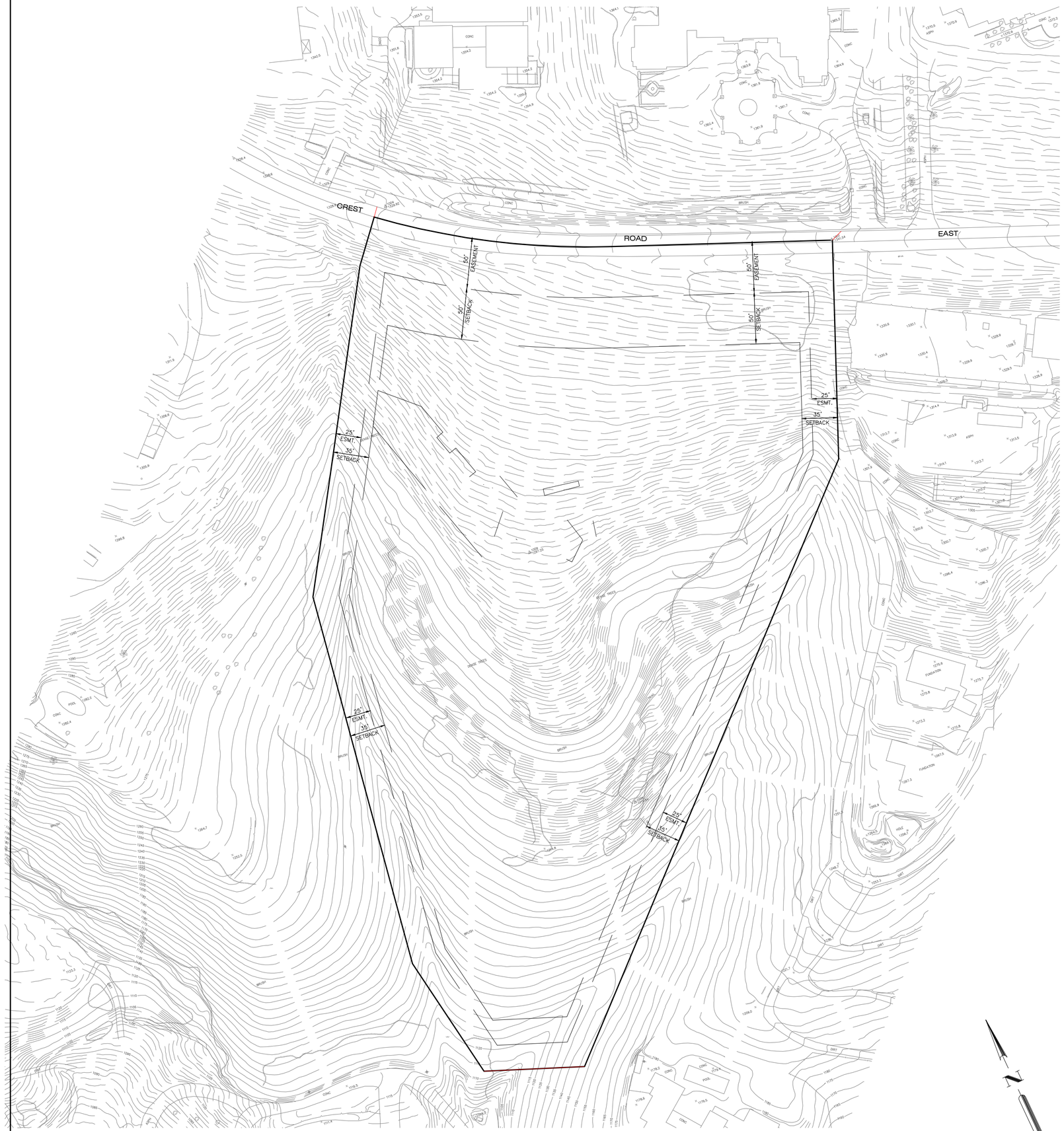
CLIENT: YUKI OGASAWARA
452 S LORING AVENUE
LOS ANGELES CA 90024

TITLE: OVERALL SITE PLAN
NEW RESIDENCE
17 CREST ROAD EAST
ROLLING HILLS, CA 90274

Date:	10/14/24
Scale:	AS SHOWN
Drawn:	djb
Checked:	DJB
Job No.	22324
Sheet	C1
Of	8 Sheets

OGASAWARA RESIDENCE

23 CREST ROAD EAST
ROLLING HILLS, CA 90274



EXISTING CONDITIONS

SCALE: 1" = 40'

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340

Bolton Engineering Corp.
Civil Engineering and Surveying
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Lomita, Ca. 90717
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17 CREST ROAD EAST
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Job No.	22324
Sheet	C2
Of	8 Sheets

OGASAWARA RESIDENCE

23 CREST ROAD EAST
ROLLING HILLS, CA 90274

CREST ROAD EAST

69.4'

50' EASEMENT

50' SETBACK

LIMIT OF GRADING

PAD 3: STABLE

(P) CORRAL
519sf
(no grading required)

(P) Stable
225sf
PAD=1315.5
FF=1316.00

WALL F
(P) RETAINING WALL
AVG. HEIGHT 2.4'
MAX HEIGHT 3.0'

25' ESMT.

35' SETBACK

WALL B
(P) RET. WALL
AVG. HT. 4.2'
MAX. HT. 5.0'

(P) Pool
280sf

(P) POOL DECK
4,110sf

POOL EQUIP. (195sf)

WATER FEATURE 115sf

WALL D
(P) RETAINING WALL
AVG. HEIGHT 4.1'
MAX HEIGHT 5.0'

WALL C
(P) RETAINING WALL
AVG. HEIGHT 4.0'
MAX HEIGHT 5.0'

VARIES, 2:1 MAX

WALL E
(P) RETAINING WALL
AVG. HEIGHT 2.1'
MAX HEIGHT 2.5'

PAD 2: ADU

(P) A.D.U.
700sf
PAD=1318.5
FF=1319.0

LIMIT OF GRADING

PAD 1

(P) Guest House
650sf
PAD=1293.5
FF=1293.0'

WALL A
(P) RET. WALL
AVG. HT. 2.5'
MAX HT. 2.5'

ENTRY

EAVE LINE

(P) GARAGE
1000sf
FF=1292.5

(P) RESIDENCE
14,276sf
PAD=1292.5
FF=1293.0

(P) BASEMENT
7,425sf
PAD=1283.0
FF=1283.5

COVERED PORCH (385sf)

COVERED PORCH (260sf)

DECK

LIMIT OF GRADING

STORM DRAIN STORAGE TANK, SIZED TO CAPTURE ADDITIONAL RUNOFF FROM THE **100 YEAR STORM**

STORM DRAIN OUTFALL; TO CONNECT TO FUTURE STORM DRAIN IF PROVIDED

BASEMENT EXIT

SUNSET TERRACE
415sf

BRUSH

DENSE TREES

CONC.

LEGEND

- PROPERTY LINE
- EASEMENT
- SETBACK
- (P) LIMIT OF GRADING
- (P) PAD AREA
- (E) CONTOUR 1300
- (P) CONTOUR 1100
- (P) STRUCTURE
- (P) BASEMENT
- (P) RETAINING WALL
- (P) DRIVEWAY
- (P) POOL DECK
- (P) PAVED WALK
- (P) COVERED PORCH
- (P) CORRAL

PRELIMINARY CIVIL PLAN

SCALE: 1" = 20'

Revisions	By

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Bolton Engineering Corp.
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Lomita, Ca. 90717
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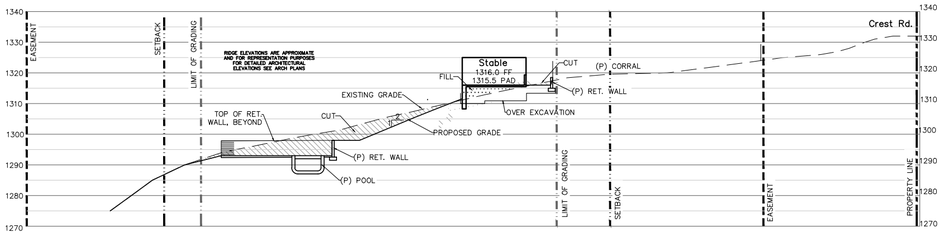
CLIENT: YUKI OGASAWARA
452 S LORING AVENUE
LOS ANGELES CA 90024

TITLE: PRELIM GRADING PLAN
NEW RESIDENCE
17 CREST ROAD EAST
ROLLING HILLS, CA 90274

Date:	10/14/24
Scale:	AS SHOWN
Drawn:	djb
Checked:	DJB
Job No.	22324

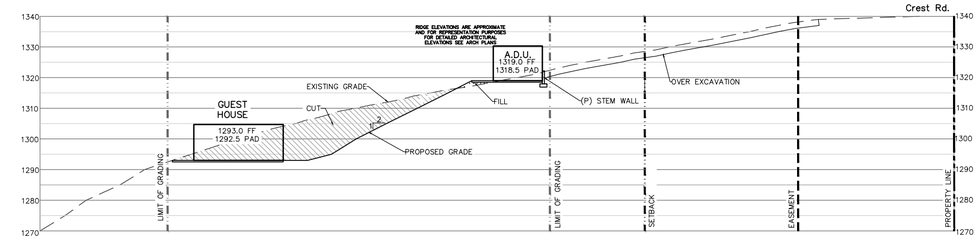
Sheet: C3

Of 8 Sheets



SECTION A-A

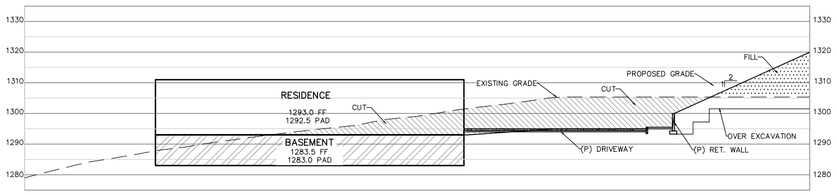
SCALE: 1" = 20'



SECTION C-C

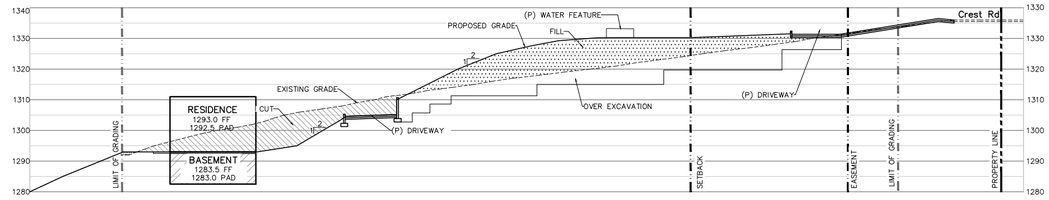
SCALE: 1" = 20'

SECTION A—A



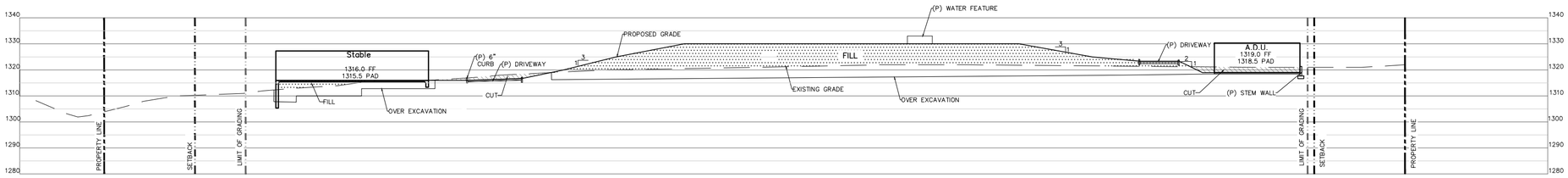
SECTION B-B

SCALE: 1" = 20'



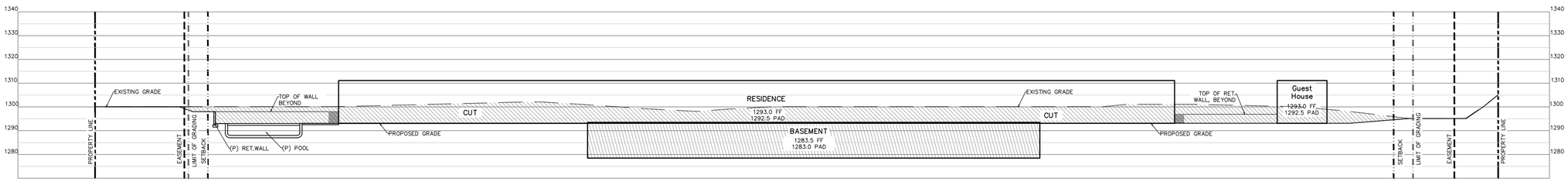
SECTION B1-B1

SCALE: 1" = 20'



SECTION D-D

SCALE: 1" = 20'



SECTION E-E

SCALE: 1" = 20'

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Bolton Engineering Corp.
Civil Engineering and Surveying
25834 Narbonne Avenue Suite 210
Lomita, Ca. 90717
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452 S LORING AVENUE
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TITLE: SITE SECTIONS
NEW RESIDENCE
23 CREST ROAD EAST
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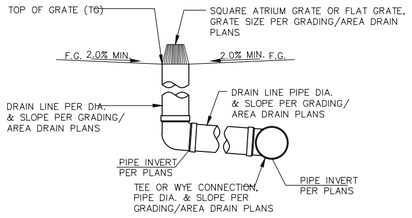
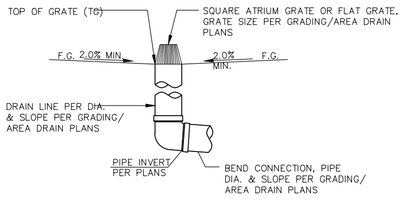
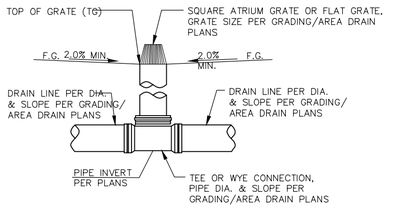


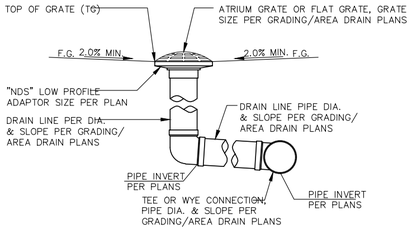
ROUND LANDSCAPE AREA DRAIN (OFF-LINE)



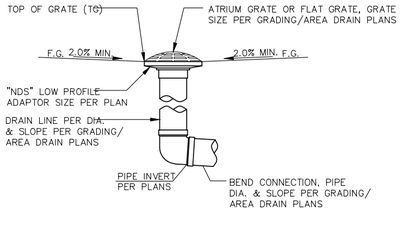
ROUND LANDSCAPE AREA DRAIN (TERMINAL)



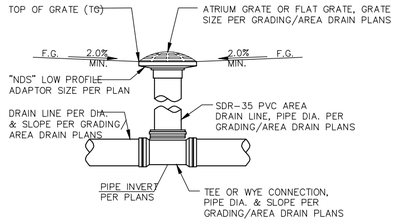
ROUND LANDSCAPE AREA DRAIN (IN-LINE)



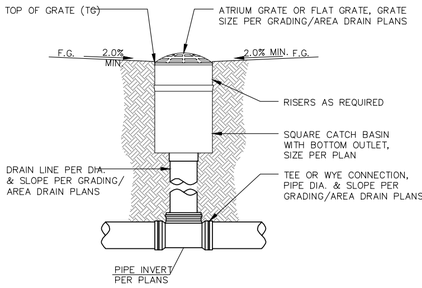
SQUARE LANDSCAPE AREA DRAIN (OFF-LINE)



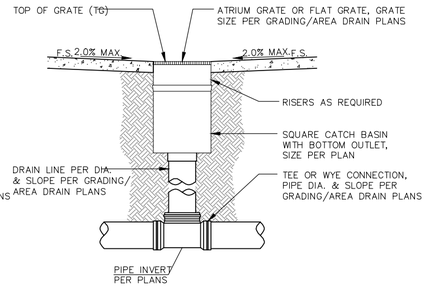
SQUARE LANDSCAPE AREA DRAIN (TERMINAL)



SQUARE LANDSCAPE AREA DRAIN (IN-LINE)



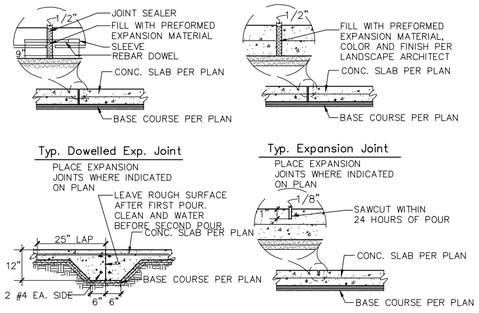
SUMP BOX LANDSCAPE AREA DRAIN



SUMP BOX PEDESTRIAN AREA DRAIN

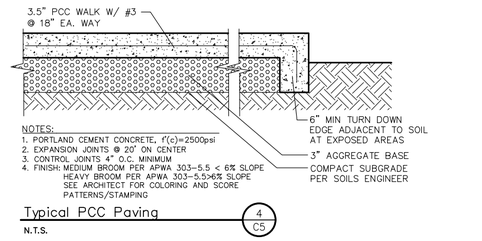
Area Drain Details — 8 / C5

N.T.S.



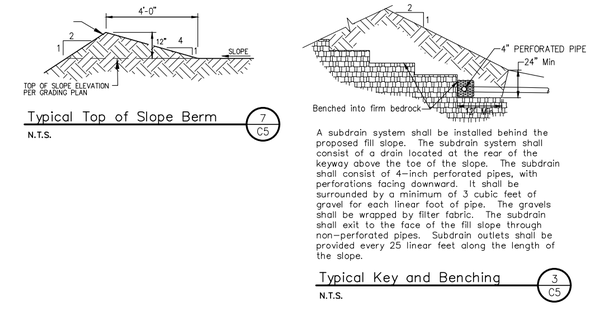
Typical PCC Joints — 6 / C5

N.T.S.



Typical PCC Paving — 4 / C5

N.T.S.



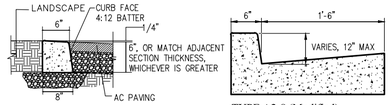
Typical Top of Slope Berm — 7 / C5

N.T.S.

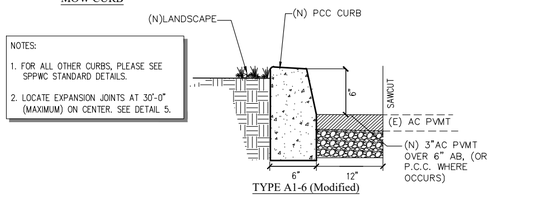
A subdrain system shall be installed behind the proposed fill slope. The subdrain system shall consist of a drain located at the rear of the keyway above the toe of the slope. The subdrain shall consist of 4-inch perforated pipes, with perforations facing downward. It shall be surrounded by a minimum of 3 cubic feet of gravel for each linear foot of pipe. The gravels shall be wrapped by filter fabric. The subdrain shall exit to the face of the fill slope through non-perforated pipes. Subdrain outlets shall be provided every 25 linear feet along the length of the slope.

Typical Key and Benching — 3 / C5

N.T.S.



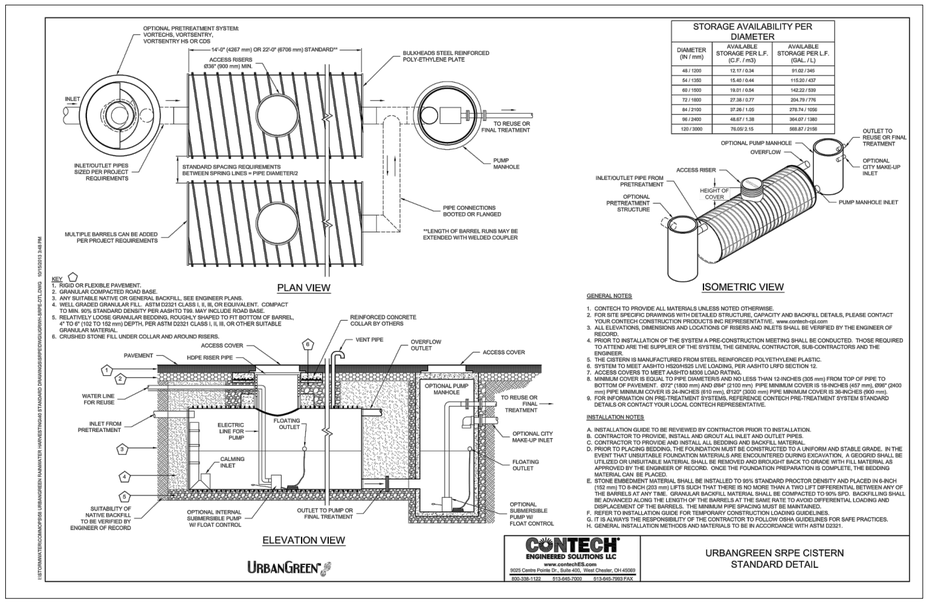
MOW CURB — TYPE A2-8 (Modified)



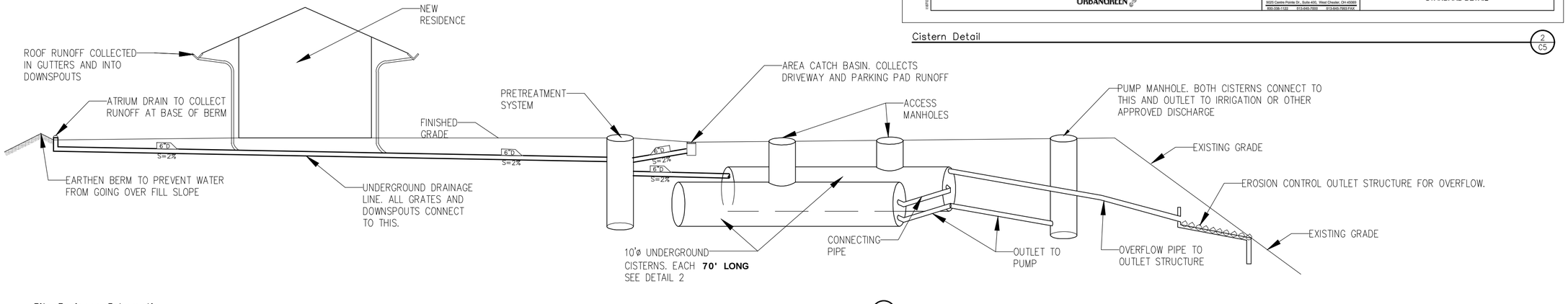
TYPE A1-6 (Modified)

Typical PCC Curbs — 5 / C5

N.T.S.


OPTIONAL PRETREATMENT SYSTEM: VORTECHS, VORTENTRY, VORTENTRY HS OR CDS
INLET
ACCESS RISERS 636" (900 mm) MIN.
14'-0" (4267 mm) OR 22'-0" (6706 mm) STANDARD*
BULKHEADS STEEL REINFORCED POLY-ETHYLENE PLATE
TO REUSE OR FINAL TREATMENT
PUMP MANHOLE
INLET/OUTLET PIPES SIZED PER PROJECT REQUIREMENTS
STANDARD SPACING REQUIREMENTS BETWEEN SPRING LINES = PIPE DIAMETER/2
PIPE CONNECTIONS BOOTED OR FLANGED
MULTIPLE BARRELS CAN BE ADDED PER PROJECT REQUIREMENTS
*LENGTH OF BARREL RUNS MAY BE EXTENDED WITH WELDED COUPLER
PLAN VIEW
OPTIONAL PUMP MANHOLE
OVERFLOW
OUTLET TO REUSE OR FINAL TREATMENT
OPTIONAL CITY MAKE-UP INLET
ACCESS RISER
INLET/OUTLET PIPE FROM PRETREATMENT
HEIGHT OF COVER
OPTIONAL PRETREATMENT STRUCTURE
PUMP MANHOLE INLET
ISOMETRIC VIEW
KEY
1. RIGID OR FLEXIBLE PAVEMENT.
2. GRANULAR COMPACTED ROAD BASE.
3. WELL GRADED GRANULAR BACKFILL. SEE ENGINEER PLANS.
4. WELL GRADED GRANULAR FILL. ASTM D2321 CLASS I, II, III, OR EQUIVALENT. COMPACT TO MIN. 90% STANDARD DENSITY PER AASHTO T99. MAY INCLUDE ROAD BASE.
5. RELATIVELY LOOSE GRANULAR BEDDING, ROUGHLY SHAPED TO FIT BOTTOM OF BARREL, 4" TO 8" (102 TO 152 mm) DEPTH, PER ASTM D2321 CLASS I, II, III, OR OTHER SUITABLE GRANULAR MATERIAL.
6. CRUSHED STONE FILL UNDER COLLAR AND AROUND RISERS.
REINFORCED CONCRETE COLLAR BY OTHERS
VENT PIPE
ACCESS COVER
HDPE RISER PIPE
PAVEMENT
WATER LINE FOR REUSE
INLET FROM PRETREATMENT
ELECTRIC LINE FOR PUMP
FLOATING OUTLET
CALMING INLET
SUITABILITY OF NATIVE BACKFILL TO BE VERIFIED BY ENGINEER OF RECORD
OPTIONAL INTERNAL SUBMERSIBLE PUMP W/ FLOAT CONTROL
OUTLET TO PUMP OR FINAL TREATMENT
OPTIONAL SUBMERSIBLE PUMP W/ FLOAT CONTROL
ELEVATION VIEW
GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE, CAPACITY AND BACKFILL DETAILS, PLEASE CONTACT YOUR CONTECH CONSTRUCTION PRODUCTS INC REPRESENTATIVE. www.contech-cpi.com
3. ALL ELEVATIONS, DIMENSIONS AND LOCATIONS OF RISERS AND INLETS SHALL BE VERIFIED BY THE ENGINEER OF RECORD.
4. PRIOR TO INSTALLATION OF THE SYSTEM A PRE-CONSTRUCTION MEETING SHALL BE CONDUCTED. THOSE REQUIRED TO ATTEND ARE THE SUPPLIER OF THE SYSTEM, THE GENERAL CONTRACTOR, SUB-CONTRACTORS AND THE ENGINEER.
5. THE CISTERN IS MANUFACTURED FROM STEEL REINFORCED POLYETHYLENE PLASTIC.
6. SYSTEM TO MEET AASHTO HS20HS25 LIVE LOADING, PER AASHTO LRFD SECTION 12.
7. ACCESS COVERS TO MEET AASHTO M306 LOAD RATING.
8. MINIMUM COVER IS EQUAL TO PIPE DIAMETERS AND NO LESS THAN 12-INCHES (305 mm) FROM TOP OF PIPE TO BOTTOM OF PAVEMENT. 8'0"Ø (1800 mm) AND 9'6"Ø (2100 mm) PIPE MINIMUM COVER IS 18-INCHES (457 mm), 8'9"Ø (2400 mm) PIPE MINIMUM COVER IS 24-INCHES (610 mm), 9'0"Ø (2600 mm) PIPE MINIMUM COVER IS 36-INCHES (900 mm).
9. FOR INFORMATION ON PRE-TREATMENT SYSTEMS, REFERENCE CONTECH PRE-TREATMENT SYSTEM STANDARD DETAILS OR CONTACT YOUR LOCAL CONTECH REPRESENTATIVE.
INSTALLATION NOTES
A. INSTALLATION GUIDE TO BE REVIEWED BY CONTRACTOR PRIOR TO INSTALLATION.
B. CONTRACTOR TO PROVIDE, INSTALL AND GROUT ALL INLET AND OUTLET PIPES.
C. CONTRACTOR TO PROVIDE AND INSTALL ALL BEDDING AND BACKFILL MATERIAL.
D. PRIOR TO PLACING BEDDING, THE FOUNDATION MUST BE CONSTRUCTED TO A UNIFORM AND STABLE GRADE. IN THE EVENT THAT UNSUITABLE FOUNDATION MATERIALS ARE ENCOUNTERED DURING EXCAVATION, A GEOGRID SHALL BE UTILIZED OR UNSUITABLE MATERIAL SHALL BE REMOVED AND BROUGHT BACK TO GRADE WITH FILL MATERIAL AS APPROVED BY THE ENGINEER OF RECORD. ONCE THE FOUNDATION PREPARATION IS COMPLETE, THE BEDDING MATERIAL CAN BE PLACED.
E. STONE EMBEDMENT MATERIAL SHALL BE INSTALLED TO 95% STANDARD PROCTOR DENSITY AND PLACED IN 6-INCH (150 mm) LIFTS. BACKFILL SHALL BE BROUGHT UP EVENLY TO MINIMIZE ANY DIFFERENTIAL BETWEEN ANY OF THE BARRELS AT ANY TIME. GRANULAR BACKFILL MATERIAL SHALL BE COMPACTED TO 95% SPD. BACKFILLING SHALL BE ADVANCED ALONG THE LENGTH OF THE BARRELS AT THE SAME RATE TO AVOID DIFFERENTIAL LOADING AND DISPLACEMENT OF THE BARRELS. THE MINIMUM PIPE SPACING MUST BE MAINTAINED.
F. REFER TO INSTALLATION GUIDE FOR TEMPORARY CONSTRUCTION LOADING GUIDELINES.
G. IT IS ALWAYS THE RESPONSIBILITY OF THE CONTRACTOR TO FOLLOW OSHA GUIDELINES FOR SAFE PRACTICES.
H. GENERAL INSTALLATION METHODS AND MATERIALS TO BE IN ACCORDANCE WITH ASTM D2321.
STORAGE AVAILABILITY PER DIAMETER
DIAMETER (IN / mm) | AVAILABLE STORAGE PER L.F. (C.F. / m3) | AVAILABLE STORAGE PER L.F. (GAL. / L)
48 / 1200 | 12.17 / 0.34 | 91.02 / 345
54 / 1350 | 15.40 / 0.44 | 115.20 / 437
60 / 1500 | 19.01 / 0.54 | 142.22 / 539
72 / 1800 | 27.38 / 0.77 | 204.79 / 776
84 / 2100 | 37.26 / 1.05 | 278.74 / 1056
96 / 2400 | 48.67 / 1.38 | 364.07 / 1380
120 / 3000 | 76.05/ 2.15 | 568.87 / 2156
CONTECH ENGINEERED SOLUTIONS LLC
www.contech-cpi.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX
URBANGREEN SRPE CISTERN STANDARD DETAIL
URBANGREEN

Cistern Detail — 2 / C5



Site Drainage Schematic — 1 / C5

Revisions	By

Bolton Engineering Corp.
Civil Engineering and Surveying
25834 Narbonne Avenue Suite 210
Lomita, Ca. 90717
Ph: 310-325-5580 Fax: 310-325-5581

CLIENT: YUKI OGASAWARA
452 S LORING AVENUE
LOS ANGELES CA 90024

TITLE: CIVIL DETAILS
NEW RESIDENCE
17 CREST ROAD EAST
ROLLING HILLS, CA 90274

Date:	10/14/24
Scale:	AS SHOWN
Drawn:	djb
Checked:	DJB
Job No.	22324
Sheet	C5
Of	8 Sheets

343

OGASAWARA RESIDENCE

23 CREST ROAD EAST
ROLLING HILLS, CA 90274

LEGEND

Color Depth

17.0'
6.0' Area of Fill
0.0'
-6.0' Area of Cut
-17.0'

CREST ROAD EAST

LIMIT OF GRADING

(P) SWALE

(P) POOL DECK

(P) TRUCK PT 1306.00

(P) HOUSE FF 1315.00

(P) HOUSE FF 1293.00

(P) HOUSE FF 1295.00

(P) LAKE

DECK

BRUSH

DENSE TREES

CONC

TRAIL

SUNSET TERRACE 415SF

1215.39HP
1218.07HP
1211.95HP
1215.35HP

EARTHWORK COLOR EXHIBIT

SCALE: 1" = 20'

Revisions	By

344

Bolton Engineering Corp.
Civil Engineering and Surveying
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Lomita, Ca. 90717
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CLIENT: YUKI OGASAWARA
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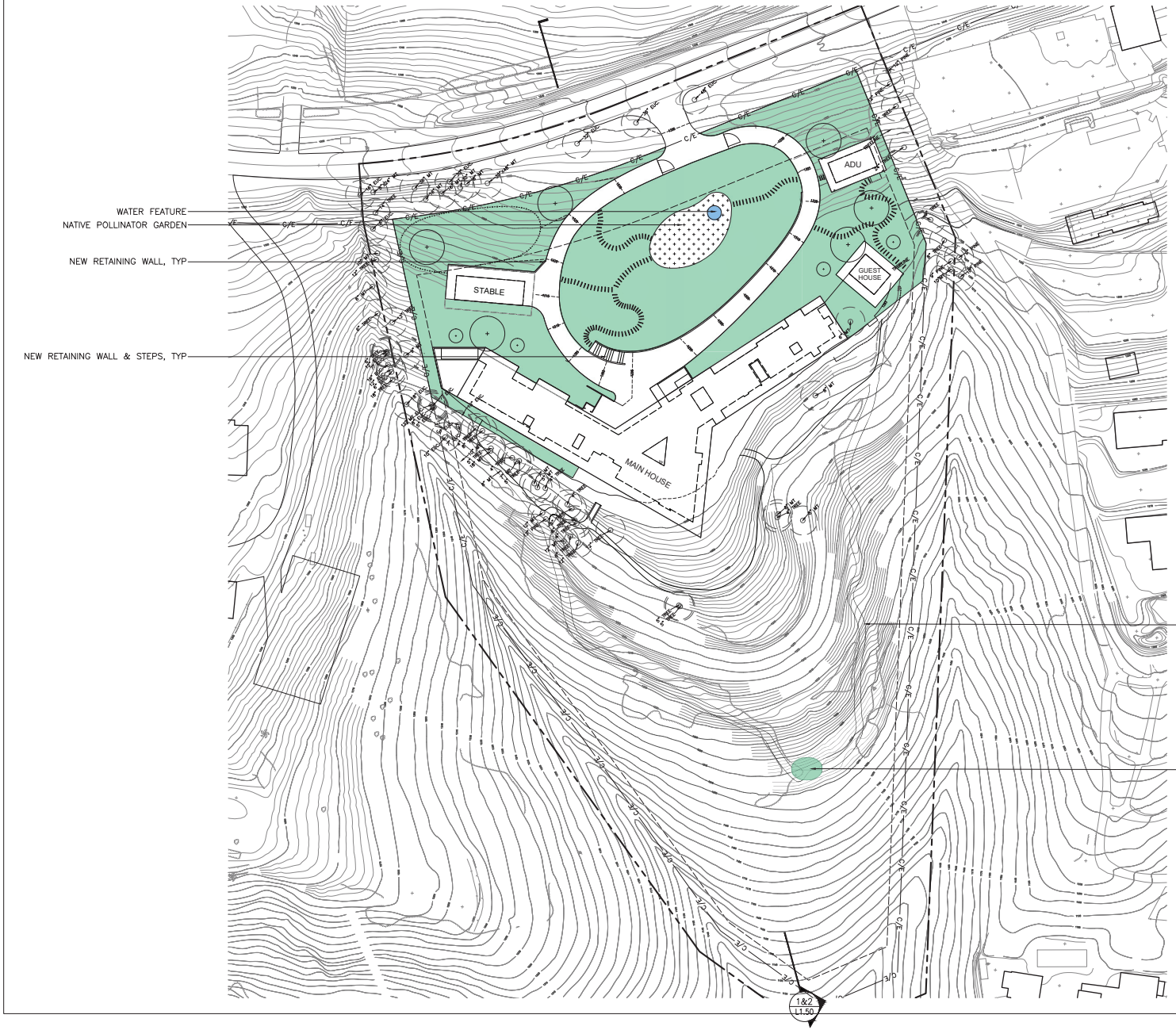
LOS ANGELES CA 90024

TITLE: PRELIM GRADING PLAN
NEW RESIDENCE
17 CREST ROAD EAST
ROLLING HILLS, CA 90274

Date:	10/14/24
Scale:	AS SHOWN
Drawn:	djb
Checked:	DJB
Job No.	22324
Sheet	C6
Of	8 Sheets



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CHECKED BY:
SCALE
1" = 40'-0"
SHEET TITLE
CONCEPTUAL LANDSCAPE PLAN
SHEET NUMBER
L1.00



EXISTING TREE

NEW TREE, NATIVE SPECIES
QTY: 15

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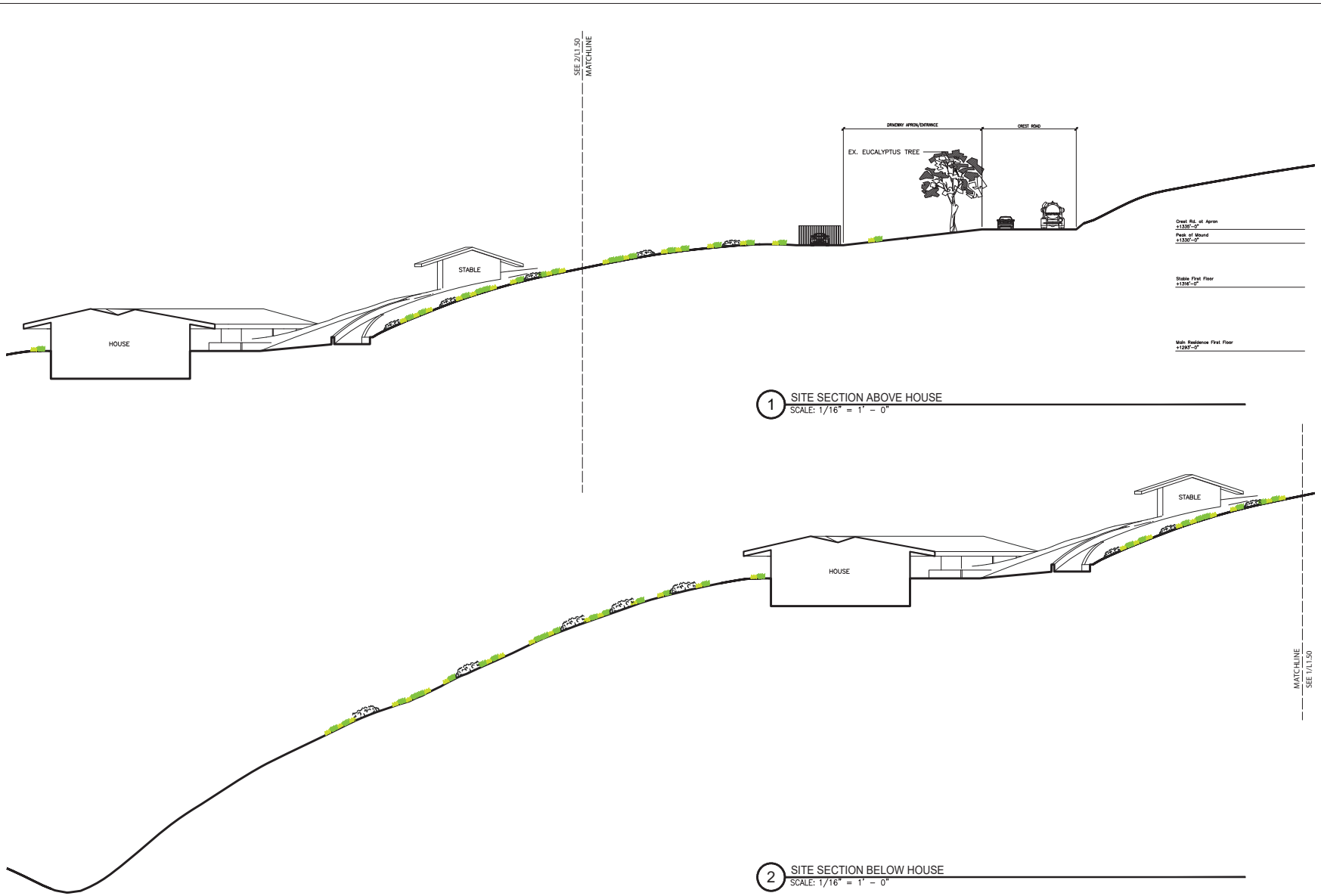
SCALE
1" = 40'-0"

SHEET TITLE
EXISTING AND PROPOSED
TREE PLAN

SHEET NUMBER
L1.01



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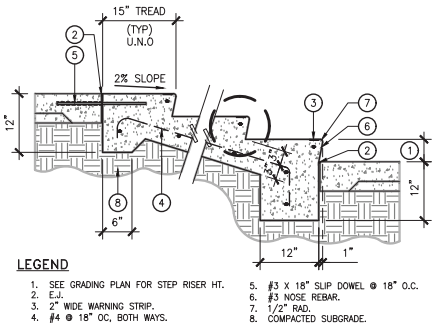
ISSUE DATE
10/14/24
REV DATE ISSUE BY

DRAWN BY:
CHECKED BY:
SCALE
AS SHOWN
SHEET TITLE
SITE SECTION
SHEET NUMBER
L1.50



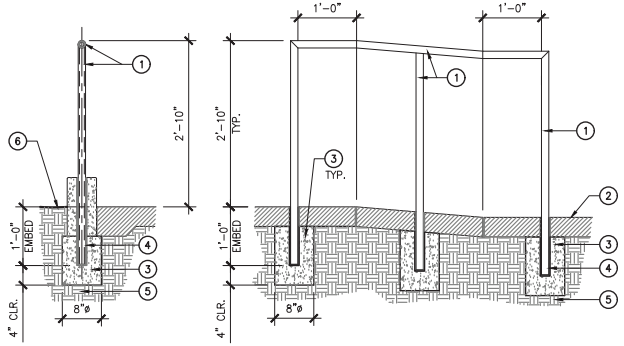
9 CONCRETE STEPS
SCALE: 1" = 1'- 0"

LEGEND

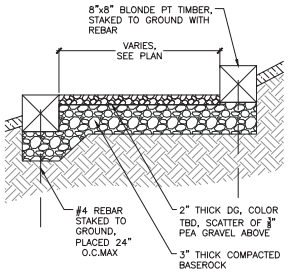
1. HANDRAIL AND POSTS, 1-1/2" (NOM.) GALVANIZED STEEL PIPE.
2. FINISH SURFACE OF PAVEMENT.
3. CONC. FOOTING FOR HANDRAIL POST.
4. SET RAIL W/ POUR-ROC.
5. COMPACTED SUBGRADE.
6. FINISH GRADE AT PLANTING AREA.
7. ADJ. WALL.

NOTE

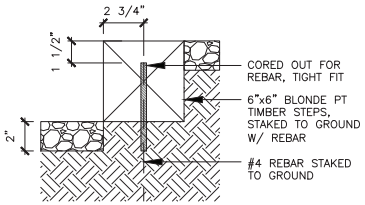
A. SET RAIL AT LEAST 3" (CLR) FROM EDGE OF PAVEMENT.
B. GRIND ALL WELDS SMOOTH.
C. LEVEL SURFACE OF RAIL EXTENDS 12" MIN. BEYOND TOP AND BOTTOM OF RAMP.
D. WHERE RAMP IS LONGER THAN 6', PROVIDE INTERMEDIATE POSTS AT EQUALLY SPACED INTERVALS NOT TO EXCEED 6'.



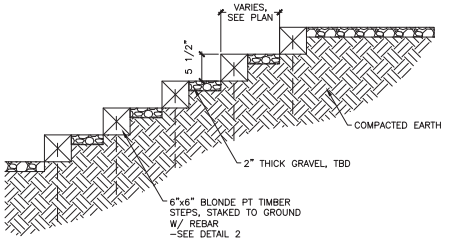
8 HANDRAIL AT RAMPS
SCALE: 1" = 1'- 0"



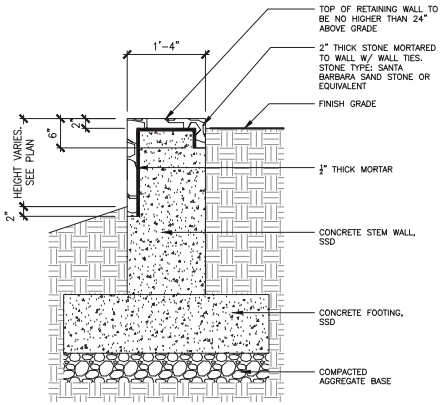
7 PT TIMBER TRAIL SECTION
SCALE: 1" = 1'-0"



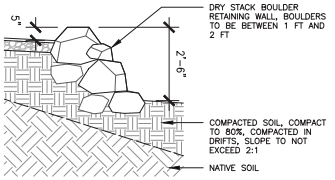
6 PT TIMBER STEPS CLOSE-UP
SCALE: 3" = 1'-0"



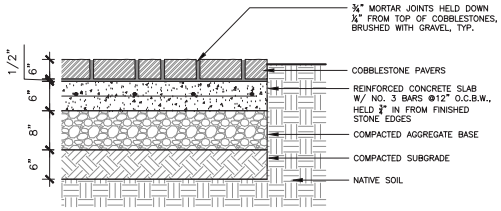
5 PT TIMBER STEPS SECTION
SCALE: 1" = 1'-0"



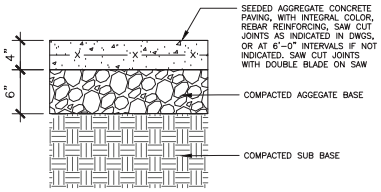
4 STONE VENEERED RETAINING WALL
SCALE: 1" = 1'-0"



3 DRY STACK STONE RETAINING WALL
SCALE: 1/2" = 1'-0"



2 COBBLESTONE DRIVEWAY
SCALE: 1" = 1'-0"



1 CONCRETE DRIVEWAY
SCALE: 1 1/2" = 1' - 0"

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LANDSCAPE DETAILS
SHEET NUMBER
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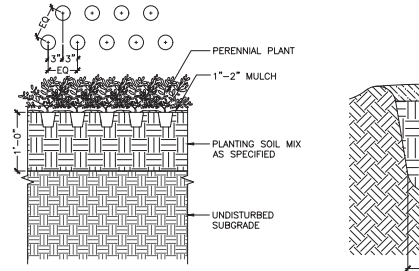
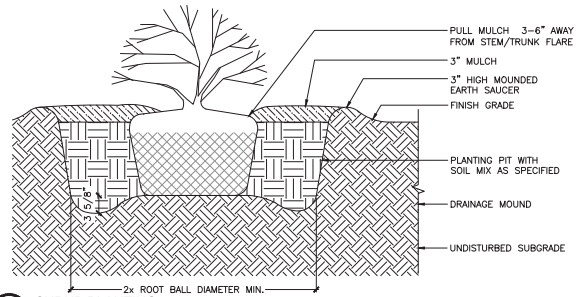
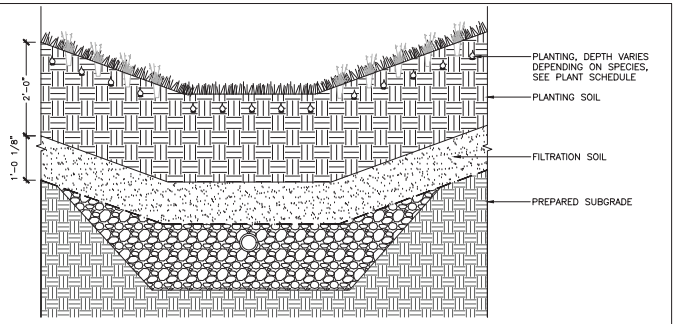


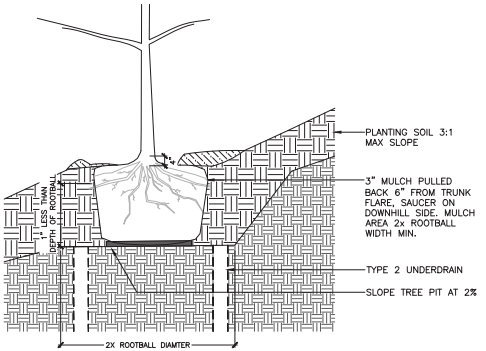
6 PERENNIAL PLANTING
SCALE: 1" = 1' – 0"



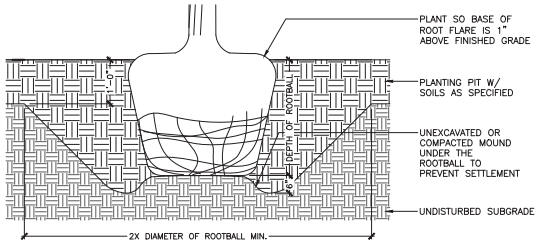
5 SHRUB PLANTING
SCALE: 3/4" = 1' – 0"



4 BIOSWALE DETAIL
SCALE: 3/4" = 1' – 0"



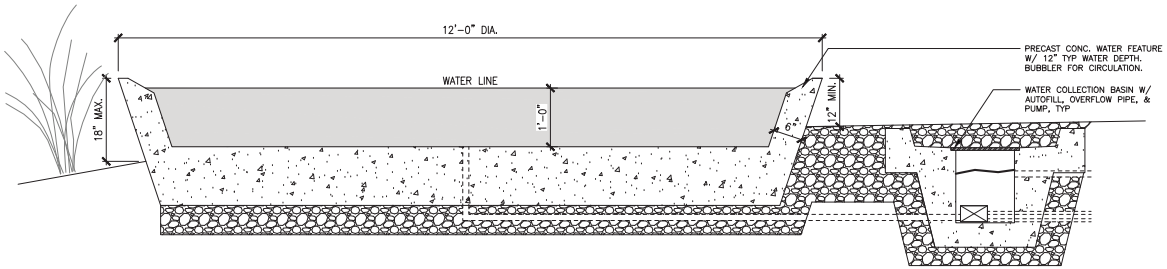
3 HILLSIDE TREE PLANTING
SCALE: 1/2" = 1' – 0"



2 TREE PLANTING
SCALE: 3/4" = 1' – 0"



IMAGE FOR REFERENCE ONLY



1 WATER FEATURE
SCALE: 1" = 1' – 0"

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SHEET TITLE
LANDSCAPE DETAILS

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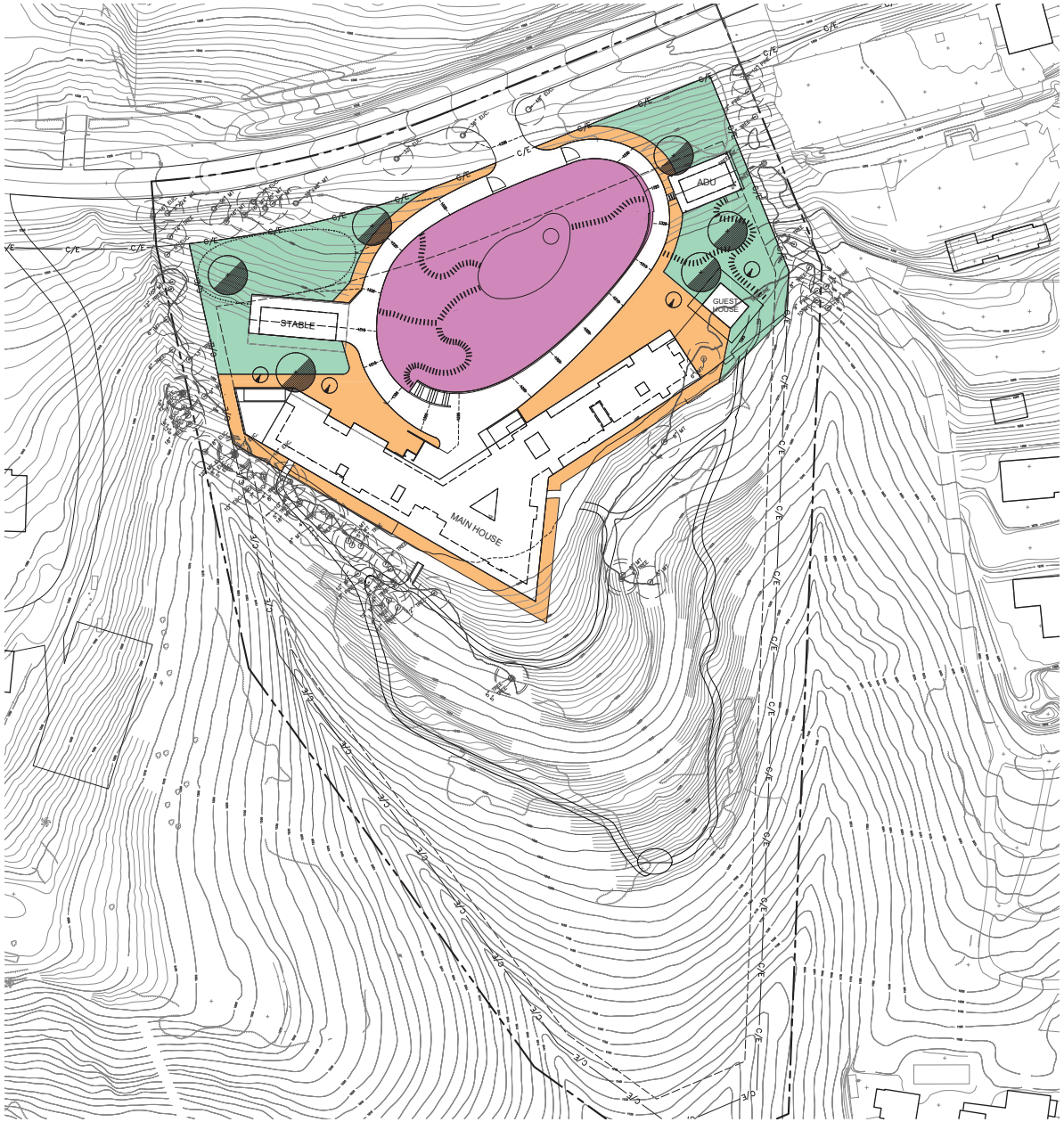

EXISTING TREE

(6) QUERCUS AGRIFOLIA
Max Height - 30'
Max Width - 30'

(4) CERCIS CANADENSIS 'FOREST PANSY'
Max Height - 12'
Max Width - 12'

MATRIX 1: NATIVE MEADOW
24,000 SQ FT = 2,780 PLANTS

(200) ACHILLEA MILLEFOLIUM (L)
(600) BACCHARIS PILULARIS (L)
(200) BOUTELOUA GRACILIS (L)
(100) CEANOTHUS 'SKYLARK' (M)
(600) CEANOTHUS 'YANKEE POINT' (L)
(400) FESTUCA CALIFORNICA (L)
(30) HETEROMELES ARBUTIFOLIA (L)
(250) LAVANDULA DENTATA (L)
(200) LUPINUS SUCCULENTUS (L)
(200) SALVIA SPATHACEA (L)

MATRIX 2: NATIVE GARDEN
20,000 SQ FT = 2,480 PLANTS

(150) AGAVE VILMORINIANA (VL)
(300) DUDLEYA LANCEOLATA (VL)
(25) OPUNTIA FICUS-INDICA (VL)
(150) ACHILLEA MILLEFOLIUM (L)
(250) BACCHARIS PILULARIS (L)
(25) CEANOTHUS 'RAY HARTMAN' (L)
(300) CEANOTHUS 'YANKEE POINT' (L)
(150) DICHELOSTEMMA CAPITATUM (VL)
(150) ESCHSCHOLZIA CALIFORNICA (VL)
(200) FESTUCA CALIFORNICA (L)
(30) HETEROMELES ARBUTIFOLIA (L)
(150) LAVANDULA DENTATA (L)
(150) LUPINUS SUCCULENTUS (L)
(300) OLEA EUROPAEA 'LITTLE OLLIE' (L)
(150) SALVIA SPATHACEA (L)

MATRIX 3: NATIVE CHAPARRAL
21,000 SQ FT = 2,500 PLANTS

(200) ARTEMISIA CALIFORNICA (VL)
(150) ASCLEPIAS FASCICULARIS (VL)
(150) CALOCHORTUS CATALINAE (VL)
(150) ENCELIA CALIFORNICA (VL)
(200) ERIOGONUM FASICULATUM (VL)
(200) ERIOGONUM PARVIFOLIUM (VL)
(30) HETEROMELES ARBUTIFOLIA (L)
(150) ISOMERIS ARBOREA (VL)
(150) LOTUS SCOPARIUS (VL)
(200) MIMULUS AURANTIACUS (VL)
(300) RHUS INTEGRIFOLIA (VL)
(200) SALVIA APIANA (VL)
(200) SALVIA LEUCOPHYLLA (VL)
(200) SALVIA MELLIFERA (VL)
(50) SAMBUCUS MEXICANA (VL)

PLANT MATRIX LEGEND

(QTY) SPECIES (WUCOLS) MAX HEIGHT

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SCALE
1" = 40'-0"

SHEET TITLE
PLANTING ZONE DIAGRAM

SHEET NUMBER
L3.00

TREES



Lyonothamnus floribundus — MAX HEIGHT: 20' MAX WIDTH: 12'
Catalina Ironwood
WUCOLS — L



Quercus agrifolia — MAX HEIGHT: 30' MAX WIDTH: 30'
Coast Live Oak
WUCOLS — VL



Cercis canadensis 'Forest Pansy' — MAX HEIGHT: 12' MAX WIDTH: 12'
Forest Pansy Redbud
WUCOLS — M

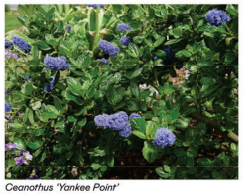
GRASSES/GROUNDCOVERS



Baccharis pilularis
Dwarf Coyote Brush
WUCOLS — L



Bouteloua gracilis 'Blonde Ambition'
Blue Grama Grass
WUCOLS — L



Ceanothus 'Yankee Point'
Yankee Point Wild Lilac
WUCOLS — L

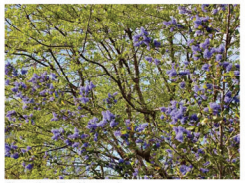


Festuca californica
California Fescue
WUCOLS — L

SHRUBS



Artemisia californica
California Sagebrush
WUCOLS — VL



Ceanothus 'Ray Hartman'
Ray Hartman Ceanothus
WUCOLS — L



Ceanothus 'Skylark'
California Lilac
WUCOLS — M



Eriogonum fasiculatum
California Buckwheat
WUCOLS — VL



Eriogonum parvifolium
Seacliff Buckwheat
WUCOLS — VL



Heteromeles arbutifolia
Toyon
WUCOLS — VL



Olea europaea 'Little Ollie'
Little Ollie Dwarf Olive
WUCOLS — L



Rhus integrifolia
Lemonade Berry
WUCOLS — L



Sambucus mexicana
Blue Elderberry
WUCOLS — L

SUCCULENTS



Agave vilmoriniana
Octopus Agave
WUCOLS — VL



Dudleya lanceolata
Lanceleaf Liveforever
WUCOLS — VL



Opuntia ficus-indica
Prickly Pear
WUCOLS — VL

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SCALE

SHEET TITLE
CONCEPTUAL PLANT IMAGES

SHEET NUMBER
L3.01

POLLINATORS



Achillea millefolium 'Californica'
Yarrow
WUCOLS — L



Asclepias fascicularis
Narrowleaf Milkweed
WUCOLS — VL



Astragalus trichopodus
Santa Barbara Milk Vetch
WUCOLS —



Calochortus catalinae
Catalina Mariposa Lily
WUCOLS — VL



Castilleja affinis
Coast Indian Paintbrush
WUCOLS —



Dichelostemma capitatum
Bluedicks
WUCOLS — VL



Encelia californica
Bush Sunflower
WUCOLS — VL



Epilobium canum MAX HEIGHT: 2'
California Fuchsia
WUCOLS — VL



Eschscholzia californica
California Poppy
WUCOLS — VL



Isomeris arborea
Bladderpod
WUCOLS — M



Lavandula dentata
French Lavender
WUCOLS — L



Lotus scoparius
Deerweed
WUCOLS — L



Lupinus succulentus
Arroyo Lupine
WUCOLS — L



Mimulus aurantiacus
Bush Monkey Flower
WUCOLS — VL



Salvia apiana
White Sage
WUCOLS — VL



Salvia leucophylla
Purple Sage
WUCOLS — VL



Salvia mellifera
Black Sage
WUCOLS — VL



Salvia spathacea
Hummingbird Sage
WUCOLS — L

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SCALE

SHEET TITLE
CONCEPTUAL PLANT IMAGES

SHEET NUMBER
L3.02

Agenda Item No.: 12.A
Mtg. Date: 10/14/2024

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

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

THRU: **KARINA BAÑALES, CITY MANAGER**

SUBJECT: **UPDATE ON THE CITY HALL ADA IMPROVEMENT PROJECT AND PACIFIC ARCHITECTURE AND ENGINEERING'S INC. (PAE) REQUEST FOR ADDITIONAL BUDGET TO COMPLETE RESPONSES TO PLAN REVIEW COMMENTS; ADOPT BY RESOLUTION NO. 1379 AUTHORIZING A FISCAL YEAR 2024-2025 BUDGET MODIFICATION TO APPROPRIATE $4,000.00 IN THE CAPITAL PROJECTS FUND FUNDED FROM A TRANSFER FROM GENERAL FUND RESERVES AND APPROVE FIFTH AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT WITH PAE COVERING ADDITIONAL SERVICES FOR THE CITY HALL ADA IMPROVEMENT PROJECT**

DATE: **October 14, 2024**

BACKGROUND:
On May 31, 2023, the City Hall ADA Improvement project plans were re-submitted to Los Angeles County Building & Safety (LACBS) after addressing initial plan review comments. The expectation was that reviews and approvals by LACBS would be completed in July 2023 and ready to solicit construction bids in late summer.

On June 26, 2023, staff presented an update on the status of the City Hall ADA Improvement project to the City Council. Due to a backlog at LACBS, as well as coordination with other County departments requiring project review, the plan check continued through November 2023.

On November 9, 2023, the City received notification from Pacific Architecture and Engineering (PAE) that LACBS had returned plan review comments requesting ADA upgrades/grading in the parking lot and path of travel to the sidewalk at Palos Verdes Drive North, additional structural details, and some other minor comments. PAE also informed staff that the Los Angeles County Health and Fire Departments required payment of fees for their portion of the plan check before documents could be finalized. While LACBS can waive review fees for public projects, the other departments cannot.

PAE notified the City that the plan review comments required additional design work outside the existing project scope; therefore, additional budget is required to complete the improvement plans for this project. Staff requested and received a comprehensive itemized cost to complete the additional service requests covering plan completion through LACBS approval. This additional service request is attached.

On January 9, 2024, City Staff met with PAE to discuss the additional costs addressing LACBS comments. The City also contacted LACBS to discuss several plan review comments and determine if any of the requested ADA improvements would be required for the City Hall Improvement project or could be waived/deferred.

At the January 22, 2024, City Council meeting, City Staff updated the Council on the project and presented a list of eight additions to the scope from PAE. Based on internal discussion as well as information provided by LACBS staff, the recommendation included removing three of the proposed scope changes. Two of these were specific to the preparation of the ADA Parking layout ($3,000) and preparation of the path of travel ($4,000) per plan check comments. The City Council voted 4/1, with Councilmember Black dissenting, to approve five additions to the scope of work at a not-to-exceed amount of $11,500.

At the February 12, 2024, City Council meeting, the Council voted 4/1, with Councilmember Black dissenting, to approve Resolution No. 1356 authorizing a budget modification for the $11,500.

DISCUSSION:

On July 29, 2024, LACBS Senior Civil Engineer Mike Dorta visited the City Hall campus to inspect plan check comments that conflicted with previous communications made to City Staff. The previous miscommunication had led to a finding that the City could enact changes to the ADA parking and path of travel at a later time. This, in turn, led to the January 22 staff recommendation not to include those line items in the proposed scope of work.

During the visit and a subsequent email on July 31, 2024 to PAE, Mr. Dorta stated, *"...Originally I believed the City Hall scope of work was solely for the purpose of adding ADA restrooms. In that case there is an exception in the code for removing ADA barriers. But since the scope of work includes further tenant improvements to other areas/items in the City Hall, and the valuation is well over $200k, there is no exception to providing a fully compliant ADA parking space and path of travel to the entrance..."*

During the month of August, staff discussed resolving this issue with PAE and LACBS. As originally presented on January 22, 2024, the proposed cost to complete both requirements totaled $7,000. On August 27, 2024, PAE sent an Additional Services proposal for the scope of work necessary to complete these final two requirements at a discounted rate of $4,000.

The Scope of work includes:

- Examine survey for existing grade for compliance
- Include in the scope of work correction of Cross Slope at one square foot of area from root upheaval
- Addition of Van-accessible parking striping on drawing detail

- Addition of Van-accessible parking striping on the site plan
- Addition of (1) Signage detail showing graphics of the required sign
- Addition of (1) Footing detail for the new signpost
- Striping for the path of travel area
- Revision showing the compliant path of travel on-site plan
- Specifications revision for sign, post, grading, paint
- Revision of Scope of Work Description
- Revision of Sheet Index
- Additional plan check time

The City Hall ADA Improvement Project plans are nearly complete but require these final modifications to gain approval from LACBS. Staff is requesting approval of the additional scope and adoption of the budget amendment in Resolution No.1379.

At the September 9, 2024 City Council meeting, the City Council present voted to continue this item to the next meeting with a full council present.

FISCAL IMPACT:
Council action is required to amend the budget and increase appropriations in the Capital Projects Fund by $4,000 through a transfer from available General Fund Reserves. The use of General Fund Reserves is consistent with City policy.

Total Cost for PAE through the 5th Amendment would be a not-to-exceed amount of $211,723.01.

NOTE:
This not-to-exceed total includes services outside the design scope of the City Hall ADA Improvement Project. The not-to-exceed total includes:

- $4,096.43 (part of Amendment No. 1) was for the evaluation of the existing emergency generator and providing recommendations
- $58,897.01 (Amendment No. 2) was for a Solar Power System, of which only $28,286.63 of this budget was used before the project was put on hold as the City evaluated other options
- $20,293 of the $96,485 budget (Amendment No. 3) remains unused/allocated for bid phase support and Construction Administration support.

RECOMMENDATION:
Receive and file. Approve as presented.

ATTACHMENTS:
ResolutionNo1379_CityHallADA_PAE_BudgetAmendment_F.pdf
CA_AGR_240909_PAE_5thAmendment_F.pdf
CA_AGR_240827_PAE_5A_ScopeChange_Proposal.pdf
CL_AGN_240909_CC_Item12A_PublicComment01.pdf

RESOLUTION NO. 1379

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROLLING HILLS. CALIFORNIA AUTHORIZING A FISCAL YEAR 2024-2025 BUDGET MODIFICATION TO APPROPRIATE $4,000.00 IN THE CAPITAL PROJECTS FUND FUNDED BY A TRANSFER FROM AVAILABLE GENERAL FUND RESERVES FOR ADDITIONAL DESIGN AND ENGINEERING SERVICES FROM PACIFIC ARCHITECTURE AND ENGINEERING, INC. FOR ADA IMPROVEMENT DESIGN AT CITY HALL CAMPUS

THE CITY COUNCIL OF THE CITY OF ROLLING HILLS, CALIFORNIA, DOES HEREBY RESOLVE, DECLARE, DETERMINE, AND ORDER AS FOLLOWS:

Section 1. Recitals.

A. On February 24, 2020, the CITY entered into a Professional Services Agreement with CONSULTANT ("Agreement") for architectural and engineering design services to prepare ADA improvement plans for the CITY.

B. On February 22, 2021, the CITY and CONSULTANT entered into a First Amendment to expand the scope of work in the Agreement, clarify the term, and increase the cost for the CONSULTANT to provide engineering services for the replacement of the generator at City Hall (the "First Amendment").

C. On June 28, 2021, the CITY and CONSULTANT entered into a Second Amendment to expand the scope of work and increase the cost for CONSULTANT to provide engineering services for (1) the installation of a photovoltaic system per the General Assessment Report dated April 18, 2019 and (2) upgrades needed for existing structure which houses the generator (the "Second Amendment").

D. On May 9, 2022 the CITY and CONSULTANT entered into a Third Amendment to expand the scope of work and increase the cost for CONSULTANT to provide further architectural and engineering design services and to prepare ADA improvement plans for the City.

E. On February 12, 2024 the CITY and CONSULTANT entered into a Fourth Amendment to clarify the scope of work and increase the cost for CONSULTANT to provide further architectural and engineering design services and to prepare ADA improvement plans for the City.

F. To meet additional requirements from the Los Angeles County Building and Safety plan check process, the CITY must provide a path of travel to the building before any final approvals.

G. The City desires to appropriate $4,000.00 in the Capital Projects Fund funded from a transfer of General Fund reserves to additionally fund the Fifth Amendment to the Professional Services Agreement with Pacific Architecture and Engineering, Inc. attached as Exhibit “A.”

Section 2. The sum of four thousand dollars ($4,000.00) is hereby appropriated in the Capital Projects Fund to further fund the Fifth Amendment to the Professional Services Agreement with Pacific Architecture and Engineering, Inc.

Section 3. This Resolution shall take effect immediately upon its adoption by the City Council, and the City Clerk shall certify to the passage and adoption of this Resolution and enter it into the book or original resolutions.

PASSED, APPROVED, AND ADOPTED this 9th day of September, 2024

_____
LEAH MIRSCH
MAYOR

ATTEST:

_____
CHRISTIAN HORVATH
CITY CLERK

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

The foregoing Resolution No. 1379 entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROLLING HILLS. CALIFORNIA AUTHORIZING A FISCAL YEAR 2024-2025 BUDGET MODIFICATION TO APPROPRIATE $4,000.00 IN THE CAPITAL PROJECTS FUND FUNDED BY A TRANSFER FROM AVAILABLE GENERAL FUND RESERVES FOR ADDITIONAL DESIGN AND ENGINEERING SERVICES FROM PACIFIC ARCHITECTURE AND ENGINEERING, INC. FOR ADA IMPROVEMENT DESIGN AT CITY HALL CAMPUS

was approved and adopted at a regular meeting of the City Council on the 9th day of September 2024, by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
CHRISTIAN HORVATH
CITY CLERK

Exhibit A

FIFTH AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT

THIS FIFTH AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT ("Fourth Amendment") is made and entered into this 9th day of September 2024 in the City of Rolling Hills, County of Los Angeles, State of California, by and between the CITY OF ROLLING HILLS, a California municipal corporation (hereinafter the "CITY"), and Pacific Architecture and Engineering, Inc., a California corporation (hereinafter the "CONSULTANT").

RECITALS:

A. On February 24, 2020, the CITY entered into a Professional Services Agreement with CONSULTANT ("Agreement") for architectural and engineering design services to prepare ADA improvement plans for the CITY; and

B. On February 22, 2021, the CITY and CONSULTANT entered into a First Amendment to expand the scope of work in the Agreement, clarify the term, and increase the cost for the CONSULTANT to provide engineering services for the replacement of the generator at City Hall (the "First Amendment"); and

C. On June 28, 2021, the CITY and CONSULTANT entered into a Second Amendment to expand the scope of work and increase the cost for CONSULTANT to provide engineering services for (1) the installation of a photovoltaic system per the General Assessment Report dated April 18, 2019 and (2) upgrades needed for existing structure which houses the generator (the "Second Amendment"); and

D. On May 9, 2022 the CITY and CONSULTANT entered into a Third Amendment to expand the scope of work and increase the cost for CONSULTANT to provide further architectural and engineering design services and to prepare ADA improvement plans for the City; and

E. On February 12, 2024 the CITY and CONSULTANT entered into a Fourth Amendment to expand the scope of work and increase the cost for CONSULTANT to provide further architectural and engineering design services and to prepare ADA improvement plans for the City; and

D. CITY and CONSULTANT now desire to amend the Agreement a fifth time (the "Fifth Amendment") to clarify the remaining scope of work and increase the cost by $4,000.00 so that CONSULTANT may provide services for the CITY; and

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

F. CONSULTANT is willing to render such professional 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 Fourth Amendment.

1. CITY and CONSULTANT agree to supplement Exhibit A (Scope of Work) that was attached to the First Amendment, Exhibit A (Scope of Work – Supplemental) that was attached to the Second Amendment, Exhibit A (Scope of Work - Supplemental) that was attached to the Third Amendment and Exhibit A (Scope of Work - Supplemental) that was attached to the Fourth Amendment with Exhibit A (Scope of Work – Supplemental) attached hereto and incorporated herein by reference to this Fifth Amendment.

2. Paragraph 3 (COST) of the Agreement is amended to read as follows:

3. COST

The CITY agrees to pay CONSULTANT for the services required by this Agreement on a Time and Materials basis in an amount not to exceed $4,000 for the scope of services identified by this Fifth Amendment, $11,500 for the scope of services identified by the Fourth Amendment, $96,485.00 for the scope of services identified by the Third Amendment, $58,897.42 for the scope of services identified by the Second Amendment, and $40,840.59 for the scope of services identified by the First Amendment. Now, the current amended and increased not to exceed amount is $211,723.01. This not to exceed amount includes all expenses, consisting of all incidental blueprinting, photography, travel, attendance at meetings, and miscellaneous costs, estimated to be accrued during that period. It also includes any escalation or inflation factors anticipated. Any increase in Agreement cost or scope of work shall be by express written amendment approved by the CITY and CONSULTANT.

3. All terms and conditions of the Agreement not amended by the First Amendment, the Second Amendment, the Third Amendment, the Fourth Amendment or this Fifth Amendment shall remain in full force and effect.

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

CITY OF ROLLING HILLS

CITY MANAGER:

_____
KARINA BAÑALES

ATTEST:

_____
CHRISTIAN HORVATH
CITY CLERK

APPROVED AS TO FORM:

_____
PATRICK DONEGAN
CITY ATTORNEY

PACIFIC ARCHITECTURE AND ENGINEERING, INC.

PRINCIPAL PROJECT MANAGER

_____
JUN FUJITA HALL

EXHIBIT A
Scope of Work - Supplemental

PACIFIC ARCHITECTURE AND ENGINEERING, INC.
1137 SECOND ST, SUITE 214
SANTA MONICA, CA 90403
(310)424-9658

August 27, 2024

Subject: Proposal for for Rolling Hills ADA Improvement_ Additional Services 2

Pacific Architecture and Engineering, Inc., is pleased to submit this proposal for engineering services for improvements for the ADA improvements at City Hall. Our understanding of the scope of work is described below.

Scope of Work:

Examine survey for existing grade for compliance
Include in scope of work correction of Cross Slope at one square foot of area from root upheaval
Addition of Van accessible parking striping on drawing detail
Addition of Van accessible parking striping on site plan
Addition of (1) Signage detail showing graphics of required sign
Addition of (1) Footing detail for new sign post
Striping for path of travel area
Revision showing compliant path of travel on site plan
Specifications revision for sign, post, grading, paint
Revision of Scope of Work Description
Revision of Sheet Index
Additional plan check time

Amendment Fee

$4,000

We appreciate the opportunity to offer this proposal. If you have any questions please contact me for any further information you may need at (310)405-3878 or jun@pacific-ae.com

Sincerely,

Jun Fujita Hall, AIA, LEED AP BD & C, Lic#C 30954
Principal Project Manager, Pacific Architecture and Engineering, Inc.
310-405-3878
jun@pacific-ae.com

Required note: Architects are licensed and regulated by the California Architects Board located at 2420 Del Paso Road, Suite 105, Sacramento, CA 95834

September 9, 2024

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

Dear Esteemed Members of the Rolling Hills City Council,

As the Women's Community Club of Rolling Hills, we are thrilled to see the ongoing improvements at City Hall. The progress is a testament to the care and dedication that our city officials put into enhancing our community spaces.

We understand that our suggestions come very late in your project. But with our recent success at our events, we have realized the need is great for a larger area for the City and Clubs to host resident gatherings and meetings, such as holiday parties, Block Captain meetings, neighborhood meetings, etc.

Towards this end, we respectfully submit the following minor modifications to the existing plan, which would provide an improved functional space for meetings and events:

1. Flip the locations of the kitchen and the smaller meeting room adjacent to it, for better connectivity to council chambers.

2. Install bi-fold door panels between the council chambers and the small meeting room to create a flexible and adaptable space.

3. Add a separate entrance at the front of the large meeting room to ensure that the movement of attendees does not disturb the City's daily activities.

4. Create an accessible outdoor deck with bi-fold windows, allowing for an indoor-outdoor flow and providing additional event space.

The Women's Club fully supports the City's efforts to educate residents and host events throughout the year. These minor improvements would make it easier for the City and Clubs to continuously achieve these goals.

The Women's Club greatly appreciates all that you do for Rolling Hills, and we would be happy to assist in any way possible to make these changes a reality. Thank you for your continued commitment to our beautiful city.

Warm regards,

Melissa McNabb
President, Women's Community Club of Rolling Hills

Agenda Item No.: 13.A
Mtg. Date: 10/14/2024

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

FROM: **ROBERT SAMARIO, FINANCE DIRECTOR**

THRU: **KARINA BAÑALES, CITY MANAGER**

SUBJECT: **RECEIVE AND FILE PRELIMINARY YEAR END RESULTS FOR THE FISCAL YEAR ENDED JUNE 30, 2024**

DATE: **October 14, 2024**

BACKGROUND:
Each quarter, Finance staff prepares a report on the status of revenues and expenditures in relation to the amended budget for all funds. During the year, these reports are helpful in identifying any negative trends that may require correct measures. The current report covers the full fiscal year's results of operation. Since the numbers are close to final, its purpose is to provide Council with a preliminary view of the financial results of operations in the context of budgetary expectations. Given the previous quarterly reporting that has been provided, plus the reports presented to Council and the public in connection with the development and adoption of the fiscal year 2024/25 budget, there should be few surprises.

Note that the amounts contained in this report are still subject to change and thus still considered to be preliminary. Final numbers will be presented when the audit is completed.

DISCUSSION:
The City's primary fund is the General Fund which accounts for most of the City's ongoing services, including administration, planning, finance, law enforcement, emergency preparedness, and maintenance of City facilities. These services are funded primarily from unrestricted tax revenues. The City also maintains several Special Revenue Funds to account for various revenues that are each restricted to specified purposes. This category includes several transportation-related funds that account of various County-wide sales tax measures, including Proposition A, Proposition C, Measure R and Measure M. Major capital improvement projects are tracked and accounted for in the Capital Projects Fund and, for projects funded by federal disaster grants, in the CalOES Fund. Finally, refuse services provided to City residents are accounted for in the Refuse Enterprise Fund.

Attached to this report is a detailed written narrative for all City funds. In addition, several

attachments are included with this staff report providing detailed information about each of the City's funds, with the focus being on the General Fund.

FISCAL IMPACT:
None.

RECOMMENDATION:
Receive and file.

ATTACHMENTS:
Attachment 01 - CL_AGN_241014_CC_FY23-24_YearEnd_NarrativeAnalysis.pdf
Attachment 02 - CL_AGN_241014_CC_FY23-24_YearEnd_BudgetSummary.pdf
Attachment 03 - CL_AGN_241014_CC_FY23-24_YearEnd_GeneralFund_Revenues.pdf
Attachment 04- CL_AGN_241014_CC_FY23-24_YearEnd_GF_ExpendituresByDept.pdf
Attachment 05 - CL_AGN_241014_CC_FY23-24_YearEnd_GF_Expenditures_Details.pdf
Attachment 06 - CL_AGN_241014_CC_FY23-24_YearEnd_GF_BudgetAmendments_ReserveStatus.pdf
Attachment 07 - CL_AGN_241014_CC_FY23-24_YearEnd_OtherCityFunds.pdf

CITY OF ROLLING HILLS
Fiscal Year 2023-24
Preliminary Year-End Result
Fiscal Year Ended June 30, 2024

OVERVIEW

The analysis below provides a comparison of actual revenues and expenditures to the amended budget through June 30, 2024. Note that the year-end results are still preliminary and thus are subject to change; however, the amounts reported provided a good sense of the final results.

The largest and most important fund is the General Fund, which is where the traditional and ongoing services provided to the community are accounted for, including public safety, building/planning, emergency preparedness, and city administration.

However, the City has a number of other funds that account for other important activities, programs, and services. Most of these funds account for monies that are restricted to a specific purpose and, therefore, are required to be accounted for separately. The City also accounts for large capital projects separately, including projects funded from federal and state grants. Lastly, the City provides refuse collection and disposal services by contract. This operation is accounted for in an enterprise fund.

Each of the City's funds are discussed below in the context of the mid-year review.

GENERAL FUND

General Fund Revenues

A summary of General Fund revenues is provided in the table below, which shows that the adopted fiscal year 2023/24 revenues total $2,762,294. Through June 30, 2024, revenues from all sources totaled $2,710,126, resulting in a small ***unfavorable*** variance of $52,168. An analysis of each key revenue is provided below.

Budget Vs Actual Through June 30 2024
General Fund Revenues

	Adopted Budget	Actuals Thru 06/30/24	Variance Favorable (Unfavorable)
401 Property Taxes	$ 1,496,250	$ 1,432,117	$ (64,133)
405 Sales Taxes	13,905	36,863	22,958
410 Property Transfer Tax	56,222	63,040	6,818
415 Other Taxes	1,000	-	(1,000)
420 Motor Vehicle In Lieu	269,267	274,520	5,253
440 Building & Other Permits	600,000	537,787	(62,213)
441 C&D Permits	5,600	7,900	2,300
450 Variance, Planning & Zoning	67,000	23,342	(43,658)
455 Animal Control Fees	150	696	546
460 Franchise Fees	13,000	12,110	(890)
480 Fines & Traffic Violations	3,500	5,089	1,589
482 Cost Recoivery - Publications	7,200	5,250	(1,950)
600 RHCA Lease Revenue	69,000	68,991	(9)
650 Public Safety Aug Fund	1,200	1,346	146
670 Interest on Investments	110,000	166,881	56,881
671 PARS Earnings	20,000	42,638	22,638
675 Miscellaneous Revenue	5,000	7,556	2,556
699 Transfers In - Refuse Fund	24,000	24,000	-
TOTALS	**$ 2,762,294**	**$2,710,126**	**$ (52,168)**

Property Taxes. By far, the largest General Fund revenue is from property taxes, representing 54% of total adopted revenues. At June 30, 2024, property tax revenues totaled $1,432,117. This is $64,133, ***below*** the adopted budget of $1,496,250. Staff has discussed with Council the fact that the unfavorable variance is likely due to the fact that the adopted revenue budget was built upon an estimate of fiscal year 2022/23 revenues, which, in the end, came in below the year-end projection. Thus, the revenue budget for property taxes may be slightly high, and we anticipated revenues would end the fiscal year slightly below budget. In addition, staff assumed revenues would grow by 5% in relation to prior year revenues. However, it appears property tax revenues only grew by 3.9%, which is likely the result of the sharp increase in interest rates resulted in a dramatic decline in home sales. Home sales, and their resulting re-assessment to market values, lead to growth in property taxes beyond the annual CPI increase up to 2%. With a sharp reduction, we expect a more moderated growth pattern for up to a few years.

Real Property Transfer Tax (RPTT). The significant decline in home sales caused by rising interest rates has more directly affected RPPT revenues. Because the RPTT is assessed at the time a home is sold or otherwise changes title, a decline in home sales will directly and immediately affect RPPT revenues, which are received monthly.

RPTT peaked in fiscal year 2021 at approximately $133,000 but has been much lower since then, as evidenced by the current year's budget of $56,222. Fortunately, revenues through June 30, 2024 of $63,040 are slightly higher than the adopted budget as well as last year's revenues of $57,185. While these are welcome results, revenues may continue at these levels until sales

volumes increase from current levels and/or property values are back to where they were before the interest rate hikes.

Building and Other Permits. Revenues from this category are the General Fund's second-largest revenue, with budgeted revenues of $600,000. In fiscal year 2021-22, revenues hit a 4-year high of approximately $640,000, driven by increasing building activity buoyed by low interest rates. However, as with property taxes and real property transfer taxes, increases in interest rates tend to affect building/development activity due to the increased costs of borrowing. We did not see the expected impact on building revenues last fiscal year, with revenues reaching approximately $578,000. In this fiscal year, the trend during most of the year suggested a significant decline in revenues, perhaps as low as $400,000. However, revenues have reached $537,787 due to strong revenues since March 2024. Consequently, revenues are only $62,213 below budget.

Interest on Investments. Excluding the funds held in the Section 115 Pension Trust, interest revenues through June 30, 2024, totaled $166.681 versus the adopted budget of $110,000. Revenues have been higher in the last two years for two reasons. First and foremost, over $1M has been shifted from Local Agency Investment Fund (LAIF) to CDs to capitalize on higher interest rates offered in the 3-month to 9-month window. For most of the current fiscal year, interest rates on the short end have been higher than the long end (referred to as an inverse yield curve). As a result, staff has moved more money into short-term CDs, which has yielded higher earnings. The second reason is that, generally, interest rates have increased after more than a decade of historically low-interest rates.

Interest earnings from the funds held in the City's Section 115 pension trust are also higher than expected, ending the year at $42,638 versus a budget of $20,000.

General Fund Expenditures

The originally adopted budget for fiscal year 2023/24 totaled $2,805,457, which included $250,000 in capital transfers, leaving an operating budget of $2,555,457. The amended budget includes appropriation carryovers and budget amendments approved between July 1 and June 30, 2024, and totals $4,452,584, of which $1,727,160 is for one-time capital transfers.

Excluding capital transfers, expenditures through June 30, 2024, totaled $2,427,292, resulting in a favorable variance of $298,133. A discussion of the key variances at the department level is provided below.

CITY OF ROLLING HILLS
General Fund Expenditures by Department
Budget Vs. Actual
Fiscal Year Ended June 30, 2024

Department	Adopted Budget	Amended Budget	Actuals Thru 06/30/24	Variance Favorable (Unfav)
City Administrator	$ 957,138	$ 1,063,827	$ 778,896	$ 284,931
Finance	154,400	154,400	157,780	(3,380)
Planning & Development	858,801	858,801	899,439	(40,638)
Public Safety	270,000	317,578	298,815	18,763
Non-Departmental	134,018	141,618	122,814	18,804
City Properties	181,100	189,200	169,548	19,652
Total Operations	**2,555,457**	**2,725,424**	**2,427,292**	**298,133**
Capital Transfers	250,000	1,727,160	236,186	1,490,974
GENERAL FUND TOTALS	**$ 2,805,457**	**$ 4,452,584**	**$ 2,663,478**	**$1,789,106**

- **City Administrator/Manager Department**

  The $290,056 favorable variance was the result of underspending in three areas: (1) Approximately $193,143 is attributable to salary and benefit savings from staff vacancies. During the first half of the fiscal year, there were vacancies in 3 of the 4 positions accounted for in the City Manager's Department; (2) Consulting fees (account 890) were $71,513 below budget. This account includes project management costs performed by contract. Because most of the work is tied to capital projects accounted for in the Capital Improvement Fund (40), the costs have been charged directly to those projects rather than to this account; and (3) costs for services from the City attorney totaled $48,367, well below the $90,000 adopted budget. This is the result of an intentional focus on reducing the level of services requested from the contracted City Attorney.

- **Planning Department**

  Expenditures for the Planning Department totaled $899,439, which is $40,638 more than the amended budget. Although there were smaller variances, both favorable and unfavorable, in

many of the accounts, the unfavorable variance was largely caused by amounts paid for planning and building services to the County of Los Angeles Public Works Department (LACPW) and Willdan. The budgets for LACPW and Willdan were $250,000 and $30,000, respectively. However, costs through June 30, 2024, were $347,115 and $43,053, respectively, for a total overage of $110,168. Fortunately, this was in line with actual revenues.

	Gross Revenues	Fees	Net Revenues	Revenue Margin
LA County Public Works	$ 437,596	$ 347,115	$ 90,481	26.1%
Willdan	100,191	43,053	57,138	132.7%
	$ 537,787.00	$ 390,168	$ 147,619	37.8%

As shown in the table above, revenues exceeded the fees paid to the County and Willdan. The overhead rate applied to the fees charged by the County is 25%, which is in line with the 26.1% margin achieved in the fiscal year. The expected margins are higher for the services provided by Willdan; however, the 132.7% margin shown in the table is likely due to the timing of invoices from Willdan relative the receipt of fees.

- **Public Safety**

In total, public safety expenditures were $298,515 through June 30, 2024, which were $18,763 below the amended budget. However, we do see larger variances at the line-item level. By far the largest expenditures are for public safety services provided by the L.A. County Sheriff's Department. As shown in the table below, the amount paid to the Sheriff of $283,349 exceeded the budget by $28,349. This is due to a miscalculation of the expected cost when the budget was created.

	Department/Object Account	Adopted Budget	Amended Budget	Actuals Thru 6/30/2024	Variance Favorable (Unfav)
25 - PUBLIC SAFETY					
830	Law Enforcement	255,000	255,000	283,349	(28,349)
833	Other Law Enforcement Exp	4,000	39,078	2,239	36,839
837	Wild Life Mgmt & Pest Control	6,000	18,500	7,820	10,680
838	Animal Control Expense	5,000	5,000	5,407	(407)
	Total Public Safety	**270,000**	**317,578**	**298,815**	**18,763**

In contrast, we see a favorable variance in account 833 – Other Law Enforcement Services. On an ongoing basis, this account is used to track costs for school security reimbursement, and the monthly ALPR camera connectivity. However, in March 2024 the City Council amended the budget for a total of approximately $35,000 for the one-time purchase of

equipment related to the Auto License Plate Recognition Program and the LIDAR/RADAR Speed Detection Device. As of June 30, 2024, the City has not paid for this equipment, largely explaining the $36,839 variance.

Budget Summary

Although revenues fell short of budget, expenditures were well below budget by almost $300,000. More importantly, as reflected in the middle column of numbers, the actual results were more favorable than the amended operating budget. In total, revenues exceeded expenditures by $282,835. This is a much better outcome than the $36,870 budgeted operating surplus.

CITY OF ROLLINGS HILLS
Preliminary Year End Results
General Fund

	FY 2023/24 Amended Budget	Preliminary Results 6/30/2024	Variance
Operating Revenues	$ 2,762,294	$ 2,710,126	$ (52,168)
Operating Expenditures	2,725,424	2,427,292	298,133
Operating Surplus (Deficit)	36,870	282,835	245,965
Capital Transfers	(1,660,814)	(236,186)	1,424,628
Net Addition to (Use of) Reserves	$ (1,623,944)	$ 46,649	$ 1,670,593

Note that $236,186 was transferred to cover capital improvement costs accounted for in the CIP Fund and the Capital Grants Fund. The amended budget for capital transfers totals $1,660,814. There are several capital projects that have been funded/budgeted from previous years and which are still in progress. In addition, the General Fund is currently covering a portion of costs of two utility undergrounding projects (Eastfield and Crest Road) that ultimately will be reimbursed by FEMA and CalOES.

Status of Reserves

Based on audited numbers, General Fund reserves at June 30, 2023 totaled $4,633,046. However, through June 30, 2024, a total of $1,107,656 in amendments to the General Fund budget has been approved by Council that draw upon reserves. The vast majority of the amendments are tied ted to one-time costs. In addition, the adopted fiscal year 2023/24 budget included the use of reserves for capital in the amount of $43,163. As a result, the available balance is currently $3,482,227. Of this total, $2,650,498 is set aside for emergencies, such as natural disasters, pursuant to the City's adopted reserve policy. This leaves $831,729 available for discretionary one-time costs. Please refer to Attachment 5 for a summary of approved budget amendments and calculation of available reserves.

RESTRICTED FUNDS

Transit/Transportation Funds (Propositions A and C, Measures M and R)

The City receives revenues, primarily from the County, that are restricted for specific purposes. These include the allocation of special sales tax measures approved by Los Angeles County voters over the last several decades that are restricted to transit and transportation programs and projects. The measures include Proposition A, Proposition C, Measure R, and Measure M. Since the City of Rolling Hills does not own and operate a transit system and, in fact, has no transit service provided within the City limits, nor does the City own and maintain any public roads, the funds received pursuant to the four tax measures are either gifted to other agencies or exchanged for unrestricted monies with other agencies that can utilize the funds in accordance with their intended uses.

Revenues received within these transit/transportation funds through June 30, 2024, totaled $143,349, which is $21,651 below budget. It is unclear why revenues are down, but since all four of the measures are tied to sale tax measures approved starting as far back as the early 1990s. Since they are all down, it appears the shortfall is the result of lower sales tax collections.

Citizens Option for Public Safety (COPS) Fund

The City also maintains a COPs Fund for monies received from the County's Supplemental Law Enforcement Services Fund, created in 2009 through an increase statewide to vehicle license fees. The revenues can only be used for supplemental law enforcement services.

Total revenues through June 30, 2024, are $186,254 versus the budget of $165,000. The higher than expected revenue total is the result of a one-time payment for prior year under-allocations from the State of California.

On the expenditure side, allocated costs for supplemental law enforcement services totaled $132,977 through June 30, 2024. The costs include two parts: (1) the allocation of 30% of the monthly invoices received by the Sheriff and other, separately billed, traffic enforcement services. However, due to the vacancies in traffic personnel normally provided by the County Sheriff, the City has not incurred the costs as budgeted.

Measure W Fund

The City receives an allocation of the countywide special parcel tax pursuant to Measure W (Safe, Clean Water Act) for parcels located within the Los Angeles County Flood Control District. These revenues are intended for storm water recycling and water quality improvement projects and

programs. The City receives a single payment each year for the full annual allocation. In January 2024, the City received $103,765, which is very close to the $105,000 budget.

Actual costs will not be known until after the staff and the City's consultant are able to analyze the costs to determine the appropriate allocation between the General Fund and the Measure W Fund.

ENTERPRISE FUND

Refuse Fund

The Refuse Fund is the City's only enterprise fund. Enterprise funds are typically used to account for utilities owned and operated by governments, such as water, wastewater, electricity, and refuse, and other operations that are similar to those provided by the private sector, such as airports and golf courses.

The Refuse Fund accounts for the contracted waste collection and disposal for all City of Rolling Hills residents. The fees charged to City residents are processed as a "Direct Assessment" through the County Assessor's Office, which means the annual total is added to the property tax bill sent to property owners by the County and is payable in two installments. Thus, the payments the City receives from the County for refuse services coincide with the payments we receive for regular property taxes.

After several years of subsidized rates via the General Fund, rates for refuse services were calculated to fully recover the contracted cost of services, which totaled $980,995 for the fiscal year. Revenues, budgeted at $1,005,336, are intended to cover the $981,336 to be paid to the refuse contractor plus $24,000 paid by the General Fund for administrative support. Through June 30, 2024, revenues totaled $1,005,443, almost exactly in line with costs.

CITY OF ROLLINGS HILLS
Preliminary Year End Results
General Fund

	FY 2023/24 Amended Budget	Preliminary Results 6/30/2024	Variance
Operating Revenues	$ 2,762,294	$ 2,710,126	$ (52,168)
Operating Expenditures	2,725,424	2,427,292	298,133
Operating Surplus (Deficit)	36,870	282,835	245,965
Capital Transfers	(1,660,814)	(236,186)	1,424,628
Net Addition to (Use of) Reserves	$ (1,623,944)	$ 46,649	$ 1,670,593

CITY OF ROLLING HILLS
Budget Vs Actual Through June 30 2024
General Fund Revenues

	Adopted Budget	Actuals Thru 06/30/24	Variance Favorable (Unfavorable)
401 Property Taxes	$ 1,496,250	$ 1,432,117	$ (64,133)
405 Sales Taxes	13,905	36,863	22,958
410 Property Transfer Tax	56,222	63,040	6,818
415 Other Taxes	1,000	-	(1,000)
420 Motor Vehicle In Lieu	269,267	274,520	5,253
440 Building & Other Permits	600,000	537,787	(62,213)
441 C&D Permits	5,600	7,900	2,300
450 Variance, Planning & Zoning	67,000	23,342	(43,658)
455 Animal Control Fees	150	696	546
460 Franchise Fees	13,000	12,110	(890)
480 Fines & Traffic Violations	3,500	5,089	1,589
482 Cost Recoivery - Publications	7,200	5,250	(1,950)
600 RHCA Lease Revenue	69,000	68,991	(9)
650 Public Safety Aug Fund	1,200	1,346	146
670 Interest on Investments	110,000	166,881	56,881
671 PARS Earnings	20,000	42,638	22,638
675 Miscellaneous Revenue	5,000	7,556	2,556
699 Transfers In - Refuse Fund	24,000	24,000	-
TOTALS	**$ 2,762,294**	**$ 2,710,126**	**$ (52,168)**

CITY OF ROLLING HILLS
General Fund Expenditures by Department
Budget Vs. Actual
Fiscal Year Ended June 30, 2024

Department	Adopted Budget	Amended Budget	Actuals Thru 06/30/24	Variance Favorable (Unfav)
City Administrator	$ 957,138	$ 1,063,827	$ 778,896	$ 284,931
Finance	154,400	154,400	157,780	(3,380)
Planning & Development	858,801	858,801	899,439	(40,638)
Public Safety	270,000	317,578	298,815	18,763
Non-Departmental	134,018	141,618	122,814	18,804
City Properties	181,100	189,200	169,548	19,652
Total Operations	**2,555,457**	**2,725,424**	**2,427,292**	**298,133**
Capital Transfers	250,000	1,727,160	236,186	1,490,974
GENERAL FUND TOTALS	**$ 2,805,457**	**$ 4,452,584**	**$ 2,663,478**	**$ 1,789,106**

CITY OF ROLLING HILLS
General Fund Expenditures by Department
Budget Vs. Actual
Fiscal Year Ended June 30, 2024

Department	Adopted Budget	Amended Budget	Actuals Thru 06/30/24	Variance Favorable (Unfav)

CITY OF ROLLING HILLS
GENERAL FUND EXPENDITURES
Fiscal Year Ended June 30, 2024

Department/Object Account		Adopted Budget	Amended Budget	Actuals Thru 6/30/2024	Variance Favorable (Unfav)
01 - CITY ADMINISTRATOR					
702	Salaries -Full Time	$ 505,294	$ 505,294	$ 373,750	$ 131,544
705	Temporary Salaries	7,000	7,000	28,652	(21,652)
710	Retirement CalPERS-Employer	46,935	46,935	16,570	30,365
712	CalPERS Unfunded Liability	-	-	62,424	(62,424)
715	Workers Compensation Insurance	9,100	9,100	9,099	1
716	Group Insurance	72,907	72,907	46,338	26,569
717	Retiree Medical	37,500	37,500	31,304	6,196
718	Employer Payroll Taxes	39,401	39,401	27,183	12,218
719	Deferred Compensation	4,718	4,718	317	4,401
720	Auto Allowance	4,800	4,800	2,289	2,511
721	Phone Allowance	2,520	2,520	1,529	991
740	Office Supplies	13,000	13,000	8,083	4,917
745	Equipment Leasing Costs	11,000	11,000	8,135	2,865
750	Dues & Subscriptions	14,240	14,240	8,580	5,660
755	Conference Expense	1,873	1,873	1,207	666
757	Meetings Expense	2,000	2,000	1,485	515
759	Training & Education	5,000	5,000	-	5,000
761	Auto Mileage	500	500	236	264
765	Postage	21,000	21,000	8,123	12,877
775	City Council Expense	5,000	5,000	8,636	(3,636)
776	Miscellaneous Expenses	4,750	4,750	133	4,617
780	Comm./Newsletters & Outreach	5,000	5,000	2,617	2,383
785	Codification	3,000	3,000	2,205	795
790	Advertising	2,400	2,400	2,485	(85)
795	Other Gen Admin Expense	2,500	2,500	2,671	(171)
801	City Attorney	90,000	90,000	48,367	41,633
802	Legal Expense - Other	3,000	3,000	25,251	(22,251)
820	Website	6,000	6,000	2,457	3,543
890	Consulting Fees	35,000	101,895	30,382	71,513
891	Records Management	1,700	41,494	18,388	23,106
	Total City Administrator	**957,138**	**1,063,827**	**778,896**	**284,931**

CITY OF ROLLING HILLS
GENERAL FUND EXPENDITURES
Fiscal Year Ended June 30, 2024

Department/Object Account	Adopted Budget	Amended Budget	Actuals Thru 6/30/2024	Variance Favorable (Unfav)
05 - FINANCE				
740 Office Supplies	-	-	-	-
750 Dues & Subscriptions	3,000	3,000	3,750	(750)
810 Annual Audit	31,400	31,400	20,725	10,675
890 Consulting Fees	120,000	120,000	133,305	(13,305)
Total Finance	**154,400**	**154,400**	**157,780**	**(3,380)**
15- PLANNING & DEVELOPMENT				
702 Salaries	212,515	212,515	211,062	1,453
703 Salaries - Part-Time	27,610	27,610	15,372	12,238
710 Retirement CalPERS-Employer	16,750	16,750	14,260	2,490
715 Workers Comp. Insurance	3,900	3,900	3,900	-
716 Group Insurance	42,669	42,669	37,097	5,572
718 Employer Payroll Taxes	18,527	18,527	17,087	1,440
719 Deferred Comp	865	865	716	149
720 Auto Allowance	1,200	1,200	1,200	-
721 Phone Allowance	600	600	600	-
761 Auto Mileage	300	300	-	300
750 Dues & Subscription	5,500	5,500	996	4,504
755 Conference Expense	385	385	1,724	(1,339)
759 Training & Education	1,000	1,000	-	1,000
776 Miscellaneous Expenses		-	1,166	(1,166)
790 Publication/Advertising/Noticing	15,000	15,000	7,926	7,074
802 Legal Expenses-Other	10,000	10,000	9,217	783
872 Property Development-Legal Exp	50,000	50,000	25,143	24,857
875 Willdan Building	30,000	30,000	43,053	(13,053)
878 Build Inspect. LA County	250,000	250,000	347,115	(97,115)
881 Storm Water Management	84,100	84,100	93,537	(9,437)
884 Special Project Study & Consult.	20,000	20,000	7,979	12,021
886 Code Enforcement	62,880	62,880	54,920	7,960
890 Consulting Fees (Onward)	-	-	-	-
928 Traffic Engineering	5,000	5,000	5,369	(369)
Total Planning & Development	**858,801**	**858,801**	**899,439**	**(40,638)**

CITY OF ROLLING HILLS
GENERAL FUND EXPENDITURES
Fiscal Year Ended June 30, 2024

Department/Object Account	Adopted Budget	Amended Budget	Actuals Thru 6/30/2024	Variance Favorable (Unfav)
25 - PUBLIC SAFETY				
830 Law Enforcement	255,000	255,000	283,349	(28,349)
833 Other Law Enforcement Exp	4,000	39,078	2,239	36,839
837 Wild Life Mgmt & Pest Control	6,000	18,500	7,820	10,680
838 Animal Control Expense	5,000	5,000	5,407	(407)
Total Public Safety	**270,000**	**317,578**	**298,815**	**18,763**
65 - NON-DEPARTMENTAL				
895 Insurance & Bond Expense	37,018	37,018	39,765	(2,747)
901 South Bay Comm. Organization	10,000	17,600	12,600	5,000
915 Community Recognition	10,000	10,000	7,599	2,401
917 Emergency Preparedness	77,000	77,000	62,850	14,150
Total Non-Departmental	**134,018**	**141,618**	**122,814**	**18,804**
75 - CITY PROPERTIES				
892 IT Services	61,200	61,200	62,257	(1,057)
893 Granicus Services	8,300	8,300	8,143	157
894 Computer Hardware Fund	5,000	5,000	-	5,000
925 Utilities	60,000	60,000	56,779	3,221
930 Repairs & Maintenance	16,000	16,000	18,865	(2,865)
931 Area Maintenance		-	-	-
932 Area Landscaping	15,600	23,700	23,504	196
946 Buildings & Equipment	15,000	15,000	-	15,000
Total City Properties	**181,100**	**189,200**	**169,548**	**19,652**
TOTALS BEFORE TRANSFERS	**2,555,457**	**2,725,424**	**2,427,292**	**298,133**
OPERATING TRANSFERS OUT				
999 Capital Grants Fund (16)	-	694,726	-	694,726
999 Capital Impr Fund (Fund 40)	250,000	1,032,433	236,186	796,247
Total Transfers Out	**250,000**	**1,727,160**	**236,186**	**1,490,974**
GENERAL FUND TOTAL	**$ 2,805,457**	**$ 4,452,584**	**$ 2,663,478**	**$ 1,789,106**

CITY OF ROLLING HILLS
Summary of Budget Adjustments and Reserves Status
Fiscal Year Ended June30, 2024

	Res. No.	Date	Description	Amount	Type	Account Number
Budgeted Surplus (Deficit)				$ (43,163.00)		
FY 2023/24 Amendments						
Alan Palermo - Project Management	1343	07/10/2023	Transfer from GF to CIP Fund	$ 21,100.00	One-Time	01-00-999
Tennis Court Improvements	1344	07/10/2023	Transfer from GF to CIP Fund	307,000.00	One-Time	01-00-999
Grant Writing Services	1345	07/10/2023	Sub-Appl for Fire Fuel Abatement	30,470.00	One-Time	01-01-890
AC Pros City Hall HVAC Repl Project	1347	08/28/2023	Transfer from GF to CIP Fund	30,892.20	One-Time	01-00-999
Community Organizations	1352	11/13/2023	Contr to Local Volunteer Orgs	7,600.00	Ongoing	01-65-901
Crest Road East Power Line	1355	02/24/2024	Rule 20C Undergrounding	577,069.90	One-Time	01-00-999
ADA Improvements Project	1356	02/12/2024	Additional Design & Engineering	11,500.00	One-Time	01-00-999
Area Landscaping	1357	02/12/2024	Additional Lanscaping - Bennet	8,100.00	Ongoing	01-75-932
Wildlife Management	1358	02/26/2024	Additional Coyote Mgmt	12,500.00	Ongoing	01-25-837
Other Law Enforcement Services	1359	03/11/2024	Auto Lic Plate Recog Program	34,420.00	One-Time	01-25-833
Other Law Enforcement Services	1360	03/11/2024	LIDAR/RADAR Speed Det Device	658.21	One-Time	01-25-833
Potholing Services	1368	06/10/2024	Eastfield Drive Rule 20B Portion	66,345.73	One-Time	01-00-999
			Total Amendments	1,107,656.04		
			Total Budgeted Use of Reserves	$ (1,150,819.04)		
			Fund Balance - July 1, 2023	4,633,046.00		
			Budgeted Use of Reserves	(1,150,819.04)		
			Reserve for Contingencies	(2,650,498.00)		
			Reserves Above Policy	$ 831,728.96		

CITY OF ROLLING HILLS
Status of Revenues and Expenditures
Restricted, Capital, and Refuse Funds
Fiscal Year Ended June 30, 2024

		Amended Budget	Actuals 06/30/2024	Variance Fav (Unfav)
10 - COPS FUND				
	Revenues			
570	COPS Allocation	$ 165,000	$ 186,159	$ 21,159
	Expenditures			
840	COPS Program Expenditures	165,000	132,977	32,023
	Revenues Over (Under) Expenditures	$ -	$ 53,182	$ (10,864)
16 - CAPITAL GRANT FUND				
	Revenues			
588	Crest Road FEMA Grant - 4434-526-112R	$ 1,135,337	$ 3,625	$ (1,131,712)
589	Safety Element Disaster Grants - DR 4344 PL0521	-	-	-
590	Veg. Mgmnt FEMA Grant - HMGP-4382-175-13R	172,215	-	(172,215)
591	Eastfield U/Grounding FEMA DR-4382-177-7R-CA	1,951,059	511	(1,950,548)
699	Transfers In - General Fund - Safety Element	-		-
699	Transfers In - Utility Fund - Crest Rd 4434-526-112R	381,819	-	(381,819)
699	Transfers In - Gen Fund - Crest Rd 4344-526-112R	-	-	-
699	Transfers In - Gen Fund - Eastfiled DR4382-177-7R	-	-	-
699	Transfers In - Utility Fund - Eastfiled DR4382-177-7R	657,294	-	(657,294)
699	Transfers In - General Fund - HMGP-4382-175-13R	51,311	-	(51,311)
	Total Revenues	4,349,035	4,136	(4,344,899)
	Expenditures			
957	Crest Road East Project - 4434-526-112R	1,301,109	545,292	755,817
958	Safety Element DR4344-PL0521	219,189	-	219,189
959	Veg. Mgmt Mitig. Proj. - HMGP-4382-175-13R	-	3,995	(3,995)
960	Eastfield Drive Utility U.G. - 4382-177-7R	2,581,945	67,666	2,514,279
	Total Expenditures	4,102,243	616,953	3,485,290
	Revenues Over (Under) Expenditures	$ 246,792	$ (612,817)	$ (859,609)
22 - SB1383				
	Revenues			
509	SB1383 Revenues	$ -	$ 80,000	$ 80,000
	Expenditures			
XXX	Reimb to CalRecycle	-	22,762	(22,762)
		$ -	$ 57,238	$ 102,762

		Amended Budget	Actuals 06/30/2024	Variance Fav (Unfav)
25 - PROPOSITION A FUND				
	Revenues			
500	Grant Revenues	$ 52,000	$ 43,634	$ (8,366)
670	Interest Earned	300	-	(300)
	Total Revenues	52,300	43,634	(8,666)
	Expenditures			
620	Prop A Exchange	-	-	-
	Revenues Over (Under) Expenditures	$ 52,300	$ 43,634	$ (8,666)
26 - PROPOSITION C				
	Revenues			
501	Grant Revenue-Prop C	$ 43,000	$ 37,039	$ (5,961)
670	Interest Earned	250	-	(250)
	Total Revenues	43,250	37,039	(6,211)
	Expenditures			
906	Prop C Gifted	-	-	-
	Revenues Over (Under) Expenditures	$ 43,250	$ 37,039	$ (6,211)
27- MEASURE R TRANSIT				
	Revenues			
502	Measure R Grant Revenues	$ 33,000	$ 27,771	$ (5,229)
670	Interest Earned	250	-	(250)
	Total Revenues	33,250	27,771	(5,479)
	Expenditures			
907	Measure R Gifted	-	-	-
	Revenues Over (Under) Expenditures	$ 33,250	$ 27,771	$ (5,479)
29 - MEASURE M				
	Revenues			
507	Measure M Local Return	$ 37,000	$ 34,905	$ (2,095)
670	Interest Earned	250	-	(250)
	Total Revenues	37,250	34,905	(2,345)
	Expenditures			
XXX	Measure M Gifted	-	-	-
	Revenues Over (Under) Expenditures	$ 37,250	$ 34,905	$ (2,345)

		Amended Budget	Actuals 06/30/2024	Variance Fav (Unfav)
30 - MEASURE W				
	Revenues			
508	Grant Revenues	$ 105,000	$ 103,765	$ (1,235)
670	Interest Earned	500	-	(500)
	Total Revenues	105,500	103,765	(1,735)
	Expenditures			
810	Audit'	-	12,500	(12,500)
913	Storm Water Management - 30%	31,650	37,258	(5,608)
914	Storm Water Management - 70%	73,850	-	73,850
		105,500	49,758	55,742
	Revenues Over (Under) Expenditures	$ -	$ 54,007	$ 54,007
40 - CAPITAL PROJECTS FUND				
	Revenues			
	Transfers from General Fund	$ 1,031,442	$ 236,186	$ (795,256)
		1,031,442	236,186	(795,256)
	Expenditures			
887	Sewer Feasibility Project	9,010	8,977	33
890	Consulting Fees	21,100	-	21,100
899	Outdoor Siren System - Design & Constr	293,220	131,449	161,771
934	Equestrian Fence Replacement	26,725	19,925	6,800
935	Tennis Court Improvenments	307,000	8,291	298,709
947	Non-Building Improvements	-	-	-
948	City Hall Improvements	19,456	12,113	7,343
949	Battery/Solar Back-Up	250,000	28,500	221,500
961	Middleridge Road Emergency Storm Drain Repairs	71,173	-	71,173
962	Phase 1 Bifurcated 8" Sewer Main Engineering	22,598	3,135	19,463
963	Generator & Waterproof Removal and Electrical Svcs	6,994	-	6,994
964	HVAC Replacement Project	30,892	23,796	7,096
	Total Expenditures	1,058,168	236,186	821,982
	Revenues Over (Under) Expenditures	$ (26,726)	$ -	$ 26,726
50 - REFUSE FUND				
	Revenues			
665	Service Charges	$ 1,005,336	$ 1,005,443	$ 107
699	Transfers In - General Fund	-	-	-
	Total Revenues	1,005,336	1,005,443	107
	Expenditures			
815	Refuse Service Contract	981,336	980,995	341
790	Advertising	-	-	-
999	Transfers Out	24,000	24,000	-
	Total Expenditures	1,005,336	1,004,995	341
	Revenues Over (Under) Expenditures	$ -	$ 448	$ 448

City of Rolling Hills INCORPORATED JANUARY 24, 1957

Agenda Item No.: 15.A
Mtg. Date: 10/14/2024

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

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

THRU: **KARINA BAÑALES, CITY MANAGER**

SUBJECT: **REVIEW AND APPROVE THE 2024 HOLIDAY OPEN HOUSE FINAL GUEST LIST**

DATE: **October 14, 2024**

BACKGROUND:
The 2024 Holiday Open House will be held on Monday, December 9th at City Hall from 4:00pm to 8:00pm. The guest list to the annual holiday open house was updated with feedback from some Councilmembers in previous years and is included with this report for review and approval.

DISCUSSION:
None.

FISCAL IMPACT:
The cost of the event in the past five years range between $6,100 and $6,600. The adopted FY 2024-2025 budget allocated $8,000 for the event.

RECOMMENDATION:
Approve list as presented; provide direction to staff.

ATTACHMENTS:
CL_AGN_240923_CC_HolidayOpenHouse_ProposedInviteList.pdf

2024 OPEN HOUSE PROPOSED LIST

	Name	Company	Address	City
1	**Honorable Al Muratsuchi**	Assemblymember, 66th District	3424 W. Carson St., Suite 450	Torrance, CA 90503
	Melissa Ramoso, District Director	66th District	3424 W. Carson St., Suite 450	Torrance, CA 90503
	Cody Bridges, Field Representative	66th District	3424 W. Carson St., Suite 450	Torrance, CA 90503
2	**Honorable Ben Allen**	State Senator, 26th District	2512 Artesia Blvd., #320	Redondo Beach, CA 90278-3279
	Sam Lieu, District Director	26th District	2512 Artesia Blvd., #320	Redondo Beach, CA 90278-3279
	Olina Wibroe, District Representative	26th District	2512 Artesia Blvd., #320	Redondo Beach, CA 90278-3279
3	**Honorable Ted Lieu**	United States Congress, 33rd District	1645 Corinth Ave, Suite 101	Los Angeles, CA 90025
	Karen Calderon, Field Representative		1645 Corinth Ave, Suite 101	Los Angeles, CA 90025
4	**Honorable Janice Hahn, Supervisor**	Fourth District, County of Los Angeles	500 West Temple Street	Los Angeles, CA 90012
	Mr. Mark Baucum, Chief of Staff	Fourth District, County of Los Angeles	500 West Temple Street, Rm 358	Los Angeles, CA 90012
	Ms. Jennifer LaMarque, Harbor Area Director	Fourth District, County of Los Angeles	302 West 5th Street, #200	San Pedro, CA 90731
	Ms. Alysia Hererra, Staff Assistant	Fourth District, County of Los Angeles	302 West 5th Street, #200	San Pedro, CA 90731
5	**Mr. Jeffrey Kiernan** Regional Public Affairs Manager	League of California Cities	8581 Santa Monica Blvd. Suite 325	West Hollywood, CA 90069
	Ms. Jennifer Quan, Executive Director Regional Public Affairs Manager	League of California Cities	8581 Santa Monica Blvd. Suite 325	West Hollywood, CA 90069
	Ms. Kristine Guerrero, Legislative Director Regional Public Affairs Manager	League of California Cities	8581 Santa Monica Blvd. Suite 325	West Hollywood, CA 90069
6	**Mr. Dave Pilon,** President and Members of the Board of Directors	P.V.P. Land Conservancy	916 Silver Spur Road, Suite 207	Rolling Hills Estates, CA 90274
	Cristian Sarabia, Conservation Director	P.V.P. Land Conservancy	916 Silver Spur Road, Suite 207	Rolling Hills Estates, CA 90274
	Ms. Adrienne Mohan, Executive Director and **Susan Wilcox,** Development Director	P.V.P. Land Conservancy	916 Silver Spur Road, Suite 207	Rolling Hills Estates, CA 90274
7	**Bob Parke,** President and Members of the Board	Palos Verdes Library District	701 Silver Spur Road	Rolling Hills Estates, CA 90274
	Ms. Jennifer Addington, Director	Palos Verdes Library District	701 Silver Spur Drive	Palos Verdes Peninsula, CA 90274
8	**Ami Gandhi, President** and Members of the Board	PVPUSD Board of Education	375 Via Almar	Palos Verdes Estates, CA 90274
	Devin Serrano, Ph.D Superintendent of Schools and staff	PVPUSD Malaga Cove Administrative Center	375 Via Almar	Palos Verdes Estates, CA 90274

2024 OPEN HOUSE PROPOSED LIST

	Mr. Brett Egan, Principal	Rancho del Mar High School	375 Via Almar	Palos Verdes Estates, CA 90274
9	**Mr. Robert C. Ferrante,** General Manager and staff	County Sanitation District of L A County	1955 Workman Mill Rd.	Whittier, CA 90601
10	**Mrs. Jacki Bacharach,** Executive Director and staff	South Bay Cities Council of Governments	2355 Crenshaw Blvd., #125	Torrance, CA 90501
11	**Sheriff Robert Luna**	L. A. County Sheriff's Headquarters	211 West Temple Street	Los Angeles, CA 90012
	Captain Kimberly Guerrero and all LASD Lomita Personnel	L. A. County Sheriff's Department	26123 Narbonne Avenue	Lomita, CA 90717
12	**Jennifer Perez** President	California Contract Cities Association	17315 Studebaker Road Suite 210	Cerritos, CA 90703
	Mr. Marcel Rodarte Executive Director	California Contract Cities Association	17315 Studebaker Road Suite 210	Cerritos, CA 90703
13	**Ms. Eileen Hupp,** President/CEO and staff	Palos Verdes Peninsula Chamber of Commerce	4040 Palos Verdes Drive North, Suite 205	Rolling Hills Estates, CA 90274
14	**Mr. Anthony Marrone,** Fire Chief	Los Angeles County Fire Department	1650 West 162nd Street	Gardena, CA 90247-3734
	Mr. Brian Bennett, Acting Deputy Fire Chief	Division 1, County of Los Angeles Fire Department	1650 W. 162nd Street	Gardena, CA 90247-3734
	Mr. Brian Kane, Assistant Fire Chief and staff, Division I Office - F. S. 158	Division 1, County of Los Angeles Fire Department	1650 W. 162nd Street	Gardena, CA 90247-3734
	Mr. Trevor Moore, Assistant Fire Chief, LaCoFire/Forestry Division			
	Mr. Brad Weisshaupt, Deputy Forester Pre Fire Engineer, LaCoFire/Forestry			
	Mr. Haddee Hammoud LaCoFire/Forestry			
	Battalion Chief John Butorovich	Fire Station 56	12 Crest Road West	Rolling Hills, CA 90274
15	**John Cruikshank** Members of the City Council and Councilmembers Elect	City of Rancho Palos Verdes	30940 Hawthorne Boulevard	Rancho Palos Verdes, CA 90275
	Mr. Ara Mihranian, City Manager and staff	City of Rancho Palos Verdes	30940 Hawthorne Boulevard	Rancho Palos Verdes, CA 90275
16	**Mayor Velveth Schmitz** and Members of the City Council	City of Rolling Hills Estates	4045 Palos Verdes Drive North	Rolling Hills Estates, CA 90274

2024 OPEN HOUSE PROPOSED LIST

	Mr. Greg Grammer City Manager and staff	City of Rolling Hills Estates	4045 Palos Verdes Drive North	Rolling Hills Estates, CA 90274
17	**Mayor Dawn Murdoch** and Members of the City Council	City of Palos Verdes Estates	340 Palos Verdes Drive West	Palos Verdes Estates, CA 90274
	Kerry Kallman, City Manager and staff	City of Palos Verdes Estates	340 Palos Verdes Drive West	Palos Verdes Estates, CA 90274
18	**Mr. Mike Dorta,** District Engineer and staff L. A. County Depart. of Public Works	Building and Safety Division	24320 S. Narbonne Ave.	Lomita, CA 90717
19	**Mr. Patrick Donegan,** City Attorney and staff	BB&K LLP	1230 Rosecrans Avenue, Suite 110	Manhattan Beach, CA 90266
	Mr. Ryan Stager, Assistant City Attorney	BB&K LLP	1230 Rosecrans Avenue, Suite 110	Manhattan Beach, CA 90266
20	**Mr. William Pagett,** Sr. Vice President and staff	Willdan Engineering	2401 East Katella Avenue, Suite 300	Anaheim, CA 92806
	Ms. Vanessa Munoz, PE, TE, PTOE, President/CEO, Traffic Engineer	Willdan Engineering	13191 Crossroads Parkway North # 405	Industry, CA 91746-3497
21	**Mr. Aaron Arugay,** Executive Director and staff	L. A. County West Vector Control District	6750 Centinela Avenue	Culver City, CA 90230
22	**Ms. Marcia Mayeda,** Director and staff	L. A. County Animal Care & Control Administrative Headquarters	5898 Cherry Avenue	Long Beach, CA 90805
23	**Mr. Fernando Barrera** Specialist	Wildlife Specialist & Consultant		
24	**Mr. Devin Kincaid,** General Manager and staff	Republic Services Inc.	14905 South San Pedro Street	Gardena, CA 90248
	Tanasha Malone, Operations Manager	Republic Services Inc.	14905 South San Pedro Street	Gardena, CA 90247
	Addrian Orssten, Operations Supervisor	Republic Services Inc.	14905 South San Pedro Street	Gardena, CA 90247
	Ms. Dawn Harris, Municipal Services Manager	Republic Services Inc.	14905 South San Pedro Street	Gardena, CA 90247
25	**Mr. Ralph Felix,** District Manager	California Water Service Company	2632 West 237th Street	Torrance, CA 90505-5272
	Mr. Robert Thompson, Operations Manager	California Water Service Company	2632 West 237th Street	Torrance, CA 90505-5272
	Mr. Agustin Baeza Operations Manager and staff	California Water Service Company	2632 West 237th Street	Torrance, CA 90505-5272
26	**RHCA Board members**		1 Portuguese Bend Road	Rolling Hills, CA 90274
	Ms. Kristen Raig and staff	RHCA Manager and staff	1 Portuguese Bend Road	Rolling Hills, CA 90274
27	**Ms. Susan Sifuentes-Trigueros** District Manager and staff	Southern California Gas Company	2922 - 182nd Street	Redondo Beach, CA 90278-3922

2024 OPEN HOUSE PROPOSED LIST

28	**Ms. Connie Turner,** Regional Manager and staff	Southern California Edison	505 Maple Street	Torrance, CA 90503
29	**Mr. Alexander Smith** Executive Director and Staff	California Joint Powers Insurance Authority	8081 Moody St.	La Palma, CA 90623
	Melaina Francis Regional Risk Manager	California Joint Powers Insurance Authority	8081 Moody St.	La Palma, CA 90623
	Abraham Han Management Analyst	California Joint Powers Insurance Authority	8081 Moody St.	La Palma, CA 90623
30	**Mr. Ray Cruz**	Former R.H.City Manager	11710 Telegraph Road	Santa Fe Springs, CA 90670
31	**Mr. Anton Dahlerbruch**	Former R.H. City Manager	300 Harding Boulevard, Suite 203-D	Roseville, CA 95678
32	**Diane Gladwell, MMC**			
33	**Yolanta Schwartz**	Former R.H. Planning Director		
34	**Meredith Elguira**	Former R.H. Planning Director	8650 California Avenue	South Gate, CA 90280

City of Rolling Hills INCORPORATED JANUARY 24, 1957

Agenda Item No.: 16.A
Mtg. Date: 10/14/2024

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

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

THRU: **KARINA BAÑALES, CITY MANAGER**

SUBJECT: **EXISTING LITIGATION - GOVERNMENT CODE SECTION 54956.9(D)(1) THE CITY FINDS, BASED ON ADVICE FROM LEGAL COUNSEL, THAT DISCUSSION IN OPEN SESSION WILL PREJUDICE THE POSITION OF THE CITY IN THE LITIGATION. (1 CASE)**
a. NAME OF CASE: CONNIE ANDERSEN, ET AL. V. CALIFORNIA WATER COMPANY, ET AL. (SEAVIEW CASE) CASE NO.: 24STCV20953

DATE: **October 14, 2024**

BACKGROUND:
None.

DISCUSSION:
None.

FISCAL IMPACT:
None.

RECOMMENDATION:
None.

ATTACHMENTS:

City of Rolling Hills INCORPORATED JANUARY 24, 1957

Agenda Item No.: 16.B
Mtg. Date: 10/14/2024

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

FROM: **KARINA BAÑALES, CITY MANAGER**

THRU: **KARINA BAÑALES, CITY MANAGER**

SUBJECT: **CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION GOVERNMENT CODE SECTION 54956.9 (2 Cases) CPUC Complaints against Sothern California Edison and SoCal Gas**

DATE: **October 14, 2024**

BACKGROUND:
None.

DISCUSSION:
None.

FISCAL IMPACT:
None.

RECOMMENDATION:
None.

ATTACHMENTS: