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, April 22, 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. 1362 *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 APRIL 22, 2024

RECOMMENDATION: Approve.
CL_AGN_240422_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: APRIL 8, 2024 REGULAR MEETING
RECOMMENDATION: Approve as presented.
CL_MIN_240408_CC_F.pdf

8.D. PAYMENT OF BILLS
RECOMMENDATION: Approve as presented.
CL_AGN_240422_CC_PaymentOfBills_E.pdf

8.E. ACCEPT THE FINAL IMPROVEMENTS AND COMPLETION OF STORM HILL LANE AND AUTHORIZE THE RELEASE OF BONDS
RECOMMENDATION: Accept the final improvements and completion of Storm Hill Lane and authorize staff to release the bonds for such improvements.
Attachment 1: Storm Hill- Request Letter (03.18.24).pdf
Attachment 2: PW_StormHillLane_SHL_240305_Bond_List.pdf
Attachment 3: PW_StormHillLane_SHL_Bonds_Request_for_Release_Recorded_KO830435A - Veg. Rest. - Faith Perf.pdf
Attachment 4: PW_StormHillLane_SHL_Bonds_Request_for_Release_Recorded_KO8304191- UG Util - Faith Perf.pdf
Attachment 5: PW_StormHillLane_SHL_Bonds_Request_for_Release_Recorded_KO8304233 - Rd. Const. - Faith Perf.pdf
Attachment 6: PW_StormHillLane_SHL_Bonds_Request_for_Release_Recorded_KO8304270 - Water Main - Faith Perf.pdf
Attachment 7: PW_StormHillLane_SHL_Bonds_Request_for_Release_Recorded_KO8304312 - Corr. Geo. - Faith Perf.pdf
Attachment 8: PW_StormHillLane_SHL_Bonds_Request_for_Release_Recorded_KO8304439 - Maint. Veg.pdf
Attachment 9: PW_StormHillLane_SHL_Bonds_Request_for_Release_Recorded_KO8304476 - Monument Bond.pdf
Attachment 10: RHCA_Easement_Deed_NewRoad - 20220260314 - 03.07.2022.pdf
Attachment 11: 6th Amend Storm Hill Subdiv Agreement (Signed) - PM 26356- 06.pdf
Attachment 12: PW_StormHillLn_Utility_Will_Serve_Confirmations.pdf
Attachment 13: PW_StormHillLane_231116_TC_Staff_Report.pdf
Attachment 14: PW_StormHillLane_231211_TC_Staff_Report.pdf
Attachment 15: PW_StormHillLane_200113_CC_Staff_Report_all.pdf
Attachment 16: PW_SHL_SHLDesignPlans-PlanningCOAReview_AsBuiltPlan_reduced.pdf

9. EXCLUDED CONSENT CALENDAR ITEMS

10. COMMISSION ITEMS

10.A. ZONING CASE NO. 23-100: SITE PLAN REVIEW TO DEMOLISH AN EXISTING RESIDENCE, EXPAND THE RESIDENTIAL BUILDING PAD, CONSTRUCT A NEW RESIDENCE, ATTACHED GARAGE, SWIMMING POOL, RETAINING WALLS EXCEEDING A HEIGHT OF 3 FEET (UP TO A MAXIMUM HEIGHT OF 5 FEET), NON-EXEMPT GRADING, AND OTHER IMPROVEMENTS; AND VARIANCE TO EXCEED THE 40% DISTURBANCE FOR A PROPERTY LOCATED AT 4 SPUR LANE, ROLLING HILLS, CA, 90274, AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (LOT 11-B-CH) (LUKIC)

RECOMMENDATION: Receive and file.

Attachment 1: PL_ADR_4SpurLn_ZC23-100_240111_PC_VicinityMap.pdf
Attachment 2: 240418_4SpurLane_Development Table (ZC23-100)_3rd_CCMeeting4.22.24.pdf
Attachment 3: 2024-03_PC_Resolution_4SpurLane_ZC 23-100_Lukic_F_E.pdf
Attachment 4: CL_AGN_240116_PC_BlueFolderItem_10B_PublicComment01.pdf
Attachment 5: 240304_4SpurLane_RHCA_EasementApproval.pdf
Attachment 6: 240418_4SpurLane_ZC23-100_Grading Table_Revised.pdf
Attachment 7: CL_AGN_240319_PC_Item9A_PublicComment01.pdf
Attachment 8: 4SpurLane_ZC23-100_PublicComment_McNabb
Attachment 9: Approval of Minutes 2.22.24 RHCA approved 3-7-24.pdf
Attachment 10: 240415_4SpurLane_ZC23-100_DevelopmentPlans.pdf

10.B. ZONING CASE NO. 23-137: SITE PLAN REVIEW TO CONSTRUCT AN ADDITION TO AN EXISTING RESIDENCE GREATER THAN 999 SQUARE FEET, ATTACHED COVERED PORCHES, OUTDOOR KITCHEN, AND OTHER IMPROVEMENTS; AND VARIANCE REQUESTS TO CONSTRUCT IN THE FRONT YARD SETBACK AND WAIVE THE REQUIREMENT FOR A STABLE AND CORRAL SET ASIDE AREA, FOR A PROPERTY LOCATED AT 29 EASTFIELD DRIVE, ROLLING HILLS, CA, AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (LOT 45-EF) (AQUINO)

RECOMMENDATION: Receive and file.

Attachment 1: PL_ADR_240306_29EastfieldDrive_ZC23-137_RadiusMap_js.pdf
Attachment 2: 240214_29EastfieldDrive_Development Table (ZC23-137).pdf
Attachment 3: 2024-04_PC_Resolution_29EastfieldDrive_ZC23-137_Aquino_F_E.pdf
Attachment 4: 240311_Photos 29 Eastfield Drive.pdf
Attachment 5: 240214_29EastfieldDrive_ZC23-137_Plans.pdf

11. PUBLIC HEARINGS

12. OLD BUSINESS

12.A. RECEIVE AND FILE AN UPDATE FROM SITELOGIQ REGARDING THE SOLAR PHOTOVOLTAIC DUAL-FUEL EMERGENCY GENERATOR PROJECT FOR THE CITY HALL CAMPUS BACK-UP POWER / RESILIENCY AND DIRECT STAFF TO PREPARE A TIMELINE TOWARDS A PUBLIC HEARING

RECOMMENDATION: Receive and file. Provide direction to staff and SiteLogIQ to bring the project presentation to the RHCA Board on May 2, 2024, before returning for a formal Public Hearing with the City Council at a special meeting between May 21 and May 31 after a 15-day Public Noticing requirement per Government Code.

Attachment A- CL_AGN_240422_CC_SiteLogIQ_DER_OptionsMatrix.pdf
Attachment B - CL_AGN_240422_CC_SiteLogIQ_SolarGenerator_PrelimSitePlan.pdf
Attachment C - CL_AGN_240422_CC_KohlerGenerator_48RCLC_Specs.pdf
Attachment D - CL_AGN_231214_CC_Item12A_SiteLogiQ_Solar_BatteryStorageProposal.pdf
Attachment E - CL_AGN_240311_CC_Item13B_SiteLogiQ_CH-only_Solar_DFGeneratorProposal.pdf
Attachment F - CL_AGN_240325_CC_Item12C_SiteLogiQ_CH-only_Solar_DFGeneratorProposal_rev.pdf

13. NEW BUSINESS

13.A. RECEIVE AND FILE FISCAL YEAR 2024/2025 PROPOSED GENERAL FUND REVENUE PROJECTIONS AND EXPENDITURES BY DEPARTMENT

RECOMMENDATION: Receive and file proposed General Fund revenues and expenditures for fiscal year 2024/25; and direct staff to forward this item to the Finance/Budget/Audit Committee for a more detailed discussion of the proposed budget.

Attachment A - CL_AGN_240422_CC_Proposed_FY2024-25_GF-Revenues.pdf
Attachment B - CL_AGN_240422_CC_Proposed_FY2024-25_GF_Expenditures.pdf
Attachment C - CL_AGN_240422_CC_FY2024-25_GF_Balancing.pdf
Attachment D - CL_AGN_240422_CC_Proposed_FY2024-25_BudgetPresentation_F.pdf

13.B. APPROVE PHASE 1 OF THE PORTUGUESE BEND ROAD / ROLLING HILLS ROAD 8" SEWER MAIN PROJECT DESIGN AND AUTHORIZE STAFF TO ADVERTISE FOR CONSTRUCTION BIDS

RECOMMENDATION: Approve as presented. Provide direction to staff on funding strategy.

Attachment A - CL_AGN_240325_Lieu_FY24_CF_PressRelease.pdf
PW_SEW_231110_8inch_PBR_RHR_Design.pdf

13.C. APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH HOT LINE CONSTRUCTION, INC TO PROVIDE POTHOLING SERVICES FOR THE 20B PORTION OF THE EASTFIELD DRIVE FIRE PREVENTION POWER LINE UNDERGROUNDING PROJECT IN AN AMOUNT NOT TO EXCEED $57,915 FUNDED BY FEMA HAZARD MITIGATION PROGRAM #DR4382-177-7R-CA, AUTHORIZE THE CITY MANAGER TO EXECUTE THE AGREEMENT, AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

RECOMMENDATION: Approve as presented.

Attachment A - CA_AGR_240422_HotLineConst_Eastfield_UU_20B_Potholing.pdf
Attachment B - GR_OES_240409_Eastfield20B_RFP_Potholing_EE-Electric.pdf
Attachment C - GR_OES_240409_Eastfield20B_RFP_Potholing_HotLine.pdf
Attachment D - GR_OES_240409_Eastfield20B_RFP_Potholing_Aztec.pdf
Attachment E - GR_OES_240409_Eastfield20B_RFP_Potholing_KSE.pdf
Attachment F - GR_OES_240409_Eastfield20B_RFP_Potholing_VCI.pdf

13.D. APPROVE THE ROLLING HILLS COMMUNITY ASSOCIATION LEAD RESPONSIBILITY FOR THE COMBINED TENNIS COURT ADA AND CABANA PROJECTS AND CITY TO TAKE LEAD FOR CONSTRUCTION OF THE SUBSEQUENT TENNIS COURT #1 EXPANSION PROJECT

RECOMMENDATION: Approve as presented.

PW_CHC_240415_TC-Projects_DraftTImeline.pdf

14. MATTERS FROM THE CITY COUNCIL

14.A. CONSIDERATION OF RESOLUTION IN SUPPORT OF THE BI-PARTISAN HOMELESSNESS, DRUG ADDICTION, AND THEFT REDUCTION ACT (INITIATIVE 23-0017A1) FOR TARGETED REFORMS TO PROPOSITION 47 (COUNCILMEMBER DIERINGER)

RECOMMENDATION: Receive and file. Consider the attached draft resolution and, if supportive, direct staff to return with a resolution for adoption on May 13, 2024.

Attachment A - CL_AGN_240422_CC_Prop47_Reform_DraftResolution.pdf
Attachment B - CL_AGN_240422_CC_23-0017A1_DrugAddictionTheftReform.pdf
Attachment C - CL_AGN_240422_CC_Prop47_FAQs.pdf
Attachment D - CL_AGN_240422_CC_CA_SafeCommunities_FactSheet.pdf
Attachment E - CL_AGN_240422_CC_HomelessnessAct_Handout.pdf

15. MATTERS FROM STAFF

15.A. RECEIVE AND FILE FIRE FUEL ABATEMENT AND CODE ENFORCEMENT QUARTERLY REPORT FOR THE FIRST QUARTER OF 2024 (JANUARY 1 THROUGH MARCH 31)

RECOMMENDATION: Receive and file.

Attachment 1: CE_QRP_2024_Q1_240417_CE_AllOpenCases.pdf
Attachment 2: CE_QRP_2024_Q1_OpenedCases.pdf
Attachment 3: CE_QRP_2024_Q1_ClosedCases.pdf

16. RECESS TO CLOSED SESSION

17. RECONVENE TO OPEN SESSION

18. ADJOURNMENT

Next regular meeting: Monday, May 13, 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: 04/22/2024

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 APRIL 22, 2024**

DATE: **April 22, 2024**

BACKGROUND:
None.

DISCUSSION:
None.

FISCAL IMPACT:
None.

RECOMMENDATION:
Approve.

ATTACHMENTS:
CL_AGN_240422_CC_AffidavitofPosting.pdf

Administrative Report

8.A., **File #** 2276 **Meeting Date**: 4/22/2024

To: MAYOR & CITY COUNCIL

From: Christian Horvath, City Clerk

TITLE

APPROVE AFFIDAVIT OF POSTING FOR THE CITY COUNCIL ADJOURNED REGULAR MEETING OF APRIL 22, 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	APRIL 22, 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: April 19, 2024

City of Rolling Hills INCORPORATED JANUARY 24, 1957

Agenda Item No.: 8.B
Mtg. Date: 04/22/2024

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: **April 22, 2024**

BACKGROUND:
None.

DISCUSSION:
None.

FISCAL IMPACT:
None.

RECOMMENDATION:
Approve.

ATTACHMENTS:

Agenda Item No.: 8.C
Mtg. Date: 04/22/2024

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: APRIL 8, 2024 REGULAR MEETING**

DATE: **April 22, 2024**

BACKGROUND:
None.

DISCUSSION:
None.

FISCAL IMPACT:
None.

RECOMMENDATION:
Approve as presented.

ATTACHMENTS:
CL_MIN_240408_CC_F.pdf

Minutes
Rolling Hills City Council
Monday, April 8, 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:	Wilson, Dieringer, Mayor Pro Tem Pieper, Mayor Mirsch
Councilmembers Absent:	Black
Staff Present:	Karina Bañales, City Manager
	Christian Horvath, City Clerk / Executive Assistant to the City Manager
	John Signo, AICP, Planning & Community Services Director
	Samantha Crew, Management Analyst
	Stephanie Grant, Assistant Planner
	Robert Samario, Finance Operations Lead Consultant
	Pat Donegan, City Attorney

3. PLEDGE OF ALLEGIANCE – City Clerk / Executive Assistant to the City Manager Christian Horvath

4. PRESENTATIONS / PROCLAMATIONS / ANNOUNCEMENTS – NONE

5. APPROVE ORDER OF THE AGENDA

Mayor Mirsch requested that Item 13A be moved ahead of any excluded Consent Calendar Items.

Motion by Councilmember Wilson, seconded by Mayor Pro Tem Pieper to approve as requested. Motion carried unanimously with the following vote:

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

6. BLUE FOLDER ITEMS (SUPPLEMENTAL) – NONE

7. PUBLIC COMMENT ON NON-AGENDA ITEMS – NONE

8. CONSENT CALENDAR

8.A. APPROVE AFFIDAVIT OF POSTING FOR THE CITY COUNCIL REGULAR MEETING OF APRIL 8, 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: MARCH 25, 2024 REGULAR MEETING

8.D. PAYMENT OF BILLS

8.E. ADOPT RESOLUTION NO. 1361 ACCEPTING CALIFORNIA WATER SERVICE'S 2024 LAWN-TO-GARDEN REBATE PROGRAM OFFER TO IMPLEMENT HOME HARDENING STRATEGIES AND REFRESHED WATER WISE PLANTING AND IRRIGATION IN AND AROUND CITY HALL CAMPUS AND FINDING THE SAME EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

8.F. PULLED BY COUNCILMEMBER DIERINGER

8.G. AUTHORIZE AGREEMENT WITH SOUTH BAY CITIES COUNCIL OF GOVERNMENTS TO IMPLEMENT SB 1383 LOCAL ASSISTANCE GRANT PROGRAM AWARDED BY CALRECYCLE

Motion by Mayor Pro Tem Pieper, seconded by Councilmember Wilson to approve Consent Calendar except Item 8F. Motion carried unanimously with the following vote:

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

Mayor Mirsch moved to Item 13A.

13. NEW BUSINESS

13.A. PRELIMINARY FISCAL YEAR 2024/25 PROJECTIONS AND BALANCING FOR THE GENERAL FUND

Presentation by Finance Operations Lead Consultant Robert Samario

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

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

Mayor Mirsch moved back to Excluded Consent Calendar Items.

9. EXCLUDED CONSENT CALENDAR ITEMS

8.F. APPROVE THE HARBOR TOXICS COST SHARE FORMULA FOR THE UPCOMING MEMORANDUM OF UNDERSTANDING WITH THE REGIONAL MONITORING COALITION

Motion by Mayor Pro Tem Pieper, seconded by Councilmember Wilson to approve as presented and request the new MOU include the insertion of a termination clause similar to the existing MOU. Motion carried unanimously with the following vote:

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

10. COMMISSION ITEMS – NONE

11. PUBLIC HEARINGS – NONE

12. OLD BUSINESS – NONE

14. MATTERS FROM THE CITY COUNCIL

Mayor Mirsch commented on attending a virtual Our Neighborhood Voices meeting where discussion ensued around the California Coastal Commission sharing concerns surrounding the State legislature potentially enacting legislation that removes their purview over coastal areas. She also mentioned discussion around Accessory Dwelling Units not generating as much housing as previously predicted.

15. MATTERS FROM STAFF

15.A. CONSIDER DISSOLVING THE STANDING SOLID WASTE AND RECYCLING COMMITTEE AND CREATE A LIMITED AD HOC COMMITTEE TO RESOLVE SPECIFIC ISSUES RELATED TO SOLID WASTE SERVICES IN THE CITY

Presentation by City Manager Karina Banales
City Attorney Patrick Donegan

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

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

16. RECESS TO CLOSED SESSION – NONE

17. RECONVENE TO OPEN SESSION – NONE

18. ADJOURNMENT: 7:49 P.M.

The meeting was adjourned at 7:49 p.m. on April 8, 2024. The next regular adjourned meeting of the City Council is scheduled to be held on Monday, April 22, 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

Agenda Item No.: 8.D
Mtg. Date: 04/22/2024

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: **April 22, 2024**

BACKGROUND:
None.

DISCUSSION:
None.

FISCAL IMPACT:
None.

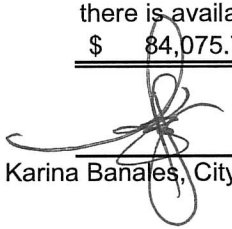
RECOMMENDATION:
Approve as presented.

ATTACHMENTS:
CL_AGN_240422_CC_PaymentOfBills_E.pdf

CITY OF ROLLING HILLS
AP24-016, ACH24-020
Check Run 04/17/2024

Check No.	Check Date	Payee	Description	Amount
028563	4/17/2024	Cell Business Equipment	Sharp Copier Printer Meter 01-05-24 to 04-04-24	1,207.61
028564	4/17/2024	Southern California News Group	Public Notice for 29 MRS / 23 Crest Rd East	769.09
028565	4/17/2024	Executive Suite Services Inc.	March 2024 Janitorial Services	920.00
028566	4/17/2024	LSL CPAs	2023 Measure W Audit	12,500.00
028567	4/17/2024	McGowan Consulting	Municipal Stormwater Consulting Services for March	10,814.10
028568	4/17/2024	MV CHENG AND ASSOCIATES	Monthly Accounting Services for March 2024	10,075.00
028569	4/17/2024	NV5, INC.	March 2024 Services- CORH-22-11241 Flow	807.50
028569	4/17/2024	NV5, INC.	November 2023 Sewer Feasibility Study	2,610.00
CHECK TOTAL			**$ 3,417.50**	
028570	4/17/2024	Orkin	Monthly Pest Control for March 2024	172.99
ACH-516	4/18/2024	Abila	Accounting Software Use 04-18-24 to 05-17-24	349.67
ACH-517	4/1/2024	CalPERS	PERS Health Premium April 2024	11,218.47
ACH-518	4/2/2024	CalPERS	CalPERS Retirement Payroll Ending 04-02-24	3,553.32
ACH-519	3/28/2024	California Water Service Co.	Water Usage 02-29-24 to 03-28-24 Rancho#74654	394.34
ACH-520	3/28/2024	California Water Service Co.	Water Usage 02-29-24 to 03-28-24 Rolling#54654	1,066.06
ACH-521	4/5/2024	The Gas Company	Gas Usage from 03-07-24 to 04-05-24	78.62
ACH-522	3/25/2024	Pacific Premier Bank / FNBO	Pac Prem Cred Card Stmt #0306	1,279.94
ACH-523	3/25/2024	Pacific Premier Bank / FNBO	Pac Prem Cred Card #5550 Stmt	623.15
ACH-524	4/5/2024	Robert Half	Temp Admin Staff P/E 04-05-24	1,367.60
ACH-525	4/12/2024	Robert Half	Temp Admin Staff P/E 04-12-24	1,367.60
ACH-526	4/2/2024	Vantagepoint Transfer Agents -	Deferred Comp Contributions PR Ending 04-02-24	1,873.58
PR LINK	4/5/2024	PR LINK - Payroll & PR Taxes PR#7	Payroll Processing Fee PR#7_03/20/24 - 04/02/24	77.65
PR LINK	4/5/2024	PR LINK - Payroll & PR Taxes PR#7	Pay Period PR#7_03/20/24 - 04/02/24	20,949.46
REPORT TOTAL				**84,075.75**

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
$ 84,075.75 for the payment of above items.



Karina Banales, City Manager

Agenda Item No.: 8.E
Mtg. Date: 04/22/2024

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

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

THRU: **KARINA BAÑALES, CITY MANAGER**

SUBJECT: **ACCEPT THE FINAL IMPROVEMENTS AND COMPLETION OF STORM HILL LANE AND AUTHORIZE THE RELEASE OF BONDS**

DATE: **April 22, 2024**

BACKGROUND:
On November 19, 2019, the Planning Commission adopted Resolution No. 2019-16, granting approval of a Site Plan Review for the grading and development of Storm Hill Lane and adopting a mitigated negative declaration and mitigation monitoring reporting program in Zoning Case No. 950. On November 21, 2019, the Traffic Commission reviewed and recommended approval of the new roadway and the intersection of Storm Hill Lane with Johns Canyon Road. On January 13, 2020, the City Council reviewed the Planning Commission's decision and the Traffic Commission's recommendation for the development and grading of Storm Hill Lane and accepted the project.

In 2022, the applicant went through a plan check with LA County to obtain permits. In early 2023, construction of the new road commenced and was completed later in the year. On September 28, 2023, the Traffic Commission received a report on the status of the new road. Staff informed the Traffic Commission that the road, including the storm drains, would be maintained by the Rolling Hills Community Association (RHCA). Construction of the new road is complete.

Subdivision Improvement Agreement

On June 8, 2005, the City entered into a Subdivision Improvement Agreement with the applicant, Storm Properties, Inc., and Claudia Storm Grzywacz in order to subdivide properties and construct a road. The agreement has been amended several times to avoid expiration. The current sixth amendment requires the applicant to complete improvements no later than June 8, 2024.

Request

Under the agreement, the applicant was required to provide several performance bonds for the completion of the road. The performance bonds guarantee that the applicant will complete certain work according to the terms outlined in the agreement. The applicant was required to pay the bonds to a bond company who holds the bond until the City allows the bonds to be released back to the applicant. If the applicant fails to complete the work, the City can use the money to complete the work on its own or as financial compensation. The road is now complete, and in order to avoid a seventh amendment, the applicant is requesting the release of bonds prior to the expiration of the agreement on June 8, 2024. The bonds are in place to obligate the applicant to perform the following:

1. Install survey monuments: Bond No. K08304476 for $6,382
2. Maintain native vegetation: Bond No. K08304439 for $75,330
3. Complete requirements for Final Parcel Map No. 26356: Bond No. K0830435A for $78,384
4. Perform corrective geology: Bond No. K08304312 for $82,800
5. Construct the road per plan: Bond No. K08304233 for $127,839
6. Underground utilities: Bond No. K08304191 for $219,247
7. Provide a water main extension and fire hydrant: Bond No. K08304270 for $97,590

DISCUSSION:
The applicant has performed all the work required to release the performance bonds. As part of construction, survey monuments were installed, Final Parcel Map No. 26356 was recorded, corrective geology activities were performed, the road was constructed, utilities were undergrounded, and a water main extension and fire hydrant were installed. The applicant indicates the requirement to maintain native vegetation (Bond No. K08304439) was made under a previous design for a longer road approved in the 2000s that was meant to protect 0.32 acres of existing coastal sage scrub that would have been removed due to grading. The 2019 approval that was eventually built was for a shorter road that did not affect the coastal sage scrub, and thus there is no need for the bond. As such, the applicant is requesting the release of all seven bonds.

Maintenance
The new road, including the storm drains, will be maintained by the Rolling Hills Community Association (RHCA). The applicant recorded an easement for the ongoing access/maintenance of this road by RHCA (see attachment). The applicant also has a preferred storm drain maintenance company used in the past. The applicant and RHCA have been in communication, and the feedback has been positive, as the cost of storm drain maintenance is relatively low.

New Lots Supported by Storm Hill Lane

The new road supports three new lots created by a subdivision. There is also a developed lot at 4 Storm Hill Lane that will have access. The road is approximately 564 feet in length and terminates at a cul-de-sac. The road was approved by the Fire Department and constructed to LA County Road construction standards. The intersection at Storm Hill Lane is 57 feet wide and has a 30-foot paved surface within a 60-foot-wide roadway easement area. The Planning Commission approved the project on November 19, 2019, and the Traffic Commission on November 21, 2019. The City's Traffic Engineer reviewed the plans prior to City approval.

Progress Update
The road work is now fully complete. All utilities have been installed, the area has been graded, and the road has been paved. Rolled curbs have been installed, and hydroseeding has been planted. Onward Engineering, hired by the City, has inspected the dry sewer, which has been successfully installed. Public Works inspections for the road are being handled by LA County Building and Safety. Mulch and hydroseeding have been added. RHCA has reviewed the bridle trail easement on the side of the road, leading down toward a canyon to the east.

On February 22, 2024, a lot line adjustment was submitted to the Planning Department to adjust the lot lines between the lots (Zoning Case No. 24-018). The application is being reviewed and prepared for Planning Commission Review.

The "as-built" plan has been submitted as required in the conditions of approval. There were two minor revisions from the original approved plan, which included:

1. Relocation of a storm drain grate to align with the rolled curb to collect storm water properly and
2. Substitution of decomposed granite with wood chips/mulch on horse trails per RHCA.

The County inspector has signed off on the grading/drainage permit card for the underground drainage, grading, and asphalt. Southern California Edison (SCE), SoCalGas, Cal Water, Cox Communications, and Frontier will provide utility services. The applicant's civil engineer has installed monumentation for future surveying.

If authorized by City Council, staff can prepare release letters to the bond company to release the bonds.

FISCAL IMPACT:
None. Project funded by applicant, including public works inspections.

RECOMMENDATION:
Accept the final improvements and completion of Storm Hill Lane and authorize staff to release the bonds for such improvements.

ATTACHMENTS:
Attachment 1: Storm Hill- Request Letter (03.18.24).pdf
Attachment 2: PW_StormHillLane_SHL_240305_Bond_List.pdf
Attachment 3: PW_StormHillLane_SHL_Bonds_Request_for_Release_Recorded_KO830435A - Veg. Rest. - Faith Perf.pdf
Attachment 4: PW_StormHillLane_SHL_Bonds_Request_for_Release_Recorded_KO8304191- UG Util - Faith Perf.pdf
Attachment 5: PW_StormHillLane_SHL_Bonds_Request_for_Release_Recorded_KO8304233 - Rd. Const. - Faith Perf.pdf
Attachment 6: PW_StormHillLane_SHL_Bonds_Request_for_Release_Recorded_KO8304270 - Water Main - Faith Perf.pdf
Attachment 7: PW_StormHillLane_SHL_Bonds_Request_for_Release_Recorded_KO8304312 - Corr. Geo. - Faith Perf.pdf
Attachment 8: PW_StormHillLane_SHL_Bonds_Request_for_Release_Recorded_KO8304439

- Maint. Veg.pdf
Attachment 9: PW_StormHillLane_SHL_Bonds_Request_for_Release_Recorded_KO8304476 - Monument Bond.pdf
Attachment 10: RHCA_Easement_Deed_NewRoad - 20220260314 - 03.07.2022.pdf
Attachment 11: 6th Amend Storm Hill Subdiv Agreement (Signed) - PM 26356- 06.pdf
Attachment 12: PW_StormHillLn_Utility_Will_Serve_Confirmations.pdf
Attachment 13: PW_StormHillLane_231116_TC_Staff_Report.pdf
Attachment 14: PW_StormHillLane_231211_TC_Staff_Report.pdf
Attachment 15: PW_StormHillLane_200113_CC_Staff_Report_all.pdf
Attachment 16: PW_SHL_SHLDesignPlans-PlanningCOAReview_AsBuiltPlan_reduced.pdf

March 15, 2024

Mr. John Signo
City of Rolling Hills
2 Portuguese Bend Rd
Rolling Hills, CA 90274

RE: Final Acceptance of Improvements & Release of Bonds- Storm Hill Subdivision Agreement
ADDRESS: 1-4 Storm Hill Lane, Rolling Hills, CA 90274
PARCEL MAP: 26356
SURETY BOND NOs.: K08304476, K08304439, K0830435A, K08304312, K08304233, K08304191, K08304270

Dear John,

This letter shall serve as a request to confirm the completion of improvements and release the bonds per the attached list in connection with the Storm Hill project.

Thank you for your assistance on this project. Feel free to contact me with any questions.

Yours truly,

Storm Bird
Sr. Project Manager
Storm Properties,
Direct: 310-986-2439
Cell: 310-874-1262
sbird@storm-properties.com

cc: Kathyrn Bishop

Storm Hill- Bonds 03/05/24

Status	Bond Number	Obligee	Type Of Bond	Description	Bond Amount
In Effect	K08304476	City of Rolling Hills	Subdivision	Survey Monuments - Final Parcel Map No. 26356, Zoning Case No. 615, Storm Lane	$6,382.00
In Effect	K08304439	City of Rolling Hills	Subdivision	Maintenance of Native Vegetation - Final Parcel Map No. 26356	$75,330.00
In Effect	K0830435A	City of Rolling Hills	Subdivision	Final Parcel Map No. 26356, Storm Hill Lane	$78,384.00
In Effect	K08304312	City of Rolling Hills	Subdivision	Corrective Geology - Final Parcel Map No. 26356, Storm Hill Lane	$82,800.00
In Effect	K08304233	City of Rolling Hills	Subdivision	Road Construction - Final Parcel Map No. 26356, Storm Hill Lane	$127,839.00
In Effect	K08304191	City of Rolling Hills	Subdivision	Underground Utilities - Final Parcel Map No. 26356, Zoning Case No. 615, 4 Storm Hill Lane	$219,247.00
In Effect	K08304270	City of Rolling Hills	Subdivision	Water Main Extension and Fire Hydrant - Final Parcel Map No. 26356, Storm Hill Lane	$97,590.00

Storm Hill- Bonds 03/05/24

Status	Bond Number	Issuing Carrier	Subsidiary	Principal	Obligee	Type Of Bond	Description	Bond Amount
In Effect	K08304476	Westchester Fire Insurance Company	Storm Industries Inc	Storm Industries Inc	City of Rolling Hills	Subdivision	Survey Monuments - Final Parcel Map No. 26356, Zoning Case No. 615, Storm Lane	$6,382.00
In Effect	K08304439	Westchester Fire Insurance Company	Storm Industries Inc	Storm Industries Inc	City of Rolling Hills	Subdivision	Maintenance of Native Vegetation - Final Parcel Map No. 26356	$75,330.00
In Effect	K0830435A	Westchester Fire Insurance Company	Storm Industries Inc	Storm Industries Inc	City of Rolling Hills	Subdivision	Final Parcel Map No. 26356, Storm Hill Lane	$78,384.00
In Effect	K08304312	Westchester Fire Insurance Company	Storm Industries Inc	Storm Industries Inc	City of Rolling Hills	Subdivision	Corrective Geology - Final Parcel Map No. 26356, Storm Hill Lane	$82,800.00
In Effect	K08304233	Westchester Fire Insurance Company	Storm Industries Inc	Storm Industries Inc	City of Rolling Hills	Subdivision	Road Construction - Final Parcel Map No. 26356, Storm Hill Lane	$127,839.00
In Effect	K08304191	Westchester Fire Insurance Company	Storm Industries Inc	Storm Industries Inc	City of Rolling Hills	Subdivision	Underground Utilities - Final Parcel Map No. 26356, Zoning Case No. 615, 4 Storm Hill Lane	$219,247.00
In Effect	K08304270	Westchester Fire Insurance Company	Storm Industries Inc	Storm Industries Inc	City of Rolling Hills	Subdivision	Water Main Extension and Fire Hydrant - Final Parcel Map No. 26356, Storm Hill Lane	$97,590.00

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Pages: 0006

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Recorder's Office, Los Angeles County, California

09/17/12 AT 09:15AM

FEES:	30.00
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PAID:	30.00

LEADSHEET

201209170040006

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SEQ:
10

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THIS FORM IS NOT TO BE DUPLICATED

E441953

RECORDING REQUESTED BY
Storm Properties, Inc.

AND WHEN RECORDED MAIL TO:
Larry R. Carr
Name Storm Properties, Inc.
Street Address 23223 Normandie Avenue
City & State Torrance, CA 90501

09/17/2012
20121391040

Assessors Parcel Number: 7570-024-014, 015, 016 & 017

SPACE ABOVE THIS LINE FOR RECORDER'S USE

TRA:

Subdivision Bond Faithful Performance (KO830435A)

TITLE OF DOCUMENT

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
($3.00 ADDITIONAL RECORDING FEE APPLIES)

WESTCHESTER FIRE INSURANCE COMPANY
510 Walnut Street
Philadelphia PA 19106

Bond No. K0830435A
Annual Premium: $784.00
EXECUTED IN DUPLICATE

SUBDIVISION BOND
FAITHFUL PERFORMANCE

KNOW ALL MEN BY THESE PRESENTS: That, Storm Industries, Inc., as Principal, and Westchester Fire Insurance Company, a corporation organized under the laws of the State of PENNSYLVANIA and authorized to transact surety business in the State of California as Surety, are held and firmly bound unto the City of Rolling Hills, as Obligee, in the sum of Seventy Eight Thousand Three Hundred Eighty Four and No/100 Dollars ($78,384.00), for which the payment whereof, well and truly to be made, said Principal and Surety bind themselves, their heirs, administrators, successors and assigns, jointly and severally, firmly by these presents.

THE Condition of the foregoing obligation is such that, whereas the above bounden Principal has entered into a contract/agreement dated June 8, 2005, with Obligee to do and perform the following work; to wit:

Final Parcel Map No. 26356, Storm Hill Lane
Restoration of 0.32 acres of coastal sage scrub at a ration of 4:1 for a total of 1.2 acres, based on constrains analysis of impact on vegetation on the project site prepared by PCR Services Corporation

NOW, THEREFORE, if the above bounden Principal shall well and truly perform the work contracted to be performed under said contract, then this obligation shall be void; otherwise to remain in full force and effect. As part of the obligation secured hereby and in addition to the face amount specified therefore, there shall be included costs and reasonable expenses and fees, including reasonable attorneys fees, incurred by the City in successfully enforcing such obligation, all to be taxed as costs and included in any judgment rendered.

SIGNED, SEALED, DATED: August 16, 2012

STORM INDUSTRIES, INC.

By: _____

WESTCHESTER FIRE INSURANCE COMPANY

By: Christina Johnson
Christina Johnson, Attorney-in-Fact

THIS BOND REPLACES BOND NO. SU5013455 ISSUED BY ARCH INSURANCE COMPANY AND FULLY EXONERATES SAID BOND AND SURETY OF ALL PAST, PRESENT AND FUTURE LIABILITY.

ACKNOWLEDGED AND ACCEPTED BY THE CITY OF ROLLING HILLS:

DATE: 8/23/12

BY: _____
Signature

Anton Dahlerbruch, City Manager
Print Name and Title

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles

On 8/16/12 (DATE) before me, L. Clark, Notary Public (NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC")

personally appeared Christina Johnson, who proved to me on the basis of satisfactory evidence to be the person(s) whose names (s) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity(ies), and that by ~~his~~/her/~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

L. CLARK
Commission # 1825171
Notary Public - California
Los Angeles County
My Comm. Expires Nov 28, 2012

WITNESS my hand and official seal.

L. Clark
SIGNATURE OF NOTARY

OPTIONAL

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

CAPACITY CLAIMED BY SIGNER

- ☐ INDIVIDUAL
- ☐ CORPORATE OFFICER

_____
TITLE(S)

- ☐ PARTNER(S) ☐ LIMITED ☐ GENERAL
- ☒ ATTORNEY-IN-FACT
- ☐ TRUSTEE(S)
- ☐ GUARDIAN/CONSERVATOR
- ☐ OTHER: _____

_____

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

_____

DESCRIPTION OF ATTACHED DOCUMENT

_____
TITLE OR TYPE OF DOCUMENT

_____
NUMBER OF PAGES

_____
DATE OF DOCUMENT

_____
SIGNER(S) OTHER THAN NAMED ABOVE

Power of Attorney

WESTCHESTER FIRE INSURANCE COMPANY

Know all men by these presents: That **WESTCHESTER FIRE INSURANCE COMPANY**, a corporation of the Commonwealth of Pennsylvania pursuant to the following Resolution, adopted by the Board of Directors of the said Company on December 11, 2006, to wit:

"RESOLVED, that the following authorizations relate to the execution, for and on behalf of the Company, of bonds, undertakings, recognizances, contracts and other written commitments of the Company entered into the ordinary course of business (each a "Written Commitment").

(1) Each of the Chairman, the President and the Vice Presidents of the Company is hereby authorized to execute any Written Commitment for and on behalf of the Company, under the seal of the Company or otherwise.

(2) Each duly appointed attorney-in-fact of the Company is hereby authorized to execute any Written Commitment for and on behalf of the Company, under the seal of the Company or otherwise, to the extent that such action is authorized by the grant of powers provided for in such persons written appointment as such attorney-in-fact.

(3) Each of the Chairman, the President and the Vice Presidents of the Company is hereby authorized, for and on behalf of the Company, to appoint in writing any person the attorney-in-fact of the Company with full power and authority to execute, for and on behalf of the Company, under the seal of the Company or otherwise, such Written Commitments of the Company as may be specified in such written appointment, which specification may be by general type or class of Written Commitments or by specification of one or more particular Written Commitments.

(4) Each of the Chairman, the President and Vice Presidents of the Company is hereby authorized, for and on behalf of the Company, to delegate in writing any other officer of the Company the authority to execute, for and on behalf of the Company, under the Company's seal or otherwise, such Written Commitments of the Company as are specified in such written delegation, which specification may be by general type or class of Written Commitments or by specification of one or more particular Written Commitments.

(5) The signature of any officer or other person executing any Written Commitment or appointment or delegation pursuant to this Resolution, and the seal of the Company, may be affixed by facsimile on such Written Commitment or written appointment or delegation.

FURTHER RESOLVED, that the foregoing Resolution shall not be deemed to be an exclusive statement of the powers and authority of officers, employees and other persons to act for and on behalf of the Company, and such Resolution shall not limit or otherwise affect the exercise of any such power or authority otherwise validly granted or vested."

Does hereby nominate, constitute and appoint Christina Johnson, Erik Johansson, Kim Heredia, Lisa Clark, Shirley Bauman, Victoria M Campbell, all of the City of LOS ANGELES, California, each individually if there be more than one named, its true and lawful attorney-in-fact, to make, execute, seal and deliver on its behalf, and as its act and deed any and all bonds, undertakings, recognizances, contracts and other writings in the nature thereof in penalties not exceeding Twenty million dollars & zero cents ($20,000,000.00) and the execution of such writings in pursuance of these presents shall be as binding upon said Company, as fully and amply as if they had been duly executed and acknowledged by the regularly elected officers of the Company at its principal office.

IN WITNESS WHEREOF, the said Stephen M. Haney, Vice-President, has hereunto subscribed his name and affixed the Corporate seal of the said **WESTCHESTER FIRE INSURANCE COMPANY** this 5 day of August 2013.

WESTCHESTER FIRE INSURANCE COMPANY

Stephen M. Haney, Vice President

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF PHILADELPHIA ss.

On this 5 day of August, AD. 2013 before me, a Notary Public of the Commonwealth of Pennsylvania in and for the County of Philadelphia came Stephen M. Haney, Vice-President of the **WESTCHESTER FIRE INSURANCE COMPANY** to me personally known to be the individual and officer who executed the preceding instrument, and he acknowledged that he executed the same, and that the seal affixed to the preceding instrument is the corporate seal of said Company, that the said corporate seal and his signature were duly affixed by the authority and direction of the said corporation, and that Resolution, adopted by the Board of Directors of said Company, referred to in the preceding instrument, is now in force.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at the City of Philadelphia the day and year first above written.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
KAREN E. BRANDT, Notary Public
City of Philadelphia, Phila. County
My Commission Expires September 26, 2014

Notary Public

I, the undersigned Assistant Secretary of the **WESTCHESTER FIRE INSURANCE COMPANY**, do hereby certify that the original POWER OF ATTORNEY, of which the foregoing is a substantially true and correct copy, is in full force and effect.

In witness whereof, I have hereunto subscribed my name as Assistant Secretary, and affixed the corporate seal of the Corporation, this 16th day of August, 2013.

William L. Kelly, Assistant Secretary

THIS POWER OF ATTORNEY MAY NOT BE USED TO EXECUTE ANY BOND WITH AN INCEPTION DATE AFTER August 05, 2013.

FORM NO. 8800S

ALL-PURPOSE ACKNOWLEDGMENT

State of CALIFORNIA

County of LOS ANGELES

On AUGUST 21, 2012 (DATE) before me, LEESA LEHUA MCLACHLAN (NAME OF NOTARY PUBLIC)

personally appeared KENNETH J, HARRISBERGER (NAME(S) OF SIGNER(S))

☐ personally known to me **OR** ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), an that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

LEESA LEHUA MCLACHLAN
Commission # 1958727
Notary Public - California
Los Angeles County
My Comm. Expires Oct 30, 2015

WITNESS my hand and official seal.

Place Notary Seal or Stamp Here

Leesa Lehua McLachlan
SIGNATURE OF NOTARY

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it may prove valuable to persons relying on this Acknowledgment and could prevent fraudulent reattachment of this certificate to another document.

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT

DESCRIPTION OF ATTACHED DOCUMENT

PERFORMANCE BOND-VEG RESTORATION
TITLE OR TYPE OF DOCUMENT

1 PAGE
NUMBER OF PAGES

AUGUST 16, 2012
DATE OF DOCUMENT

NONE
SIGNER(S) OTHER THAN NAMED ABOVE

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

SEP 17 2012

Dean C Logan REGISTRAR-RECORDER/ COUNTY CLERK
LOS ANGELES COUNTY, CALIFORNIA



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Pages: 0006

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Recorder's Office, Los Angeles County, California

09/17/12 AT 09:15AM

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TAXES:	0.00
OTHER:	0.00
PAID:	30.00

LEADSHEET

201209170040006

00006443881

004282572

SEQ:
02

DAR - Counter (Upfront Scan)

THIS FORM IS NOT TO BE DUPLICATED

E441953

RECORDING REQUESTED BY

Storm Properties, Inc.

AND WHEN RECORDED MAIL TO:

Larry R. Carr

Name Storm Properties, Inc.

Street Address 23223 Normandie Avenue

City & State Torrance, CA 90501

09/17/2012

20121391032

Assessors Parcel Number: 7570-024-014, 015, 016 & 017

SPACE ABOVE THIS LINE FOR RECORDER'S USE

TRA:

Subdivision Bond Faithful Performance (KO8304191)

TITLE OF DOCUMENT

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
($3.00 ADDITIONAL RECORDING FEE APPLIES)

WESTCHESTER FIRE INSURANCE COMPANY

510 Walnut Street
Philadelphia PA 19106

Bond No. K08304191
Annual Premium: $2,192.00
EXECUTED IN DUPLICATE

SUBDIVISION BOND
FAITHFUL PERFORMANCE

KNOW ALL MEN BY THESE PRESENTS: That, Storm Industries, Inc., as Principal, and Westchester Fire Insurance Company, a corporation organized under the laws of the State of PENNSYLVANIA and authorized to transact surety business in the State of California as Surety, are held and firmly bound unto the City of Rolling Hills, as Obligee, in the sum of Two Hundred Nineteen Thousand Two Hundred Forty-Seven and No/100 Dollars ($219,247.00), for which the payment whereof, well and truly to be made, said Principal and Surety bind themselves, their heirs, administrators, successors and assigns, jointly and severally, firmly by these presents.

THE Condition of the foregoing obligation is such that, whereas the above bounden Principal has entered into a contract/agreement dated June 8, 2005 with Obligee to do and perform the following work; to wit:

Underground Utilities – Final Parcel Map No. 26356, Zoning Case No. 615, 4 Storm Hill Lane

NOW, THEREFORE, if the above bounden Principal shall well and truly perform the work contracted to be performed under said contract, then this obligation shall be void; otherwise to remain in full force and effect. As part of the obligation secured hereby and in addition to the face amount specified therefore, there shall be included costs and reasonable expenses and fees, including reasonable attorneys fees, incurred by the City in successfully enforcing such obligation, all to be taxed as costs and included in any judgment rendered.

SIGNED, SEALED, DATED: August 16, 2012

STORM INDUSTRIES, INC.

By: _____

WESTCHESTER FIRE INSURANCE COMPANY

By: Christina Johnson
Christina Johnson, Attorney-in-Fact

THIS BOND REPLACES BOND NO. SU5012034 ISSUED BY ARCH INSURANCE COMPANY AND FULLY EXONERATES SAID BOND AND SURETY OF ALL PAST, PRESENT AND FUTURE LIABILITY.

ACKNOWLEDGED AND ACCEPTED BY THE CITY OF ROLLING HILLS:

DATE: 8/23/12

BY: _____
Signature

Allan Dahlerbruch, City Manager
Print Name and Title

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles

On 8/16/12 (DATE) before me, L. Clark, Notary Public (NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC")

personally appeared Christina Johnson, who proved to me on the basis of satisfactory evidence to be the person(s) whose names (s) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity(ies), and that by ~~his~~/~~her~~/~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

L. CLARK
Commission # 1825171
Notary Public - California
Los Angeles County
My Comm. Expires Nov 28, 2012

WITNESS my hand and official seal.

SIGNATURE OF NOTARY

OPTIONAL

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

CAPACITY CLAIMED BY SIGNER

- ☐ INDIVIDUAL
- ☐ CORPORATE OFFICER

TITLE(S)

- ☐ PARTNER(S) ☐ LIMITED ☐ GENERAL
- ☒ ATTORNEY-IN-FACT
- ☐ TRUSTEE(S)
- ☐ GUARDIAN/CONSERVATOR
- ☐ OTHER: _____

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

DESCRIPTION OF ATTACHED DOCUMENT

TITLE OR TYPE OF DOCUMENT

NUMBER OF PAGES

DATE OF DOCUMENT

SIGNER(S) OTHER THAN NAMED ABOVE

Power of Attorney

WESTCHESTER FIRE INSURANCE COMPANY

Know all men by these presents: That **WESTCHESTER FIRE INSURANCE COMPANY**, a corporation of the Commonwealth of Pennsylvania pursuant to the following Resolution, adopted by the Board of Directors of the said Company on December 11, 2006, to wit:

"RESOLVED, that the following authorizations relate to the execution, for and on behalf of the Company, of bonds, undertakings, recognizances, contracts and other written commitments of the Company entered into the ordinary course of business (each a "Written Commitment")

(1) Each of the Chairman, the President and the Vice Presidents of the Company is hereby authorized to execute any Written Commitment for and on behalf of the Company, under the seal of the Company or otherwise.

(2) Each duly appointed attorney-in-fact of the Company is hereby authorized to execute any Written Commitment for and on behalf of the Company, under the seal of the Company or otherwise, to the extent that such action is authorized by the grant of powers provided for in such person's written appointment as such attorney-in-fact.

(3) Each of the Chairman, the President and the Vice Presidents of the Company is hereby authorized, for and on behalf of the Company, to appoint in writing any person the attorney-in-fact of the Company with full power and authority to execute, for and on behalf of the Company, under the seal of the Company or otherwise, such Written Commitments of the Company as may be specified in such written appointment, which specification may be by general type or class of Written Commitments or by specification of one or more particular Written Commitments.

(4) Each of the Chairman, the President and Vice Presidents of the Company is hereby authorized, for and on behalf of the Company, to delegate in writing any other officer of the Company the authority to execute, for and on behalf of the Company, under the Company's seal or otherwise, such Written Commitments of the Company as are specified in such written delegation, which specification may be by general type or class of Written Commitments or by specification of one or more particular Written Commitments.

(5) The signature of any officer or other person executing any Written Commitment or appointment or delegation pursuant to this Resolution, and the seal of the Company, may be affixed by facsimile on such Written Commitment or written appointment or delegation.

FURTHER RESOLVED, that the foregoing Resolution shall not be deemed to be an exclusive statement of the powers and authority of officers, employees and other persons to act for and on behalf of the Company, and such Resolution shall not limit or otherwise affect the exercise of any such power or authority otherwise validly granted or vested."

Does hereby nominate, constitute and appoint Christina Johnson, Erik Johansson, Kim Heredia, Lisa Clark, Shirley Bauman, Victoria M Campbell, all of the City of LOS ANGELES, California, each individually if there be more than one named, its true and lawful attorney-in-fact, to make, execute, seal and deliver on its behalf, and as its act and deed any and all bonds, undertakings, recognizances, contracts and other writings in the nature thereof in penalties not exceeding Twenty million dollars & zero cents ($20,000,000.00) and the execution of such writings in pursuance of these presents shall be as binding upon said Company, as fully and amply as if they had been duly executed and acknowledged by the regularly elected officers of the Company at its principal office.

IN WITNESS WHEREOF, the said Stephen M. Haney, Vice-President, has hereunto subscribed his name and affixed the Corporate seal of the said **WESTCHESTER FIRE INSURANCE COMPANY** this 5 day of August 2011.

WESTCHESTER FIRE INSURANCE COMPANY

Stephen M. Haney, Vice President

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF PHILADELPHIA ss.

On this 5 day of August, AD. 2011 before me, a Notary Public of the Commonwealth of Pennsylvania in and for the County of Philadelphia came Stephen M. Haney, Vice-President of the **WESTCHESTER FIRE INSURANCE COMPANY** to me personally known to be the individual and officer who executed the preceding instrument, and he acknowledged that he executed the same, and that the seal affixed to the preceding instrument is the corporate seal of said Company; that the said corporate seal and his signature were duly affixed by the authority and direction of the said corporation, and that Resolution, adopted by the Board of Directors of said Company, referred to in the preceding instrument, is now in force.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at the City of Philadelphia the day and year first above written.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
KAREN E. BRANDT, Notary Public
City of Philadelphia, Phila. County
My Commission Expires September 28, 2014

Notary Public

I, the undersigned Assistant Secretary of the **WESTCHESTER FIRE INSURANCE COMPANY**, do hereby certify that the original POWER OF ATTORNEY, of which the foregoing is a substantially true and correct copy, is in full force and effect.

In witness whereof, I have hereunto subscribed my name as Assistant Secretary, and affixed the corporate seal of the Corporation, this 16th day of August, 2012.

William L. Kelly, Assistant Secretary

THIS POWER OF ATTORNEY MAY NOT BE USED TO EXECUTE ANY BOND WITH AN INCEPTION DATE AFTER August 05, 2013.

FORM NO. 8800S

ALL-PURPOSE ACKNOWLEDGMENT

State of CALIFORNIA

County of LOS ANGELES

On AUGUST 21, 2012 (DATE) before me, LEESA LEHUA MCLACHLAN (NAME OF NOTARY PUBLIC)

personally appeared KENNETH J, HARRISBERGER (NAME(S) OF SIGNER(S)),

☐ personally known to me OR ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), an that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

LEESA LEHUA MCLACHLAN
Commission # 1958727
Notary Public - California
Los Angeles County
My Comm. Expires Oct 30, 2015

WITNESS my hand and official seal.

Place Notary Seal or Stamp Here

Leesa Lehua McLachlan
SIGNATURE OF NOTARY

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it may prove valuable to persons relying on this Acknowledgment and could prevent fraudulent reattachment of this certificate to another document.

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT

DESCRIPTION OF ATTACHED DOCUMENT

PERFORMANCE BOND-UNDERGROUND UTILITIES
TITLE OR TYPE OF DOCUMENT

1 PAGE
NUMBER OF PAGES

AUGUST 16, 2012
DATE OF DOCUMENT

NONE
SIGNER(S) OTHER THAN NAMED ABOVE

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

SEP 17 2012

Dean C Logan REGISTRAR-RECORDER/ COUNTY CLERK
LOS ANGELES COUNTY, CALIFORNIA



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20121391034

Pages: 0006

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

09/17/12 AT 09:15AM

FEES:	30.00
TAXES:	0.00
OTHER:	0.00
PAID:	30.00

LEADSHEET

201209170040006

00006443883

004282572

SEQ:
04

DAR - Counter (Upfront Scan)

THIS FORM IS NOT TO BE DUPLICATED

E441953

RECORDING REQUESTED BY

Storm Properties, Inc.

AND WHEN RECORDED MAIL TO:

Larry R. Carr

Name Storm Properties, Inc.

Street Address 23223 Normandie Avenue

City & State Torrance, CA 90501

09/17/2012

20121391034

Assessors Parcel Number: 7570-024-014, 015, 016 & 017

SPACE ABOVE THIS LINE FOR RECORDER'S USE

TRA:

Subdivision Bond Faithful Performance (KO8304233)

TITLE OF DOCUMENT

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
($3.00 ADDITIONAL RECORDING FEE APPLIES)

WESTCHESTER FIRE INSURANCE COMPANY

510 Walnut Street

Philadelphia PA 19106

Bond No. K08304233

Annual Premium: $1,278.00

EXECUTED IN DUPLICATE

SUBDIVISION BOND

FAITHFUL PERFORMANCE

KNOW ALL MEN BY THESE PRESENTS: That, Storm Industries, Inc., as Principal, and Westchester Fire Insurance Company, a corporation organized under the laws of the State of PENNSYLVANIA and authorized to transact surety business in the State of California as Surety, are held and firmly bound unto the City of Rolling Hills, as Obligee, in the sum of One Hundred Twenty Seven Thousand Eight Hundred Thirty-Nine and No/100 Dollars ($127,839.00), for which the payment whereof, well and truly to be made, said Principal and Surety bind themselves, their heirs, administrators, successors and assigns, jointly and severally, firmly by these presents.

THE Condition of the foregoing obligation is such that, whereas the above bounden Principal has entered into a contract/agreement dated June 8, 2005 with Obligee to do and perform the following work; to wit:

Road Construction – Final Parcel Map No. 26356, Storm Hill Lane

NOW, THEREFORE, if the above bounden Principal shall well and truly perform the work contracted to be performed under said contract, then this obligation shall be void; otherwise to remain in full force and effect. As part of the obligation secured hereby and in addition to the face amount specified therefore, there shall be included costs and reasonable expenses and fees, including reasonable attorneys fees, incurred by the City in successfully enforcing such obligation, all to be taxed as costs and included in any judgment rendered.

SIGNED, SEALED, DATED: August 16, 2012

STORM INDUSTRIES, INC.

By: _____

WESTCHESTER FIRE INSURANCE COMPANY

By: Christina Johnson

Christina Johnson, Attorney-in-Fact

THIS BOND REPLACES BOND NO. SU5012036 ISSUED BY ARCH INSURANCE COMPANY AND FULLY EXONERATES SAID BOND AND SURETY OF ALL PAST, PRESENT AND FUTURE LIABILITY.

ACKNOWLEDGED AND ACCEPTED BY THE CITY OF ROLLING HILLS:

DATE: 8/23/12

BY: _____

Signature

ANTON DAHLERBRUCH, City Manager

Print Name and Title

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles

On 8/16/12 (DATE) before me, L. Clark, Notary Public (NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC")

personally appeared Christina Johnson, who proved to me on the basis of satisfactory evidence to be the person(s) whose names (s) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity(ies), and that by ~~his~~/her/~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

L. CLARK
Commission # 1825171
Notary Public - California
Los Angeles County
My Comm. Expires Nov 28, 2012

WITNESS my hand and official seal.

SIGNATURE OF NOTARY

OPTIONAL

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

CAPACITY CLAIMED BY SIGNER

- ☐ INDIVIDUAL
- ☐ CORPORATE OFFICER

TITLE(S)

- ☐ PARTNER(S) ☐ LIMITED ☐ GENERAL
- ☒ ATTORNEY-IN-FACT
- ☐ TRUSTEE(S)
- ☐ GUARDIAN/CONSERVATOR
- ☐ OTHER: _____

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

DESCRIPTION OF ATTACHED DOCUMENT

TITLE OR TYPE OF DOCUMENT

NUMBER OF PAGES

DATE OF DOCUMENT

SIGNER(S) OTHER THAN NAMED ABOVE

Power of Attorney

WESTCHESTER FIRE INSURANCE COMPANY

Know all men by these presents: That **WESTCHESTER FIRE INSURANCE COMPANY**, a corporation of the Commonwealth of Pennsylvania pursuant to the following Resolution, adopted by the Board of Directors of the said Company on December 11, 2006, to wit:

"RESOLVED, that the following authorizations relate to the execution, for and on behalf of the Company, of bonds, undertakings, recognizances, contracts and other written commitments of the Company entered into the ordinary course of business (each a "Written Commitment"):

(1) Each of the Chairman, the President and the Vice Presidents of the Company is hereby authorized to execute any Written Commitment for and on behalf of the Company, under the seal of the Company or otherwise.

(2) Each duly appointed attorney-in-fact of the Company is hereby authorized to execute any Written Commitment for and on behalf of the Company, under the seal of the Company or otherwise, to the extent that such action is authorized by the grant of powers provided for in such persons written appointment as such attorney-in-fact.

(3) Each of the Chairman, the President and the Vice Presidents of the Company is hereby authorized, for and on behalf of the Company, to appoint in writing any person the attorney-in-fact of the Company with full power and authority to execute, for and on behalf of the Company, under the seal of the Company or otherwise, such Written Commitments of the Company as may be specified in such written appointment, which specification may be by general type or class of Written Commitments or by specification of one or more particular Written Commitments.

(4) Each of the Chairman, the President and Vice Presidents of the Company is hereby authorized, for and on behalf of the Company, to delegate in writing any other officer of the Company the authority to execute, for and on behalf of the Company, under the Company's seal or otherwise, such Written Commitments of the Company as are specified in such written delegation, which specification may be by general type or class of Written Commitments or by specification of one or more particular Written Commitments.

(5) The signature of any officer or other person executing any Written Commitment or appointment or delegation pursuant to this Resolution, and the seal of the Company, may be affixed by facsimile on such Written Commitment or written appointment or delegation.

FURTHER RESOLVED, that the foregoing Resolution shall not be deemed to be an exclusive statement of the powers and authority of officers, employees and other persons to act for and on behalf of the Company, and such Resolution shall not limit or otherwise affect the exercise of any such power or authority otherwise validly granted or vested."

Does hereby nominate, constitute and appoint Christina Johnson, Erik Johansson, Kim Heredia, Lisa Clark, Shirley Bauman, Victoria M Campbell, all of the City of LOS ANGELES, California, each individually if there be more than one named, its true and lawful attorney-in-fact, to make, execute, seal and deliver on its behalf, and as its act and deed any and all bonds, undertakings, recognizances, contracts and other writings in the nature thereof in penalties not exceeding Twenty million dollars & zero cents ($20,000,000.00) and the execution of such writings in pursuance of these presents shall be as binding upon said Company, as fully and amply as if they had been duly executed and acknowledged by the regularly elected officers of the Company at its principal office.

IN WITNESS WHEREOF, the said Stephen M. Haney, Vice-President, has hereunto subscribed his name and affixed the Corporate seal of the said **WESTCHESTER FIRE INSURANCE COMPANY**, this 5 day of August 2013.

WESTCHESTER FIRE INSURANCE COMPANY

Stephen M. Haney, Vice President

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF PHILADELPHIA ss.

On this 5 day of August, AD. 2013 before me, a Notary Public of the Commonwealth of Pennsylvania in and for the County of Philadelphia came Stephen M. Haney, Vice-President of the **WESTCHESTER FIRE INSURANCE COMPANY** to me personally known to be the individual and officer who executed the preceding instrument, and he acknowledged that he executed the same, and that the seal affixed to the preceding instrument is the corporate seal of said Company; that the said corporate seal and his signature were duly affixed by the authority and direction of the said corporation, and that Resolution, adopted by the Board of Directors of said Company, referred to in the preceding instrument, is now in force.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at the City of Philadelphia the day and year first above written.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
KAREN E. BRANDT, Notary Public
City of Philadelphia, Phila. County
My Commission Expires September 28, 2014

Notary Public

I, the undersigned Assistant Secretary of the **WESTCHESTER FIRE INSURANCE COMPANY**, do hereby certify that the original POWER OF ATTORNEY of which the foregoing is a substantially true and correct copy, is in full force and effect.

In witness whereof, I have hereunto subscribed my name as Assistant Secretary, and affixed the corporate seal of the Corporation, this 16th day of August, 2012.

William L. Kelly, Assistant Secretary

THIS POWER OF ATTORNEY MAY NOT BE USED TO EXECUTE ANY BOND WITH AN INCEPTION DATE AFTER August 05, 2013.

FORM NO. 8905

ALL-PURPOSE ACKNOWLEDGMENT

State of CALIFORNIA

County of LOS ANGELES

On AUGUST 21, 2012 (DATE) before me, LEESA LEHUA MCLACHLAN (NAME OF NOTARY PUBLIC)

personally appeared KENNETH J, HARRISBERGER (NAME(S) OF SIGNER(S)),

☐ personally known to me OR ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), an that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

LEESA LEHUA MCLACHLAN
Commission # 1958727
Notary Public - California
Los Angeles County
My Comm. Expires Oct 30, 2015

WITNESS my hand and official seal.

Place Notary Seal or Stamp Here

Leesa Lehua McLachlan
SIGNATURE OF NOTARY

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it may prove valuable to persons relying on this Acknowledgment and could prevent fraudulent reattachment of this certificate to another document.

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT

DESCRIPTION OF ATTACHED DOCUMENT

PERFORMANCE BOND-ROAD CONSTRUCTION
TITLE OR TYPE OF DOCUMENT

1 PAGE
NUMBER OF PAGES

AUGUST 16, 2012
DATE OF DOCUMENT

NONE
SIGNER(S) OTHER THAN NAMED ABOVE

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

SEP 17 2012

Dean C Logan REGISTRAR-RECORDER/ COUNTY CLERK
LOS ANGELES COUNTY, CALIFORNIA



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20121391036

Pages:
0006

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

09/17/12 AT 09:15AM

FEES:	30.00
TAXES:	0.00
OTHER:	0.00
PAID:	30.00

LEADSHEET

201209170040006

00006443885

004282572

SEQ:
06

DAR - Counter (Upfront Scan)

THIS FORM IS NOT TO BE DUPLICATED

E441953

09/17/2012

20121391036

RECORDING REQUESTED BY
Storm Properties, Inc.

AND WHEN RECORDED MAIL TO
Larry R. Carr
Name Storm Properties, Inc.
Street Address 23223 Normandie Avenue
City & State Torrance, CA 90501

Assessors Parcel Number: 7570-024-014, 015, 016 & 017

SPACE ABOVE THIS LINE FOR RECORDER'S USE

TRA:

Subdivision Bond Faithful Performance (KO8304270)

TITLE OF DOCUMENT

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
($3.00 ADDITIONAL RECORDING FEE APPLIES)

WESTCHESTER FIRE INSURANCE COMPANY

510 Walnut Street

Philadelphia PA 19106

Bond No. K08304270

Annual Premium: $976.00

EXECUTED IN DUPLICATE

SUBDIVISION BOND

FAITHFUL PERFORMANCE

KNOW ALL MEN BY THESE PRESENTS: That, Storm Industries, Inc., as Principal, and Westchester Fire Insurance Company, a corporation organized under the laws of the State of PENNSYLVANIA and authorized to transact surety business in the State of California as Surety, are held and firmly bound unto the City of Rolling Hills, as Obligee, in the sum of Ninety Seven Thousand Five Hundred Ninety and No/100 Dollars ($97,590.00), for which the payment whereof, well and truly to be made, said Principal and Surety bind themselves, their heirs, administrators, successors and assigns, jointly and severally, firmly by these presents.

THE Condition of the foregoing obligation is such that, whereas the above bounden Principal has entered into a contract/agreement dated June 8, 2005, with Obligee to do and perform the following work; to wit:

Water Main Extension and Fire Hydrant – Final Parcel Map No. 26356, Storm Hill Lane

NOW, THEREFORE, if the above bounden Principal shall well and truly perform the work contracted to be performed under said contract, then this obligation shall be void; otherwise to remain in full force and effect. As part of the obligation secured hereby and in addition to the face amount specified therefore, there shall be included costs and reasonable expenses and fees, including reasonable attorneys fees, incurred by the City in successfully enforcing such obligation, all to be taxed as costs and included in any judgment rendered.

SIGNED, SEALED, DATED: August 16, 2012

STORM INDUSTRIES, INC.

BY: _____

WESTCHESTER FIRE INSURANCE COMPANY

By: Christina Johnson

Christina Johnson, Attorney-in-Fact

THIS BOND REPLACES BOND NO. SU5012037 ISSUED BY ARCH INSURANCE COMPANY AND FULLY EXONERATES SAID BOND AND SURETY OF ALL PAST, PRESENT AND FUTURE LIABILITY.

ACKNOWLEDGED AND ACCEPTED BY THE CITY OF ROLLING HILLS:

DATE: 8/23/12

BY: _____

Signature

ANTON DAHLERBRUCH, City Manager

Print Name and Title

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles

On 8/16/12 before me, L. Clark, Notary Public
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared Christina Johnson, who proved to me on the basis of satisfactory evidence to be the person(s) whose names (s) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity(ies), and that by ~~his~~/her/~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

L. CLARK
Commission # 1825171
Notary Public - California
Los Angeles County
My Comm. Expires Nov 28, 2012

WITNESS my hand and official seal.

L. Clark
SIGNATURE OF NOTARY

OPTIONAL

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

CAPACITY CLAIMED BY SIGNER

☐ INDIVIDUAL

☐ CORPORATE OFFICER

_____
TITLE(S)

☐ PARTNER(S) ☐ LIMITED ☐ GENERAL

☒ ATTORNEY-IN-FACT

☐ TRUSTEE(S)

☐ GUARDIAN/CONSERVATOR

☐ OTHER: _____

_____

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

_____

DESCRIPTION OF ATTACHED DOCUMENT

_____
TITLE OR TYPE OF DOCUMENT

_____
NUMBER OF PAGES

_____
DATE OF DOCUMENT

_____
SIGNER(S) OTHER THAN NAMED ABOVE

Power of Attorney

WESTCHESTER FIRE INSURANCE COMPANY

Know all men by these presents: That **WESTCHESTER FIRE INSURANCE COMPANY**, a corporation of the Commonwealth of Pennsylvania pursuant to the following Resolution, adopted by the Board of Directors of the said Company on December 11, 2006, to wit:

"RESOLVED, that the following authorizations relate to the execution, for and on behalf of the Company, of bonds, undertakings, recognizances, contracts and other written commitments of the Company entered into the ordinary course of business (each a "Written Commitment"):

(1) Each of the Chairman, the President and the Vice Presidents of the Company is hereby authorized to execute any Written Commitment for and on behalf of the Company, under the seal of the Company or otherwise.

(2) Each duly appointed attorney-in-fact of the Company is hereby authorized to execute any Written Commitment for and on behalf of the Company, under the seal of the Company or otherwise, to the extent that such action is authorized by the grant of powers provided for in such persons written appointment as such attorney-in-fact.

(3) Each of the Chairman, the President and the Vice Presidents of the Company is hereby authorized, for and on behalf of the Company, to appoint in writing any person the attorney-in-fact of the Company with full power and authority to execute, for and on behalf of the Company, under the seal of the Company or otherwise, such Written Commitments of the Company as may be specified in such written appointment, which specification may be by general type or class of Written Commitments or by specification of one or more particular Written Commitments.

(4) Each of the Chairman, the President and Vice Presidents of the Company is hereby authorized, for and on behalf of the Company, to delegate in writing any other officer of the Company the authority to execute, for and on behalf of the Company, under the Company's seal or otherwise, such Written Commitments of the Company as are specified in such written delegation, which specification may be by general type or class of Written Commitments or by specification of one or more particular Written Commitments.

(5) The signature of any officer or other person executing any Written Commitment or appointment or delegation pursuant to this Resolution, and the seal of the Company, may be affixed by facsimile on such Written Commitment or written appointment or delegation.

FURTHER RESOLVED, that the foregoing Resolution shall not be deemed to be an exclusive statement of the powers and authority of officers, employees and other persons to act for and on behalf of the Company, and such Resolution shall not limit or otherwise affect the exercise of any such power or authority otherwise validly granted or vested."

Does hereby nominate, constitute and appoint Christina Johnson, Erik Johansson, Kim Heredia, Lisa Clark, Shirley Bauman, Victoria M Campbell, all of the City of LOS ANGELES, California, each individually if there be more than one named, its true and lawful attorney-in-fact, to make, execute, seal and deliver on its behalf, and as its act and deed any and all bonds, undertakings, recognizances, contracts and other writings in the nature thereof in penalties not exceeding Twenty million dollars & zero cents ($20,000,000.00) and the execution of such writings in pursuance of these presents shall be as binding upon said Company as fully and amply as if they had been duly executed and acknowledged by the regularly elected officers of the Company at its principal office.

IN WITNESS WHEREOF, the said Stephen M. Haney, Vice-President, has hereunto subscribed his name and affixed the Corporate seal of the said **WESTCHESTER FIRE INSURANCE COMPANY** this 5 day of August 2011.

WESTCHESTER FIRE INSURANCE COMPANY

Stephen M. Haney, Vice President

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF PHILADELPHIA ss.

On this 5 day of August, AD 2011 before me, a Notary Public of the Commonwealth of Pennsylvania in and for the County of Philadelphia came Stephen M. Haney, Vice-President of the **WESTCHESTER FIRE INSURANCE COMPANY** to me personally known to be the individual and officer who executed the preceding instrument, and he acknowledged that he executed the same, and that the seal affixed to the preceding instrument is the corporate seal of said Company; that the said corporate seal and his signature were duly affixed by the authority and direction of the said corporation, and that Resolution, adopted by the Board of Directors of said Company, referred to in the preceding instrument, is now in force.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at the City of Philadelphia the day and year first above written.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
KAREN E. BRANDT, Notary Public
City of Philadelphia, Phila. County
My Commission Expires September 26, 2014

Notary Public

I, the undersigned Assistant Secretary of the **WESTCHESTER FIRE INSURANCE COMPANY**, do hereby certify that the original POWER OF ATTORNEY, of which the foregoing is a substantially true and correct copy, is in full force and effect.

In witness whereof, I have hereunto subscribed my name as Assistant Secretary, and affixed the corporate seal of the Corporation, this 11th day of August 2011.

William L. Kelly, Assistant Secretary

THIS POWER OF ATTORNEY MAY NOT BE USED TO EXECUTE ANY BOND WITH AN INCEPTION DATE AFTER August 05, 2013

FORM NO. 9860S

ALL-PURPOSE ACKNOWLEDGMENT

State of CALIFORNIA

County of LOS ANGELES

On AUGUST 21, 2012 (DATE) before me, LEESA LEHUA MCLACHLAN (NAME OF NOTARY PUBLIC)

personally appeared KENNETH J, HARRISBERGER (NAME(S) OF SIGNER(S))

☐ personally known to me **OR** ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), an that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

LEESA LEHUA MCLACHLAN
Commission # 1958727
Notary Public - California
Los Angeles County
My Comm. Expires Oct 30, 2015

WITNESS my hand and official seal.

Place Notary Seal or Stamp Here

Leesa Lehua McLachlan
SIGNATURE OF NOTARY

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it may prove valuable to persons relying on this Acknowledgment and could prevent fraudulent reattachment of this certificate to another document.

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT

DESCRIPTION OF ATTACHED DOCUMENT

PERFORMANCE BOND-WATER/FIRE
TITLE OR TYPE OF DOCUMENT

1 PAGE
NUMBER OF PAGES

AUGUST 16, 2012
DATE OF DOCUMENT

NONE
SIGNER(S) OTHER THAN NAMED ABOVE

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

SEP 17 2012

Dean C Logan REGISTRAR-RECORDER/ COUNTY CLERK
LOS ANGELES COUNTY, CALIFORNIA



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20121391038

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

09/17/12 AT 09:15AM

Pages:
0006

FEES:	30.00
TAXES:	0.00
OTHER:	0.00
PAID:	30.00

LEADSHEET

201209170040006

00006443887

004282572

SEQ:
08

DAR - Counter (Upfront Scan)

THIS FORM IS NOT TO BE DUPLICATED

E441953

RECORDING REQUESTED BY
Storm Properties, Inc.

AND WHEN RECORDED MAIL TO:
Larry R. Carr
Name Storm Properties, Inc.
Street Address 23223 Normandie Avenue
City & State Torrance, CA 90501

09/17/2012
20121391038

Assessors Parcel Number: 7570-024-014, 015, 016 & 017

SPACE ABOVE THIS LINE FOR RECORDER'S USE

TRA:

Subdivision Bond Faithful Performance (KO8304312)

TITLE OF DOCUMENT

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
($3.00 ADDITIONAL RECORDING FEE APPLIES)

WESTCHESTER FIRE INSURANCE COMPANY

510 Walnut Street

Philadelphia PA 19106

Bond No. K08304312

Annual Premium: $828.00

EXECUTED IN DUPLICATE

SUBDIVISION BOND

FAITHFUL PERFORMANCE

KNOW ALL MEN BY THESE PRESENTS: That, Storm Industries, Inc., as Principal, and Westchester Fire Insurance Company, a corporation organized under the laws of the State of PENNSYLVANIA and authorized to transact surety business in the State of California as Surety, are held and firmly bound unto the City of Rolling Hills, as Obligee, in the sum of Eighty Two Thousand Eight Hundred and No/100 Dollars ($82,800.00), for which the payment whereof, well and truly to be made, said Principal and Surety bind themselves, their heirs, administrators, successors and assigns, jointly and severally, firmly by these presents.

THE Condition of the foregoing obligation is such that, whereas the above bounden Principal has entered into a contract/agreement dated June 8, 2005 with Obligee to do and perform the following work; to wit:

Corrective Geology – Final Parcel Map No. 26356, Storm Hill Lane

NOW, THEREFORE, if the above bounden Principal shall well and truly perform the work contracted to be performed under said contract, then this obligation shall be void; otherwise to remain in full force and effect. As part of the obligation secured hereby and in addition to the face amount specified therefore, there shall be included costs and reasonable expenses and fees, including reasonable attorneys fees, incurred by the City in successfully enforcing such obligation, all to be taxed as costs and included in any judgment rendered.

SIGNED, SEALED, DATED: August 16, 2012

STORM INDUSTRIES, INC.

By: _____

WESTCHESTER FIRE INSURANCE COMPANY

By: Christina Johnson

Christina Johnson, Attorney-in-Fact

THIS BOND REPLACES BOND NO. SU5012038 ISSUED BY ARCH INSURANCE COMPANY AND FULLY EXONERATES SAID BOND AND SURETY OF ALL PAST, PRESENT AND FUTURE LIABILITY.

ACKNOWLEDGED AND ACCEPTED BY THE CITY OF ROLLING HILLS:

DATE: 8/23/12

BY: _____

Signature

ANTON DAHLERBRUCH, City Manager

Print Name and Title

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles

On 8/16/12 (DATE) before me, L. Clark, Notary Public (NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC")

personally appeared Christina Johnson, who proved to me on the basis of satisfactory evidence to be the person(s) whose names (s) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity(ies), and that by ~~his~~/her/~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

L. CLARK
Commission # 1825171
Notary Public - California
Los Angeles County
My Comm. Expires Nov 28, 2012

WITNESS my hand and official seal.

L. Clark
SIGNATURE OF NOTARY

OPTIONAL

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

CAPACITY CLAIMED BY SIGNER

- ☐ INDIVIDUAL
- ☐ CORPORATE OFFICER

TITLE(S)

- ☐ PARTNER(S) ☐ LIMITED ☐ GENERAL
- ☒ ATTORNEY-IN-FACT
- ☐ TRUSTEE(S)
- ☐ GUARDIAN/CONSERVATOR
- ☐ OTHER:

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

DESCRIPTION OF ATTACHED DOCUMENT

TITLE OR TYPE OF DOCUMENT

NUMBER OF PAGES

DATE OF DOCUMENT

SIGNER(S) OTHER THAN NAMED ABOVE

Power of Attorney

WESTCHESTER FIRE INSURANCE COMPANY

Know all men by these presents: That **WESTCHESTER FIRE INSURANCE COMPANY**, a corporation of the Commonwealth of Pennsylvania pursuant to the following Resolution, adopted by the Board of Directors of the said Company on December 11, 2006, to wit:

"RESOLVED, that the following authorizations relate to the execution, for and on behalf of the Company, of bonds, undertakings, recognizances, contracts and other written commitments of the Company entered into the ordinary course of business (each a "Written Commitment"):

(1) Each of the Chairman, the President and the Vice Presidents of the Company is hereby authorized to execute any Written Commitment for and on behalf of the Company, under the seal of the Company or otherwise.

(2) Each duly appointed attorney-in-fact of the Company is hereby authorized to execute any Written Commitment for and on behalf of the Company, under the seal of the Company or otherwise, to the extent that such action is authorized by the grant of powers provided for in such persons written appointment as such attorney-in-fact.

(3) Each of the Chairman, the President and the Vice Presidents of the Company is hereby authorized, for and on behalf of the Company, to appoint in writing any person the attorney-in-fact of the Company with full power and authority to execute, for and on behalf of the Company, under the seal of the Company or otherwise, such Written Commitments of the Company, as may be specified in such written appointment, which specification may be by general type or class of Written Commitments or by specification of one or more particular Written Commitments.

(4) Each of the Chairman, the President and Vice Presidents of the Company is hereby authorized, for and on behalf of the Company, to delegate in writing any other officer of the Company the authority to execute, for and on behalf of the Company, under the Company's seal or otherwise, such Written Commitments of the Company as are specified in such written delegation, which specification may be by general type or class of Written Commitments or by specification of one or more particular Written Commitments.

(5) The signature of any officer or other person executing any Written Commitment or appointment or delegation pursuant to this Resolution, and the seal of the Company, may be affixed by facsimile on such Written Commitment or written appointment or delegation.

FURTHER RESOLVED, that the foregoing Resolution shall not be deemed to be an exclusive statement of the powers and authority of officers, employees and other persons to act for and on behalf of the Company, and such Resolution shall not limit or otherwise affect the exercise of any such power or authority otherwise validly granted or vested."

Does hereby nominate, constitute and appoint Christina Johnson, Erik Johansson, Kim Heredia, Lisa Clark, Shirley Bauman, Victoria M.Campbell, all of the City of LOS ANGELES, California, each individually if there be more than one named, its true and lawful attorney-in-fact, to make, execute, seal and deliver on its behalf, and as its act and deed any and all bonds, undertakings, recognizances, contracts and other writings in the nature thereof in penalties not exceeding Twenty million dollars & zero cents ($20,000,000.00) and the execution of such writings in pursuance of these presents shall be as binding upon said Company, as fully and amply as if they had been duly executed and acknowledged by the regularly elected officers of the Company at its principal office.

IN WITNESS WHEREOF, the said Stephen M. Haney, Vice-President, has hereunto subscribed his name and affixed the Corporate seal of the said **WESTCHESTER FIRE INSURANCE COMPANY** this 5 day of August 2013.

WESTCHESTER FIRE INSURANCE COMPANY

Stephen M. Haney, Vice President

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF PHILADELPHIA ss.

On this 5 day of August, AD 2013 before me, a Notary Public of the Commonwealth of Pennsylvania in and for the County of Philadelphia came Stephen M. Haney, Vice-President of the **WESTCHESTER FIRE INSURANCE COMPANY** to me personally known to be the individual and officer who executed the preceding instrument, and he acknowledged that he executed the same, and that the seal affixed to the preceding instrument is the corporate seal of said Company; that the said corporate seal and his signature were duly affixed by the authority and direction of the said corporation, and that Resolution, adopted by the Board of Directors of said Company, referred to in the preceding instrument, is now in force.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at the City of Philadelphia the day and year first above written.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
KAREN E. BRANDT, Notary Public
City of Philadelphia, Phila. County
My Commission Expires September 28, 2014

Notary Public

I, the undersigned Assistant Secretary of the **WESTCHESTER FIRE INSURANCE COMPANY**, do hereby certify that the original POWER OF ATTORNEY of which the foregoing is a substantially true and correct copy, is in full force and effect.

In witness whereof, I have hereunto subscribed my name as Assistant Secretary and affixed the corporate seal of the Corporation, this 16th day of August 2013.

William L. Kelly, Assistant Secretary

THIS POWER OF ATTORNEY MAY NOT BE USED TO EXECUTE ANY BOND WITH AN INCEPTION DATE AFTER August 05, 2013.

FORM NO. 8800S

THE BACK OF THIS DOCUMENT LISTS VARIOUS SECURITY FEATURES THAT WILL PROTECT AGAINST COPY COUNTERFEIT AND ALTERATION.

ALL-PURPOSE ACKNOWLEDGMENT

State of CALIFORNIA

County of LOS ANGELES

On AUGUST 21, 2012 (DATE) before me, LEESA LEHUA MCLACHLAN (NAME OF NOTARY PUBLIC)

personally appeared KENNETH J, HARRISBERGER (NAME(S) OF SIGNER(S))

☐ personally known to me **OR** ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), an that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

LEESA LEHUA MCLACHLAN
Commission # 1958727
Notary Public - California
Los Angeles County
My Comm. Expires Oct 30, 2015

WITNESS my hand and official seal.

Place Notary Seal or Stamp Here

Lisa Lehua McLachlan
SIGNATURE OF NOTARY

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it may prove valuable to persons relying on this Acknowledgment and could prevent fraudulent reattachment of this certificate to another document.

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT

DESCRIPTION OF ATTACHED DOCUMENT

PERFORMANCE BOND-CORR GEOLOGY
TITLE OR TYPE OF DOCUMENT

1 PAGE
NUMBER OF PAGES

AUGUST 16, 2012
DATE OF DOCUMENT

NONE
SIGNER(S) OTHER THAN NAMED ABOVE

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

SEP 17 2012

Diane Logan REGISTRAR-RECORDER/ COUNTY CLERK
LOS ANGELES COUNTY, CALIFORNIA



This page is part of your document - DO NOT DISCARD



20121391042

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

09/17/12 AT 09:15AM

Pages:
0006

FEES:	30.00
TAXES:	0.00
OTHER:	0.00
PAID:	30.00

LEADSHEET

201209170040006

00006443891

004282572

SEQ:
12

DAR - Counter (Upfront Scan)

THIS FORM IS NOT TO BE DUPLICATED

E441953

RECORDING REQUESTED BY
Storm Properties, Inc.

AND WHEN RECORDED MAIL TO:
Larry R. Carr
Name Storm Properties, Inc.
Street Address 23223 Normandie Avenue
City & State Torrance, CA 90501

09/17/2012
20121391042

Assessors Parcel Number: 7570-024-014, 015, 016 & 017

SPACE ABOVE THIS LINE FOR RECORDER'S USE

TRA:

Maintenance Bond (KO8304439)

TITLE OF DOCUMENT

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
($3.00 ADDITIONAL RECORDING FEE APPLIES)

WESTCHESTER FIRE INSURANCE COMPANY

510 Walnut Street

Philadelphia PA 19106

Bond No. K08304439

Annual Premium: $753.00

EXECUTED IN DUPLICATE

MAINTENANCE BOND

KNOW ALL MEN BY THESE PRESENTS: That, Storm Industries, Inc., as Principal, and Westchester Fire Insurance Company, a corporation organized under the laws of the State of PENNSYLVANIA and authorized to transact surety business in the State of California as Surety, are held and firmly bound unto the City of Rolling Hills, as Obligee, in the sum of Seventy Five Thousand Three Hundred Thirty and No/100 Dollars ($75,330.00), for which the payment whereof, well and truly to be made, said Principal and Surety bind themselves, their heirs, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, on the 8th day of June, 2005, the above named Principal entered into an Agreement with the Obligee for: Maintenance of Native Vegetation - Final Parcel Map No. 26356

WHEREAS, under the terms of said agreement, Principal is required to guarantee replacement and repair of improvements as described therein for a period of Five (5) years from and after the date of completion and acceptance of said improvements;

WHEREAS, Notwithstanding section 3 of the Subdivision Agreement for Mitigation, Restoration, Preservation, and Maintenance of Native Vegetation Communities, this bond may be terminated at any time by the Surety upon sending notice in writing, by registered mail, to the clerk of the municipality with whom this bond is filed and at the expiration of thirty (30) days further, that nothing herein shall affect any right or liability which shall have accrued under this bond prior to the date of such termination.

NOW, THEREFORE, If the above bounden Principal for a period of Five (5) years from and after the date of completion and acceptance of same by said Obligee, replace any and all defects in said work resulting from defective materials or defective workmanship, then the above obligation to be void; otherwise to remain in full force and effect. As part of the obligation secured hereby and in addition to the face amount specified therefore, there shall be included costs and reasonable expenses and fees, including reasonable attorneys fees, incurred by the City in successfully enforcing such obligation, all to be taxed as costs and included in any judgment rendered.

IN WITNESS WHERE OF, the seal and signature of said Principal is affixed hereto and the corporate seal and the name of said Surety is hereto affixed and attested by its duly authorized Attorney-in-Fact.

SIGNED; SEALED, DATED: August 16, 2012

STORM INDUSTRIES, INC.

By: _____

WESTCHESTER FIRE INSURANCE COMPANY

By: Christina Johnson

Christina Johnson, Attorney-in-Fact

THIS BOND REPLACES BOND NO. SU5014004 ISSUED BY ARCH INSURANCE COMPANY AND FULLY EXONERATES SAID BOND AND SURETY OF ALL PAST, PRESENT AND FUTURE LIABILITY.
ACKNOWLEDGED AND ACCEPTED BY THE CITY OF ROLLING HILLS:

DATE: 8/23/12

BY: _____
Signature

Anton Dahlerbruch, City Manager
Print Name and Title

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles

On 8/16/12 (DATE) before me, L. Clark, Notary Public (NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC")

personally appeared Christina Johnson, who proved to me on the basis of satisfactory evidence to be the person(s) whose names (s) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity(ies), and that by ~~his~~/her/~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

L. CLARK
Commission # 1825171
Notary Public - California
Los Angeles County
My Comm. Expires Nov 26, 2012

WITNESS my hand and official seal.

L. Clark
SIGNATURE OF NOTARY

OPTIONAL

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

CAPACITY CLAIMED BY SIGNER

- ☐ INDIVIDUAL
- ☐ CORPORATE OFFICER

TITLE(S)

- ☐ PARTNER(S) ☐ LIMITED ☐ GENERAL
- ☒ ATTORNEY-IN-FACT
- ☐ TRUSTEE(S)
- ☐ GUARDIAN/CONSERVATOR
- ☐ OTHER: _____

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

DESCRIPTION OF ATTACHED DOCUMENT

TITLE OR TYPE OF DOCUMENT

NUMBER OF PAGES

DATE OF DOCUMENT

SIGNER(S) OTHER THAN NAMED ABOVE

Power of Attorney

WESTCHESTER FIRE INSURANCE COMPANY

Know all men by these presents: That WESTCHESTER FIRE INSURANCE COMPANY, a corporation of the Commonwealth of Pennsylvania pursuant to the following Resolution, adopted by the Board of Directors of the said Company on December 11, 2006, to wit:

"RESOLVED, that the following authorizations relate to the execution, for and on behalf of the Company, of bonds, undertakings, recognizances, contracts and other written commitments of the Company entered into the ordinary course of business (each a "Written Commitment"):

(1) Each of the Chairman, the President and the Vice Presidents of the Company is hereby authorized to execute any Written Commitment for and on behalf of the Company, under the seal of the Company or otherwise.

(2) Each duly appointed attorney-in-fact of the Company is hereby authorized to execute any Written Commitment for and on behalf of the Company, under the seal of the Company or otherwise, to the extent that such action is authorized by the grant of powers provided for in such persons written appointment as such attorney-in-fact.

(3) Each of the Chairman, the President and the Vice Presidents of the Company is hereby authorized, for and on behalf of the Company, to appoint in writing any person the attorney-in-fact of the Company with full power and authority to execute, for and on behalf of the Company, under the seal of the Company or otherwise, such Written Commitments of the Company as may be specified in such written appointment, which specification may be by general type or class of Written Commitments or by specification of one or more particular Written Commitments.

(4) Each of the Chairman, the President and Vice Presidents of the Company is hereby authorized, for and on behalf of the Company, to delegate in writing any other officer of the Company the authority to execute, for and on behalf of the Company, under the Company's seal or otherwise, such Written Commitments of the Company as are specified in such written delegation, which specification may be by general type or class of Written Commitments or by specification of one or more particular Written Commitments.

(5) The signature of any officer or other person executing any Written Commitment or appointment or delegation pursuant to this Resolution, and the seal of the Company, may be affixed by facsimile on such Written Commitment or written appointment or delegation.

FURTHER RESOLVED, that the foregoing Resolution shall not be deemed to be an exclusive statement of the powers and authority of officers, employees and other persons to act for and on behalf of the Company, and such Resolution shall not limit or otherwise affect the exercise of any such power or authority otherwise validly granted or vested."

Does hereby nominate, constitute and appoint Christina Johnson, Erik Johansson, Kim Heredia, Lisa Clark, Shirley Bauman, Victoria M Campbell, all of the City of LOS ANGELES, California, each individually if there be more than one named, its true and lawful attorney-in-fact, to make, execute, seal and deliver on its behalf, and as its act and deed any and all bonds, undertakings, recognizances, contracts and other writings in the nature thereof in penalties not exceeding Twenty million dollars & zero cents ($20,000,000.00) and the execution of such writings in pursuance of these presents shall be as binding upon said Company, as fully and amply as if they had been duly executed and acknowledged by the regularly elected officers of the Company at its principal office.

IN WITNESS WHEREOF, the said Stephen M. Haney, Vice-President, has hereunto subscribed his name and affixed the Corporate seal of the said WESTCHESTER FIRE INSURANCE COMPANY this 5 day of August 2011.

WESTCHESTER FIRE INSURANCE COMPANY

Stephen M. Haney, Vice President

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF PHILADELPHIA ss

On this 5 day of August, A.D. 2011 before me, a Notary Public of the Commonwealth of Pennsylvania in and for the County of Philadelphia came Stephen M. Haney, Vice-President of the WESTCHESTER FIRE INSURANCE COMPANY to me personally known to be the individual and officer who executed the preceding instrument, and he acknowledged that he executed the same, and that the seal affixed to the preceding instrument is the corporate seal of said Company; that the said corporate seal and his signature were duly affixed by the authority and direction of the said corporation, and that Resolution, adopted by the Board of Directors of said Company, referred to in the preceding instrument, is now in force.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at the City of Philadelphia the day and year first above written.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
KAREN E. BRANDT, Notary Public
City of Philadelphia, Phila. County
My Commission Expires September 26, 2014

Notary Public

I, the undersigned Assistant Secretary of the WESTCHESTER FIRE INSURANCE COMPANY, do hereby certify that the original POWER OF ATTORNEY, of which the foregoing is a substantially true and correct copy, is in full force and effect.

In witness whereof, I have hereunto subscribed my name as Assistant Secretary, and affixed the corporate seal of the Corporation, this 16th day of August, 2012.

William L. Kelly, Assistant Secretary

THIS POWER OF ATTORNEY MAY NOT BE USED TO EXECUTE ANY BOND WITH AN INCEPTION DATE AFTER August 05, 2013.

FORM NO. 8800S

ALL-PURPOSE ACKNOWLEDGMENT

State of CALIFORNIA

County of LOS ANGELES

On AUGUST 21, 2012 (DATE) before me, LEESA LEHUA MCLACHLAN (NAME OF NOTARY PUBLIC)

personally appeared KENNETH J, HARRISBERGER (NAME(S) OF SIGNER(S)),

☐ personally known to me OR ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), an that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

LEESA LEHUA MCLACHLAN
Commission # 1958727
Notary Public - California
Los Angeles County
My Comm. Expires Oct 30, 2015

WITNESS my hand and official seal.

Place Notary Seal or Stamp Here

Leesa Lehua McLachlan
SIGNATURE OF NOTARY

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it may prove valuable to persons relying on this Acknowledgment and could prevent fraudulent reattachment of this certificate to another document.

DESCRIPTION OF ATTACHED DOCUMENT

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT

PERFORMANCE BOND-MAINT. NATIVE VEG.
TITLE OR TYPE OF DOCUMENT

1 PAGE
NUMBER OF PAGES

AUGUST 16, 2012
DATE OF DOCUMENT

NONE
SIGNER(S) OTHER THAN NAMED ABOVE

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

SEP 17 2012

Dean C Logan REGISTRAR-RECORDER/ COUNTY CLERK
LOS ANGELES COUNTY, CALIFORNIA



This page is part of your document - DO NOT DISCARD



20121391031

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

09/17/12 AT 09:15AM

Pages:
0006

FEES:	30.00
TAXES:	0.00
OTHER:	0.00
PAID:	30.00

LEADSHEET

201209170040006

00006443880

004282572

SEQ:
01

DAR - Counter (Upfront Scan)

THIS FORM IS NOT TO BE DUPLICATED

E441953

RECORDING REQUESTED BY
Storm Properties, Inc.

AND WHEN RECORDED MAIL TO:
Larry R. Carr
Name Storm Properties, Inc.
Street Address 23223 Normandie Avenue
City & State Torrance, CA 90501

09/17/2012
20121391031

Assessors Parcel Number: 7570-024-014, 015, 016 & 017

SPACE ABOVE THIS LINE FOR RECORDER'S USE

TRA:

Monument Bond (KO8304476)

TITLE OF DOCUMENT

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
($3.00 ADDITIONAL RECORDING FEE APPLIES)

WESTCHESTER FIRE INSURANCE COMPANY

510 Walnut Street

Philadelphia PA 19106

Bond No. K08304476

Annual Premium: $100.00

EXECUTED IN DUPLICATE

MONUMENT BOND

KNOW ALL MEN BY THESE PRESENTS: That, Storm Industries, Inc., as Principal, and Westchester Fire Insurance Company, a corporation organized under the laws of the State of PENNSYLVANIA and authorized to transact surety business in the State of California as Surety, are held and firmly bound unto the City of Rolling Hills, as Obligee, in the sum of Six Thousand Three Hundred Eighty Two and No/100 Dollars ($6,382.00), for which the payment whereof, well and truly to be made, said Principal and Surety bind themselves, their heirs, administrators, successors and assigns, jointly and severally, firmly by these presents.

THE Condition of the foregoing obligation is such that, whereas the above bounden Principal has entered into a contract/agreement dated June 8, 2005, with the Obligee to do and perform the following work, to wit:

Survey Monuments – Final Parcel Map No. 26356, Zoning Case No. 615, Storm Lane

NOW, THEREFORE, If the above bounden Principal shall well and truly perform the work contracted to be performed under said contract, then this obligation shall be void; otherwise to remain in full force and effect. As part of the obligation secured hereby and in addition to the face amount specified therefore, there shall be included costs and reasonable expenses and fees, including reasonable attorneys fees, incurred by the City in successfully enforcing such obligation, all to be taxed as costs and included in any judgment rendered.

IN WITNESS WHERE OF, the seal and signature of said Principal is affixed hereto and the corporate seal and the name of said Surety is hereto affixed and attested by its duly authorized Attorney-in-Fact.

SIGNED, SEALED, DATED: August 16, 2012

STORM INDUSTRIES, INC.

By: _____

WESTCHESTER FIRE INSURANCE COMPANY

By: Christina Johnson

Christina Johnson, Attorney-in-Fact

THIS BOND REPLACES BOND NO. SU5012035 ISSUED BY ARCH INSURANCE COMPANY AND FULLY EXONERATES SAID BOND AND SURETY OF ALL PAST, PRESENT AND FUTURE LIABILITY.

ACKNOWLEDGED AND ACCEPTED BY THE CITY OF ROLLING HILLS:

DATE: 8/23/12

BY: _____

Signature

ANTON DAHLERBRUCH, City Manager

Print Name and Title

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles

On 8/16/12 (DATE) before me, L. Clark, Notary Public (NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC")

personally appeared Christina Johnson, who proved to me on the basis of satisfactory evidence to be the person(s) whose names (s) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity(ies), and that by ~~his~~/her/~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

L. CLARK
Commission # 1825171
Notary Public - California
Los Angeles County
My Comm. Expires Nov 28, 2012

WITNESS my hand and official seal.

L. Clark
SIGNATURE OF NOTARY

OPTIONAL

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

CAPACITY CLAIMED BY SIGNER

- ☐ INDIVIDUAL
- ☐ CORPORATE OFFICER

TITLE(S)

- ☐ PARTNER(S) ☐ LIMITED ☐ GENERAL
- ☒ ATTORNEY-IN-FACT
- ☐ TRUSTEE(S)
- ☐ GUARDIAN/CONSERVATOR
- ☐ OTHER: _____

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

DESCRIPTION OF ATTACHED DOCUMENT

TITLE OR TYPE OF DOCUMENT

NUMBER OF PAGES

DATE OF DOCUMENT

SIGNER(S) OTHER THAN NAMED ABOVE

Power of Attorney

WESTCHESTER FIRE INSURANCE COMPANY

Know all men by these presents: That **WESTCHESTER FIRE INSURANCE COMPANY**, a corporation of the Commonwealth of Pennsylvania pursuant to the following Resolution, adopted by the Board of Directors of the said Company on December 11, 2006, to wit:

RESOLVED, that the following authorizations relate to the execution, for and on behalf of the Company, of bonds, undertakings, recognizances, contracts and other written commitments of the Company entered into the ordinary course of business (each a "Written Commitment"):

(1) Each of the Chairman, the President and the Vice Presidents of the Company is hereby authorized to execute any Written Commitment for and on behalf of the Company, under the seal of the Company or otherwise.

(2) Each duly appointed attorney-in-fact of the Company is hereby authorized to execute any Written Commitment for and on behalf of the Company, under the seal of the Company or otherwise, to the extent that such action is authorized by the grant of powers provided for in such person's written appointment as such attorney-in-fact.

(3) Each of the Chairman, the President and the Vice Presidents of the Company is hereby authorized, for and on behalf of the Company, to appoint in writing any person the attorney-in-fact of the Company with full power and authority to execute, for and on behalf of the Company, under the seal of the Company or otherwise, such Written Commitments of the Company as may be specified in such written appointment, which specification may be by general type or class of Written Commitments or by specification of one or more particular Written Commitments.

(4) Each of the Chairman, the President and Vice Presidents of the Company is hereby authorized, for and on behalf of the Company, to delegate in writing any other officer of the Company the authority to execute, for and on behalf of the Company, under the Company's seal or otherwise, such Written Commitments of the Company as are specified in such written delegation, which specification may be by general type or class of Written Commitments or by specification of one or more particular Written Commitments.

(5) The signature of any officer or other person executing any Written Commitment or appointment or delegation pursuant to this Resolution, and the seal of the Company, may be affixed by facsimile on such Written Commitment or written appointment or delegation.

FURTHER RESOLVED, that the foregoing Resolution shall not be deemed to be an exclusive statement of the powers and authority of officers, employees and other persons to act for and on behalf of the Company, and such Resolution shall not limit or otherwise affect the exercise of any such power or authority otherwise validly granted or vested.

Does hereby nominate, constitute and appoint Christina Johnson, Erik Johansson, Kim Heredia, Lisa Clark, Shirley Bauman, Victoria M Campbell, all of the City of LOS ANGELES, California, each individually if there be more than one named, its true and lawful attorney-in-fact, to make, execute, seal and deliver on its behalf, and as its act and deed any and all bonds, undertakings, recognizances, contracts and other writings in the nature thereof in penalties not exceeding Twenty million dollars & zero cents ($20,000,000.00) and the execution of such writings in pursuance of these presents shall be as binding upon said Company, as fully and amply as if they had been duly executed and acknowledged by the regularly elected officers of the Company at its principal office.

IN WITNESS WHEREOF, the said Stephen M. Haney, Vice-President, has hereunto subscribed his name and affixed the Corporate seal of the said **WESTCHESTER FIRE INSURANCE COMPANY** this 5 day of August 2011.

WESTCHESTER FIRE INSURANCE COMPANY

Stephen M. Haney, Vice President

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF PHILADELPHIA ss.

On this 5 day of August, AD 2011 before me, a Notary Public of the Commonwealth of Pennsylvania in and for the County of Philadelphia came Stephen M. Haney, Vice President of the **WESTCHESTER FIRE INSURANCE COMPANY** to me personally known to be the individual and officer who executed the preceding instrument, and he acknowledged that he executed the same, and that the seal affixed to the preceding instrument is the corporate seal of said Company; that the said corporate seal and his signature were duly affixed by the authority and direction of the said corporation and that Resolution, adopted by the Board of Directors of said Company, referred to in the preceding instrument, is now in force.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at the City of Philadelphia the day and year first above written.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
KAREN E. BRANDT, Notary Public
City of Philadelphia, Phila. County
My Commission Expires September 26, 2014

Notary Public

I, the undersigned Assistant Secretary of the **WESTCHESTER FIRE INSURANCE COMPANY**, do hereby certify that the original POWER OF ATTORNEY, of which the foregoing is a substantially true and correct copy, is in full force and effect.

In witness whereof, I have hereunto subscribed my name as Assistant Secretary, and affixed the corporate seal of the Corporation, this 16th day of August, 2012.

William L. Kelly, Assistant Secretary

THIS POWER OF ATTORNEY MAY NOT BE USED TO EXECUTE ANY BOND WITH AN INCEPTION DATE AFTER August 05, 2013.

FORM NO. 85005

ALL-PURPOSE ACKNOWLEDGMENT

State of CALIFORNIA

County of LOS ANGELES

On AUGUST 21, 2012 (DATE) before me, LEESA LEHUA MCLACHLAN (NAME OF NOTARY PUBLIC)

personally appeared KENNETH J, HARRISBERGER (NAME(S) OF SIGNER(S)),

☐ personally known to me **OR** ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), an that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

LEESA LEHUA MCLACHLAN
Commission # 1958727
Notary Public - California
Los Angeles County
My Comm. Expires Oct 30, 2015

WITNESS my hand and official seal.

Place Notary Seal or Stamp Here

Leesa Lehua McLachlan
SIGNATURE OF NOTARY

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it may prove valuable to persons relying on this Acknowledgment and could prevent fraudulent reattachment of this certificate to another document.

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT

DESCRIPTION OF ATTACHED DOCUMENT

PERFORMANCE BOND-SURVEY MONUMENTS
TITLE OR TYPE OF DOCUMENT

1 PAGE
NUMBER OF PAGES

AUGUST 16, 2012
DATE OF DOCUMENT

NONE
SIGNER(S) OTHER THAN NAMED ABOVE

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

SEP 17 2012

Dean C Logan REGISTRAR-RECORDER/ COUNTY CLERK
LOS ANGELES COUNTY, CALIFORNIA



This page is part of your document - DO NOT DISCARD

20220260314

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

03/07/22 AT 08:00AM

Pages:
0014

FEES:	76.00
TAXES:	0.00
OTHER:	0.00
SB2:	75.00
PAID:	151.00

PCOR SURCHARGE $20.00

LEADSHEET

202203071100061

00022044077

013217592

SEQ:
06

SECURE - 8:00AM

THIS FORM IS NOT TO BE DUPLICATED

E269820

STORM-AM

FOR REFERENCE ONLY: 20220260314

Recording Requested By:
Fidelity National Title Builder Services

MAIL TAX STATEMENTS AND
WHEN RECORDED MAIL TO

Storm Properties, Inc.
Attn: Jay Ahluwalia
23223 Normandie Avenue
Torrance, CA 90501

SPACE ABOVE THIS LINE IS FOR
RECORDER'S USE

APN: 7570-024-019,
7570-024-020,
7570-024-021,
7570-024-024

EASEMENT DEED

THE UNDERSIGNED DECLARE(S):

DOCUMENTARY TRANSFER TAX IS $0.00
_____Computed on full value of property conveyed, or
_____Computed on full value less liens and encumbrances remaining at time of sale.
__X___Conveyance of an easement where the consideration and value is less than $100 R&T 11911.

FOR A NO CONSIDERATION, STORM PROPERTIES, INC., a California corporation; CLAUDIA STORM GRZYWACZ, trustee of the Claudia Storm Bird Trust dated August 3, 1995, as to an undivided ¼ interest; STORM PROPERTIES, INC., a California corporation; STORM PROPERTIES, INC., a California corporation (hereinafter referred to as "Grantor(s)"), hereby GRANT(s) to the ROLLING HILLS COMMUNITY ASSOCIATION OF RANCHO PALOS VERDES, a California non-profit corporation (hereinafter referred to as "Grantee") a non-exclusive easement as described in Exhibits A, B, C & D attached hereto, in the City of Rolling Hills, County of Los Angeles, State of California.

Said easements are for any legal purpose including without limitation:

(a) driveways, roads, streets, and walkways,
(b) bridle and walking trails,
(c) poles, wires, and conduits for the transmission of lighting, heating, power, telephone and other purposes,
(d) public and private sewer, storm water drains and facilities, land drains and pipes, water heating and gas mains or pipes,
(e) any other method of conducting and performing any public or quasi-public utility services or function, and,
(f) planting, care of, trimming or removal of trees and plantings for any purpose including but not limited to protection and preservation of views for other properties.

[Signatures on Following Page]

Exempt from fee per GC 27388.1 (a) (1);
fee cap of $225.00 reached.

STORM PROPERTIES, INC., a California Corporation

By: JAIDEEP AHLUWALIA

Date: 01-26-22

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

By: Claudia Storm Grzywacz

Date: 1.28.22

STORM PROPERTIES, INC., a California Corporation

By: JAIDEEP AHLUWALIA

Date: 01-26-22

STORM PROPERTIES, INC., a California Corporation

By: JAIDEEP AHLUWALIA

Date: 01-26-22

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

STATE OF CALIFORNIA)
)
COUNTY OF Los Angeles)

On January 26, 2022 before me, Sandy SOK, Notary Public, personally appeared Jaideep Ahluwalia, who proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

SANDY SOK
Notary Public - California
Los Angeles County
Commission # 2315232
My Comm. Expires Jan 7, 2024

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

Dated: January 26 2022

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

STATE OF CALIFORNIA)
)
COUNTY OF Los Angeles)

On 1-28-2022 before me, Nick Sartini, Notary Public, personally appeared Claudia Storm Brzywicz, who proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

NICK SARTINI
COMM. #2337898
NOTARY PUBLIC • CALIFORNIA
LOS ANGELES COUNTY
Commission Expires NOV 20, 2024

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

GOVERNMENT CODE 27361.7

I CERTIFY UNDER PENALTY OF PERJURY THAT THIS MATERIAL IS A TRUE COPY OF THE ORIGINAL MATERIAL CONTAINED IN THE DOCUMENT: ATTACHED FOR CLARITY

JAIDEEP AHLUWALIA

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

State of CALIFORNIA

County of ORANGE

On JANUARY 26, 2022 (Date) before me, SANDY SOK, notary public (Here Insert Name and Title of the Officer), personally appeared JAIDEEP AHLUWALIA (Name(s) of Signer(s)) who proved to me the basis of satisfactory evidence to be the person (s) whose name (s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her their authorized capacity (ies), and that by his/her/their signature (s) on the instrument the person (s), or the entity upon behalf of which the person (s) acted, executed the instrument.

I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.

Signature _____

DATED: JANUARY 26, 2022

PLACE OF EXECUTION: RIVERSIDE

DATE: 3 / 7 / 2022

FIDELITY TITLE COMPANY

_____
Signature

ILLEGIBLE NOTARY SEAL DECLARATION
GOVERNMENT CODE SECTION 27361.7

I CERTIFY UNDER PENALTY OF PERJURY THAT THE NOTARY SEAL ON THE DOCUMENT TO WHICH THIS STATEMENT IS ATTACHED READS AS FOLLOWS:

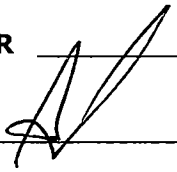
NAME OF NOTARY SANDY SOK

NAME OF COUNTY LOS ANGELES

DATE COMMISSION EXPIRES 1-7-2024

COMMISSION NUMBER 2315232

VENDOR NUMBER NNA1

SIGNED 

PLACE OF EXECUTION RIVERSIDE, CA

DATE 2/9/22

EXHIBIT A
LEGAL DESCRIPTION

STORM HILL LANE
ASSOCIATION GENERAL EASEMENT - PARCEL 1

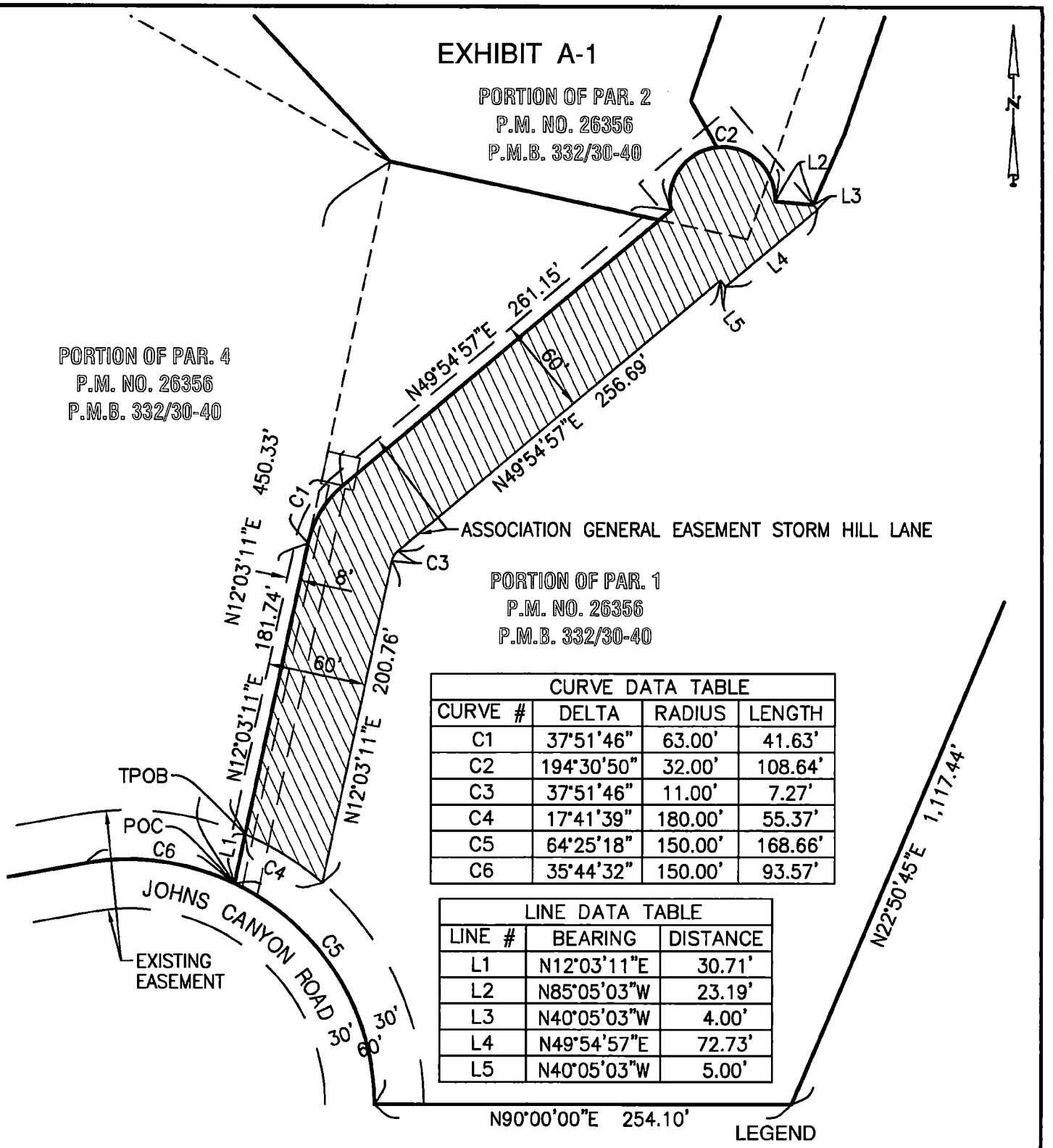
THOSE PORTIONS OF PARCELS 1 AND 2 OF PARCEL MAP NO. 26356 IN THE CITY OF ROLLING HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS FILED IN BOOK 332, PAGES 30 THROUGH 40, INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF PARCEL 4 OF SAID PARCEL MAP NO. 26356, SAID POINT BEING ON A CURVE HAVING A RADIUS OF 150.00 FEET, CONCAVED SOUTHWESTERLY; THENCE NORTHERLY ALONG THE EAST LINE OF SAID PARCEL 4 NORTH 12°03'11" EAST 30.71 FEET TO A CURVE HAVING A RADIUS OF 180.00 FEET, CONCAVED SOUTHWESTERLY AND LYING 30.00 FEET NORTHERLTY, MEASURED PERPENDICULAR TO THE SOUTHERLY LINE OF SAID PARCEL 4 OF PARCEL MAP NO. 26356, SAID POINT BEING THE **TRUE POINT OF BEGNINING**; THENCE CONTINUING ALONG SAID EAST LINE NORTH 12°03'11" EAST 181.74 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVED SOUTHEASTERLY HAVING A RADIUS OF 63.00 FEET; THENCE LEAVING SAID EAST LINE OF SAID PARCEL 4 NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRL ANGLE OF 37°51'46" AND AN ARC LENGTH OF 41.63 FEET; THENCE NORTH 49°54'57" EAST 261.15 FEET; TO THE BEGNINNING OF A NON-TANGENT CURVE CONCAVED SOUTHERLY HAVING A RADIUS OF 32.00 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 77°52'08" WEST; THENCE NORTHERLY, NORTHEASTERLY, EASTERLY, SOUTHEASTERLY AND SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 194°30'50" AND AN ARC LENGTH OF 108.64 FEET; THENCE SOUTH 85°05'03" EAST 23.19 FEET THENCE SOUTH 40°05'03" EAST 4.00 FEET; THENCE SOUTH 49°54'57" WEST 72.73 FEET; THENCE NORTH 40°05'03" WEST 5.00 FEET; THENCE SOUTH 49°54'57" EAST 256.69 FEET TO A TANGENT CURVE CONCAVED SOUTHEASTERLY HAVING A RADIUS OF 11.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37°51'46" AND AN ARC LENGTH OF 7.27 FEET; THENCE SOUTH 12°03'11" WEST 200.76 FEET TO A POINT ON A CURVE HAVING A RADIUS OF 180.00 FEET, CONCAVED SOUTHWESTERLY, SAID CURVE LYING 30.00 FEET NORTHEASTERLY, MEASURED PERPENDICULAR TO THE SOUTHWEST LINE OF PARCEL 1 OF SAID PARCEL MAP NO. 26356, SAID POINT ALSO LYING ON A LINE 52.00 FEET SOUTHEASTERLY, MEASURED PERPENDICULAR TO THE WEST LINE OF SAID PARCEL 1; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°41'39" AND AN ARC LENGTH OF 55.37 FEET TO THE **TRUE POINT OF BEGINNING**.

SEE PLOT ATTACHED AS EXHIBIT A-1

11/23/21-JEK

EXHIBIT A-1



CURVE DATA TABLE			
CURVE #	DELTA	RADIUS	LENGTH
C1	37°51'46"	63.00'	41.63'
C2	194°30'50"	32.00'	108.64'
C3	37°51'46"	11.00'	7.27'
C4	17°41'39"	180.00'	55.37'
C5	64°25'18"	150.00'	168.66'
C6	35°44'32"	150.00'	93.57'

LINE DATA TABLE		
LINE #	BEARING	DISTANCE
L1	N12°03'11"E	30.71'
L2	N85°05'03"W	23.19'
L3	N40°05'03"W	4.00'
L4	N49°54'57"E	72.73'
L5	N40°05'03"W	5.00'

SHOWING STORM HILL LANE OVER PROPOSED PARCEL 1 OF LLA RECORDED ON 9/15/2020 AS INST. NO. 20201111458.

LEGEND

- ASSOCIATION GENERAL EASEMENT STORM HILL LANE
- PL PER PM NO. 26356
- CURRENT PL AFTER LOT LINE ADJ.

Plotnik & Associates
Civil Engineering & Land Surveying
18626 S. Wilmington Ave., Suite 100
Rancho Dominguez, California 90220
Tel: (310) 605-6657
www.plotnik.com

ASSOCIATION GENERAL EASEMENT STORM HILL LANE - PARCEL 1			
SCALE:	1"= 80'	DATE:	11/30/21
BY:	JEK	JOB NO.:	294.00

EXHIBIT B
LEGAL DESCRIPTION

STORM HILL LANE
ASSOCIATION GENEARL EASEMENT - PARCEL 2

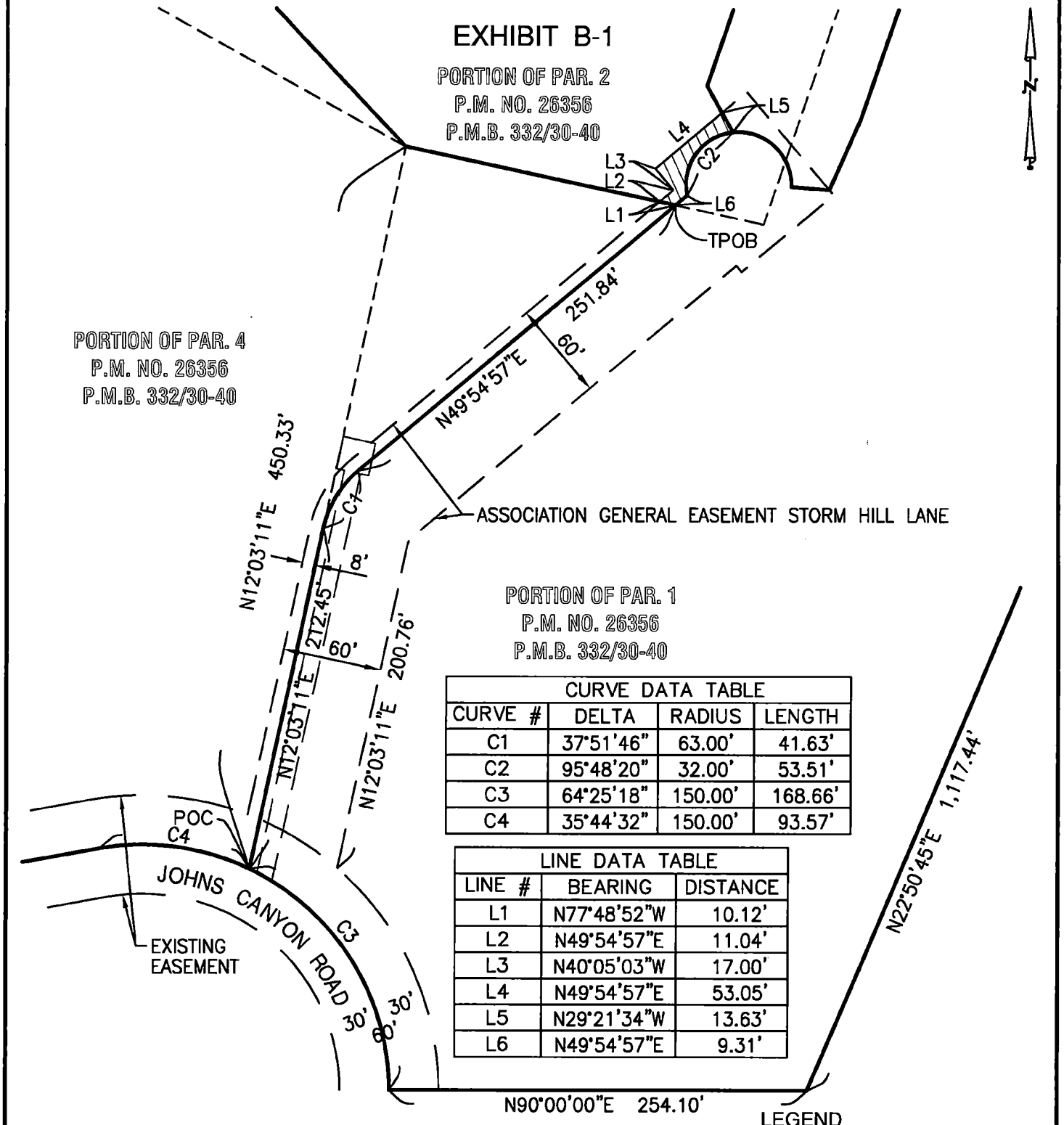
THAT PORTION OF PARCEL 2 OF PARCEL MAP NO. 26356 IN THE CITY OF ROLLING HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS FILED IN BOOK 332, PAGES 30 THROUGH 40, INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF PARCEL 4 OF SAID PARCEL MAP NO. 26356, SAID POINT BEING ON A CURVE HAVING A RADIUS OF 150.00 FEET, CONCAVED SOUTHWESTERLY; THENCE NORTHERLY ALONG THE EAST LINE OF SAID PARCEL 4 NORTH 12°03'11" EAST 212.45 TO THE BEGINNING OF A TANGENT CURVE, CONCAVED SOUTHEASTERLY HAVING A RADIUS OF 63.00 FEET; THENCE LEAVING SAID EAST LINE OF SAID PARCEL 4 NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37°51'46" AND AN ARC LENGTH OF 41.63 FEET; THENCE NORTH 49°54'57" EAST 251.84 FEET TO THE SOUTH LINE OF SAID PARCEL 2 OF PARCEL MAP 26356, SAID POINT BEING THE **TRUE POINT OF BEGINNING**; THENCE NORTHWESTERLY ALONG THE SOUTH LINE OF SAID PARCEL 2 NORTH 77°48'52" WEST 10.12 FEET; THENCE LEAVING THE SOUTH LINE OF SAID PARCEL 2 NORTH 49°54'57" EAST 11.04 FEET; THENCE NORTH 40°05'03" WEST 17.00 FEET; THENCE NORTH 49°54'57" EAST 53.05 FEET; THENCE SOUTH 29°21'34" EAST 13.63 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVED SOUTHEASTERLY HAVING A RADIUS OF 32.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 06°19'32" WEST; THENCE WESTERLY, SOUTHWESTERLY AND SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 95°48'20" AND AN ARC LENGTH OF 53.51 FEET; THENCE SOUTH 49°54'57" WEST 9.31 FEET TO THE **TRUE POINT OF BEGINNING**.

SEE PLOT ATTACHED AS EXHIBIT B-1

11/23/21-JEK

EXHIBIT B-1



CURVE DATA TABLE			
CURVE #	DELTA	RADIUS	LENGTH
C1	37°51'46"	63.00'	41.63'
C2	95°48'20"	32.00'	53.51'
C3	64°25'18"	150.00'	168.66'
C4	35°44'32"	150.00'	93.57'

LINE DATA TABLE		
LINE #	BEARING	DISTANCE
L1	N77°48'52"W	10.12'
L2	N49°54'57"E	11.04'
L3	N40°05'03"W	17.00'
L4	N49°54'57"E	53.05'
L5	N29°21'34"W	13.63'
L6	N49°54'57"E	9.31'

SHOWING STORM HILL LANE OVER PROPOSED PARCEL 2 OF LLA RECORDED ON 9/15/2020 AS INST. NO. 20201111458.

LEGEND

- ASSOCIATION GENERAL EASEMENT STORM HILL LANE
- PL PER PM NO. 26356
- CURRENT PL AFTER LOT LINE ADJ.

Plotnik & Associates
Civil Engineering & Land Surveying
18626 S. Wilmington Ave., Suite 100
Rancho Dominguez, California 90220
Tel: (310) 605-6657
www.plotnik.com

ASSOCIATION GENERAL EASEMENT
STORM HILL LANE - PARCEL 2

SCALE:	1"= 80'	DATE:	11/30/21
BY:	JEK	JOB NO.:	294.00

EXHIBIT C
LEGAL DESCRIPTION

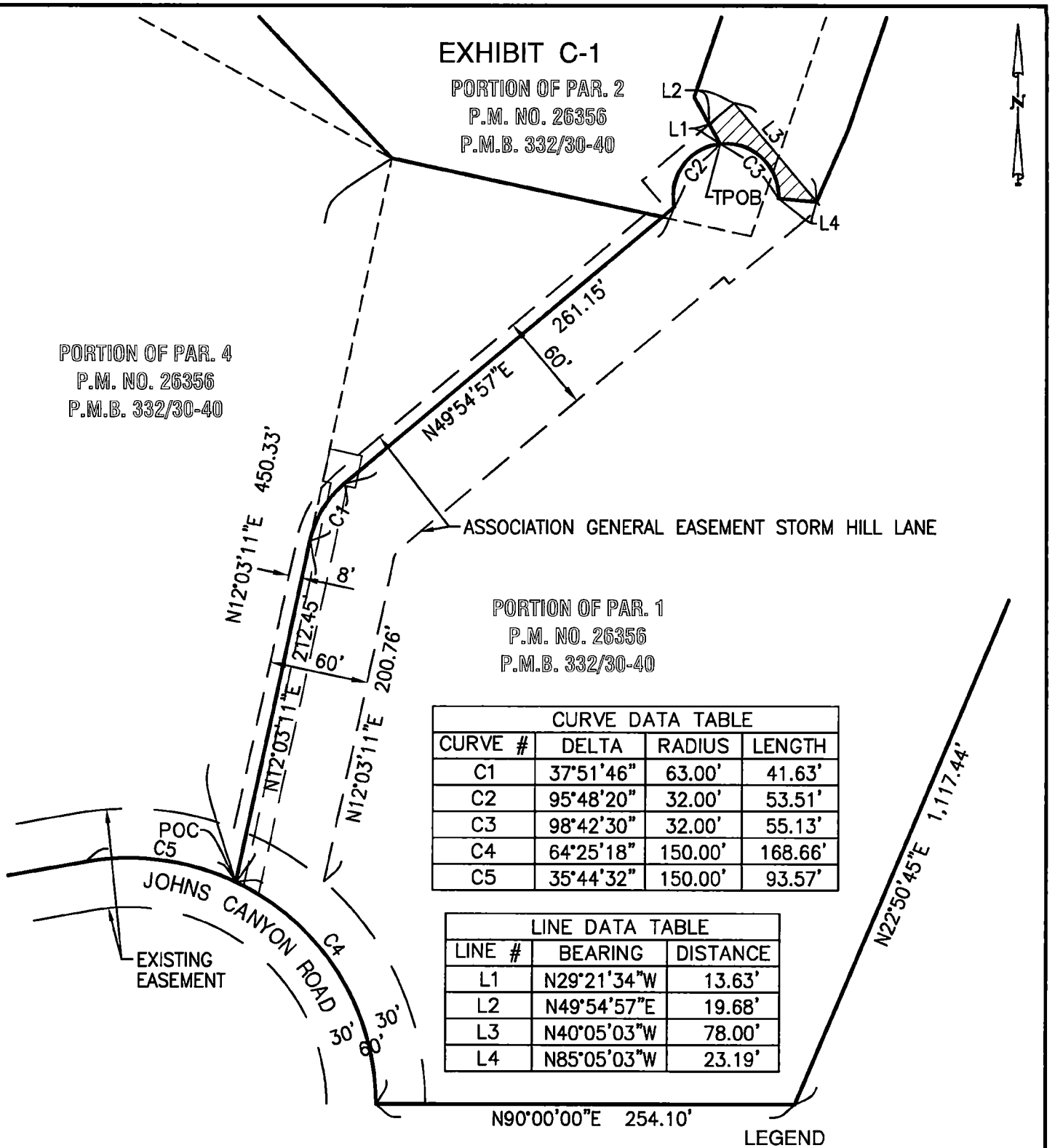
STORM HILL LANE
ASSOCIATION GENEARL EASEMENT - PARCEL 3

THOSE PORTIONS OF PARCELS 1 AND 2 OF PARCEL MAP NO. 26356 IN THE CITY OF ROLLING HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS FILED IN BOOK 332, PAGES 30 THROUGH 40, INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF PARCEL 4 OF SAID PARCEL MAP NO. 26356, SAID POINT BEING ON A CURVE HAVING A RADIUS OF 150.00 FEET, CONCAVED SOUTHWESTERLY; THENCE NORTHERLY ALONG THE EAST LINE OF SAID PARCEL 4 NORTH 12°03'11" EAST 212.45 TO THE BEGINNING OF A TANGENT CURVE, CONCAVED SOUTHEASTERLY HAVING A RADIUS OF 63.00 FEET; THENCE LEAVING SAID EAST LINE OF SAID PARCEL 4 NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37°51'46" AND AN ARC LENGTH OF 41.63 FEET; THENCE NORTH 49°54'57" EAST 261.15 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVED SOUTHERLY HAVING A RADIUS OF 32.00 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 77°52'08" WEST; THENCE NORTHERLY AND NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 95°48'20" AND AN ARC LENGTH OF 53.51 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE NORTH 29°21'34" WEST 13.63 FEET; THENCE NORTH 49°54'57" EAST 19.68 FEET; THENCE SOUTH 40°05'03" EAST 78.00 FEET; THENCE NORTH 85°05'03" WEST 23.19 FEET TO A POINT ON LAST MENTIONED CURVE, A RADIAL TO SAID POINT BEARS SOUTH 87°37'02" EAST, THENCE NORTHERLY, NORTHWESTERLY AND WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 98°42'30" AND AN ARC LENGTH OF 55.13 FEET TO THE **TRUE POINT OF BEGINNING.**

SEE PLOT ATTACHED AS EXHIBIT C-1

EXHIBIT C-1



CURVE DATA TABLE			
CURVE #	DELTA	RADIUS	LENGTH
C1	37°51'46"	63.00'	41.63'
C2	95°48'20"	32.00'	53.51'
C3	98°42'30"	32.00'	55.13'
C4	64°25'18"	150.00'	168.66'
C5	35°44'32"	150.00'	93.57'

LINE DATA TABLE		
LINE #	BEARING	DISTANCE
L1	N29°21'34"W	13.63'
L2	N49°54'57"E	19.68'
L3	N40°05'03"W	78.00'
L4	N85°05'03"W	23.19'

SHOWING STORM HILL LANE OVER PROPOSED PARCEL 3 OF LLA RECORDED ON 9/15/2020 AS INST. NO. 20201111458.

LEGEND

- ASSOCIATION GENERAL EASEMENT STORM HILL LANE
- PL PER PM NO. 26356
- CURRENT PL AFTER LOT LINE ADJ.

Plotnik & Associates
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18626 S. Wilmington Ave., Suite 100
Rancho Dominguez, California 90220
Tel: (310) 605-6657
www.plotnik.com

ASSOCIATION GENERAL EASEMENT
STORM HILL LANE - PARCEL 3

SCALE:	1"= 80'	DATE:	11/30/21
BY:	JEK	JOB NO.:	294.00

EXHIBIT D
LEGAL DESCRIPTION

STORM HILL LANE
ASSOCIATION GENEARL EASEMENT - PARCEL 4

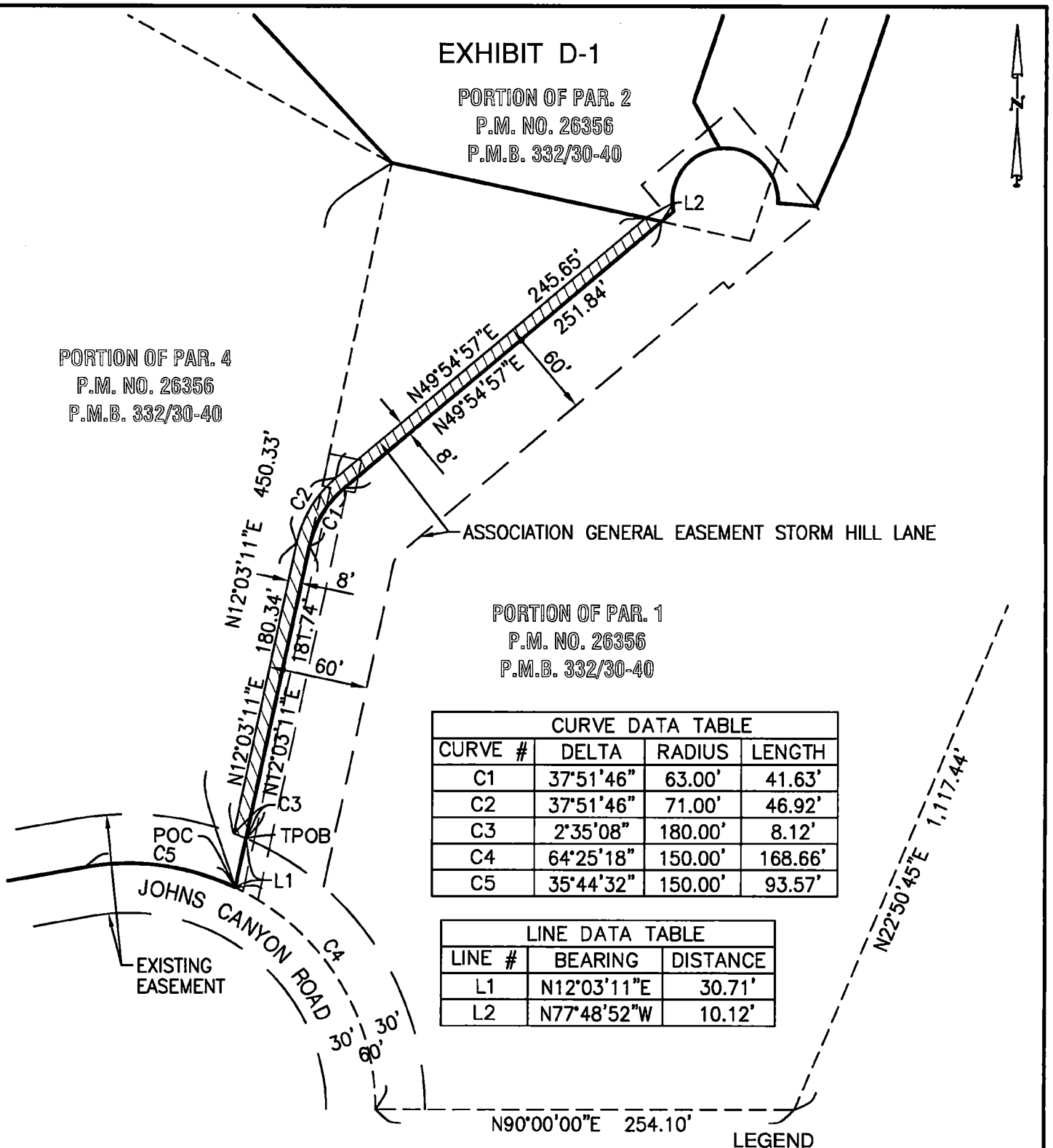
THOSE PORTIONS OF PARCELS 1 AND 4 OF PARCEL MAP NO. 26356 IN THE CITY OF ROLLING HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS FILED IN BOOK 332, PAGES 30 THROUGH 40, INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF PARCEL 4 OF SAID PARCEL MAP NO. 26356, SAID POINT BEING ON A CURVE HAVING A RADIUS OF 150.00 FEET, CONCAVED SOUTHWESTERLY; THENCE NORTHERLY ALONG THE EAST LINE OF SAID PARCEL 4 NORTH 12°03'11" EAST 30.71 FEET TO A CURVE HAVING A RADIUS OF 180.00 FEET, CONCAVED SOUTHWESTERLY AND LYING 30.00 FEET NORTHERLTY, MEASURED PERPENDICULAR TO THE SOUTHERLY LINE OF SAID PARCEL 4 OF PARCEL MAP NO. 26356, SAID POINT BEING THE **TRUE POINT OF BEGNINING**; THENCE CONTINUING ALONG SAID EAST LINE OF PARCEL 4 NORTH 12°03'11" EAST 181.74 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVED SOUTHEASTERLY HAVING A RADIUS OF 63.00 FEET; THENCE LEAVING SAID EAST LINE OF PARCEL 4 NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRL ANGLE OF 37°51'46" AND AN ARC LENGTH OF 41.63 FEET; THENCE NORTH 49°54'57" EAST 251.84 FEET; TO THE SOUTH LINE OF PARCEL 2 OF SAID PARCEL MAP NO. 26356; THENCE NORTHWESTERLY ALONG SAID SOUTH LINE OF PARCEL 2 NORTH 77°48'52" WEST 10.12 FEET; THENCE SOUTH 49°54'57" WEST 245.65 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVED SOUTHEASTERLY HAVING A RADIUS OF 71.00 FEET; THNCE SOUTHWESTLY ALONG SAID CURVE THROUGH A CENTRL ANGLE OF 37°51'46" AND AN ARC LENGTH OF 46.92 FEET; THENCE SOUTH 12°03'11" WEST 180.34 FEET TO A CURVE HAVING A RADIUS OF 180.00 FEET, CONCAVED SOUTHWESTERLY AND LYING 30.00 FEET NORTHERLTY, MEASURED PERPENDICULAR TO THE SOUTHERLY LINE OF SAID PARCEL 4 OF PARCEL MAP NO. 26356, A RADIAL LINE TO SAID POINT BEARS NORTH 20°42'22" EAST; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 2°35'08" AND AN ARC LENGTH OF 8.12 FEET TO THE **TRUE POINT OF BEGINNING**.

SEE PLOT ATTACHED AS EXHIBIT D-1

11/23/21-JEK

EXHIBIT D-1



CURVE DATA TABLE			
CURVE #	DELTA	RADIUS	LENGTH
C1	37°51'46"	63.00'	41.63'
C2	37°51'46"	71.00'	46.92'
C3	2°35'08"	180.00'	8.12'
C4	64°25'18"	150.00'	168.66'
C5	35°44'32"	150.00'	93.57'

LINE DATA TABLE		
LINE #	BEARING	DISTANCE
L1	N12°03'11"E	30.71'
L2	N77°48'52"W	10.12'

SHOWING STORM HILL LANE OVER PROPOSED PARCEL 4 OF LLA RECORDED ON 9/15/2020 AS INST. NO. 20201111458.

LEGEND

- ASSOCIATION GENERAL EASEMENT STORM HILL LANE
- PL PER PM NO. 26356
- CURRENT PL AFTER LOT LINE ADJ.

Plotnik & Associates
Civil Engineering & Land Surveying
18626 S. Wilmington Ave., Suite 100
Rancho Dominguez, California 90220
Tel: (310) 605-6657
www.plotnik.com

ASSOCIATION GENERAL EASEMENT STORM HILL LANE - PARCEL 4			
SCALE:	1"= 80'	DATE:	11/30/21
BY:	JEK	JOB NO.:	294.00

Sixth Amendment to Subdivision Improvement Agreement

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

RECITALS

A. The City and Subdividers entered into a Subdivision Improvements Agreement dated June 8, 2005, which was recorded on June 12, 2007 as document number 20071416757 ("Improvement Agreement").

B. The City and Subdividers amended the Improvement Agreement in 2008, 2010, 2015, 2020, and 2021.

C. The COVID-19 global pandemic has had a significant and ongoing impact on business operations since March 2020, therefore resulting in disruptions that continue to affect various aspects of business and daily life worldwide. In addition to the foregoing, extensive rain from January – April 2023 caused construction on the Improvements to proceed slower than anticipated.

D. The Subdividers have requested an extension of the Time of Performance under the Improvement Agreement by one (1) additional year.

E. In light of the circumstances, the City consents to the requested extension and affirms the presence of reasonable grounds justifying the requested extension.

F. The parties therefore desire to modify the Improvement Agreement by this Sixth Amendment to reflect the new extended term of the Improvement Agreement, as set forth below.

AMENDMENTS

1. **Section 2. <u>TIME OF PERFORMANCE</u>** shall be amended as follows:

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

2. **No Other Changes**

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

[Signatures on Following Page]

City

CITY OF ROLLING HILLS, A MUNICIPAL CORPORATION

By: _____

Its: ELAINE JENG

Date: 5/22/2023

Approved as to form:

By: _____

Its: City Attorney

Date: 5/22/23

Subdividers

STORM PROPERTIES, INC.

By: _____

Its: PRESIDENT

Date: 7/1/23

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

By: _____

Date: 6/27/23

Attest by: _____

Date: _____

CALIFORNIA ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

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

State of California }

County of San Bernardino }

On 07/01/2023 before me, Destiny Marie Krug,
(Here insert name and title of the officer)

personally appeared Jaideep AHLUWALIA,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Notary Public Signature (Notary Public Seal)

DESTINY MARIE KRUG
COMM. #2391338
NOTARY PUBLIC CALIFORNIA
SAN BERNARDINO COUNTY
My Comm. Expires Jan 21, 2026

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages ____ Document Date____

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
- ☐ Corporate Officer

(Title)

- ☐ Partner(s)
- ☐ Attorney-in-Fact
- ☐ Trustee(s)
- ☐ Other ____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~/she/~~they,~~ is /~~are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

www.NotaryClasses.com 800-873-9865



CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT — CIVIL CODE § 1189

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

STATE OF CALIFORNIA)
) ss
COUNTY OF LOS ANGELES)

On 6-27-2023 before me Nick Sartini - Notary Public,

personally appeared Claudia Storm Grzywacz

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under **PENALTY OF PERJURY** under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

NICK SARTINI
COMM. #2337898
NOTARY PUBLIC • CALIFORNIA
LOS ANGELES COUNTY
Commission Expires NOV 20, 2024

Signature Nick Sartini (Seal)

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document _____

Number of Pages _____ Document Date _____

Signers Other Than Named Above: _____

_____

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ACKNOWLEDGMENT

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

State of California
County of Los Angeles)

On 6-27-2023 before me, Public , Notary
(insert name and title of the officer)

personally appeared _____
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ **(Seal)**

ACKNOWLEDGMENT

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

State of California
County of _____)

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

personally appeared _____
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ **(Seal)**

SCHEDULE A
CITY OF ROLLING HILLS
LOS ANGELES COUNTY, CALIFORNIA

SUBDIVISION REFERENCE DATA
UNDERGROUNDING OF UTILITIES

FINAL PARCEL MAP NO. 26356

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

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

CITY COUNCIL RESOLUTION OF APPROVAL NO. 894

SPECIFICATION: PER DEVELOPMENT PLAN DATED OCTOBER 8, 2019

DESCRIPTION OF WORK:

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

ESTIMATED COSTS:

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

EFFECTIVE DATE OF AGREEMENT: June 8, 2005

COMPLETION PERIOD: Not later than June 8, 2024 or upon development of any one of the building sites of the Subdivision, whichever comes first.

FORM OF SECURITY:SURETY BOND

SCHEDULE B

CITY OF ROLLING HILLS
LOS ANGELES COUNTY, CALIFORNIA

SUBDIVISION REFERENCE DATA
MONUMENTATION

FINAL PARCEL MAP NO. 26356

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

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

CITY COUNCIL RESOLUTION OF APPROVAL NO. 894

SPECIFICATION: PER PARCEL MAP NO. 26356

DESCRIPTION OF WORK:

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

ESTIMATED COSTS:

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

EFFECTIVE DATE OF AGREEMENT: June 8, 2005

COMPLETION PERIOD: Not later than June 8, 2024 or upon development of any one of the building sites of the Subdivision, whichever comes first.

FORM OF SECURITY: SURETY BOND

SCHEDULE C

CITY OF ROLLING HILLS
LOS ANGELES COUNTY, CALIFORNIA

SUBDIVISION REFERENCE DATA
ROAD CONSTRUCTION –STORM HILL LANE

FINAL PARCEL MAP NO. 26356

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

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

CITY COUNCIL RESOLUTION OF APPROVAL NO. 894

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

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

ESTIMATED COSTS:

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

EFFECTIVE DATE OF AGREEMENT: June 8, 2005

COMPLETION PERIOD: Not later than June 8, 2024 or upon development of any one of the building sites of the Subdivision, whichever comes first.

FORM OF SECURITY:SURETY BOND

SCHEDULE D

CITY OF ROLLING HILLS
LOS ANGELES COUNTY, CALIFORNIA

SUBDIVISION REFERENCE DATA
WATER MAIN EXTENSION AND FIRE HYDRANT

FINAL PARCEL MAP NO. 26356

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

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

CITY COUNCIL RESOLUTION OF APPROVAL NO. 894

SPECIFICATION: PER DEVELOPMENT PLAN DATED OCTOBER 8, 2019

DESCRIPTION OF WORK:

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

ESTIMATED COSTS:

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

EFFECTIVE DATE OF AGREEMENT: June 8, 2005

COMPLETION PERIOD: Not later than June 8, 2024 or upon development of any one of the building sites of the Subdivision, whichever comes first.

FORM OF SECURITY: SURETY BOND

SCHEDULE E

CITY OF ROLLING HILLS
LOS ANGELES COUNTY, CALIFORNIA

SUBDIVISION REFERENCE DATA
CORRECTIVE GEOLOGY

FINAL PARCEL MAP NO. 26356

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

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

CITY COUNCIL RESOLUTION OF APPROVAL NO. 894

SPECIFICATION: PER DEVELOPMENT PLAN DATED OCTOBER 8, 2019

DESCRIPTION OF WORK:

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

ESTIMATED COSTS:

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

EFFECTIVE DATE OF AGREEMENT: June 8, 2005

COMPLETION PERIOD: Not later than June 8, 2024 or upon development of any one of the building sites of the Subdivision, whichever comes first.

FORM OF SECURITY: SURETY BOND

LEGAL DESCRIPTION

EXHIBIT A-1

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

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

APN: 7570-024-014

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

APN: 7570-024-015

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

APN: 7570-024-016

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

APN: 7570-024-017

From: Maestro, Tracy
Sent: Thursday, November 30, 2023 2:07 PM
To: Storm Bird <sbird@storm-properties.com>
Subject: RE: Storm Hill Road (Email Request from Cal Water)

All Cal Water facilities have been installed for Storm Hill Lane in Rolling Hills and tied into the Cal Water system as of June 2023. Work is complete.

Tracy Maestro
Superintendent – California Water Service

****

RE: COX Specs - Storm Hill Ln, Rolling Hills, CA

JH Johnson, Harold (CCI-California-CON) <H

Reply Reply All Forward

To Gabriel Camacho
Cc Gabriel, Johnny (CCI-California); Castro, Rey (CCI-California)

Mon 10/30/2023 3:04 PM

I just completed a walk through today and everything is completed for this phase of the project. Vaults and conduit in the ground.

****

RE: 4 Storm Hill Lan, Rolling Hills, CA - Frontier

NM Nicholson, Marie <marie.nicholson@ftr.c

Reply Reply All Forward

To Gabriel Camacho
Cc De La Cruz, Ramiro

Tue 11/14/2023 11:33 AM

Gabriel,

Inspection has been completed and up to standard.

Marie Nicholson
Senior Network Engineer, Outside Plant Engineering

JR Joshua Remijio <JOSHUA.REMIJIO@SCE.COM>
To: Gabriel Camacho; Aaron Elswick <AARON.ELSWICK@SCE.COM>
Mon 12/11/2023 5:20 PM

Hi Gabriel,

Aaron did in fact sign off on the installation of the structures. Please let us know when the project is complete so we can move forward with installing the remainder of SCE's facilities.

Thank you,

Josh Remijio
Planning Specialist
Transmission & Distribution
Email: Joshua.remijio@sce.com
505 Maple Ave, Torrance CA 90503
M. 562.756.3241

EDISON

RESIDENTIAL REQUESTS: 800-655-4555
COMMERCIAL REQUESTS: 800-990-7788

****

RE: N# 30258532

DC Daley, Christopher M. <CDaley@socalgas.com>
To Gabriel Camacho

Reply | Reply All | Forward
Wed 11/22/2023 6:11 AM

Gabriel,

It has been reviewed and processed. The work was completed to SoCalGas Standards.

Thanks

Chris Daley
New Business Operations & District Planning
cdaley@socalgas.com
(626)816-0318 C

If you have not received a response after two business days please contact Gary Johnson at Gjohnson@socalgas.com
Or
NewBusinessCustomerCare@socalgas.com

Agenda Item No.: 10.A
Mtg. Date: 11/16/2023

TO: **HONORABLE CHAIR AND MEMBERS OF THE TRAFFIC COMMISSION**

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

THRU: **DAVID H. READY**

SUBJECT: **RECEIVE AND FILE A REPORT ON STORM HILL LANE**

DATE: **November 16, 2023**

BACKGROUND:

Staff reported this item at the September 28th Traffic Commission meeting. At that meeting, the Commission asked about future maintenance of the new road and storm drains.

History

The Traffic Commission reviewed and approved an item to relocate the intersection of Storm Hill Lane with Johns Canyon Road on November 21, 2019. City Council received and filed the Traffic Commission and Planning Commission's actions on the project on January 13, 2020. Construction to install the new road has been ongoing for the past several months and is nearing completion.

DISCUSSION:

Maintenance

The new road, including the storm drains, will be maintained by the RHCA after completion/sign offs. The applicant recorded an easement for the ongoing access/maintenance of this road by RHCA (see attachment). The applicant also has a preferred storm drain maintenance company that was used in the past. The applicant and RHCA have been in communication and the feedback has been positive as the cost of storm drain maintenance is relatively low.

New Lots Supported by Storm Hill Lane

The new road will support new lots created by a subdivision. There are four lots which have access to the new road: one developed and the other three vacant. The road is approximately 564 feet in length and terminates at a cul-de-sac. The road was approved by the Fire Department and constructed to LA County road construction standards. The intersection at Storm Hill Lane is 57 feet wide and has a 30-foot paved surface within a 60-foot-wide roadway easement area. The project was approved by the Planning Commission on November 19, 2019. The City's Traffic Engineer reviewed the plans prior to City approval.

Progress Update
Road work is complete. All utilities have been installed, the area has been graded, the road is paved, rolled curbs have been installed, and hydroseeding has been planted. Onward Engineering was hired by the City to inspect the dry sewer, which has been installed. Public Works inspections for the road is handled by LA County Building and Safety. Mulch and hydroseeding has been added. RHCA is reviewing the bridle trail easement on the side of the road which leads down toward the canyon. A lot line adjustment is expected to align the easement with the property line. The applicant will be working on the lot line adjustment in the foreseeable future.

The "as-built" plan has been submitted as required in the conditions of approval. There were two minor revisions from the original approved plan which included:

1. Relocation of a storm drain grate to align with the rolled curb in order to collect storm water properly; and
2. Substitution of decomposed granite with wood chips/mulch on horse trails per RHCA.

The County inspector has signed off on the grading/drainage permit card regarding the underground drainage, grading, asphalt, etc.

The applicant is working on obtaining confirmation emails from the utility companies regarding the ability to serve the area.

The applicant's civil engineer will be installing monumentation needed for future surveying.

FISCAL IMPACT:
None. Project funded by applicant.

RECOMMENDATION:
Receive and file.

ATTACHMENTS:
Attachment 1: RHCA Easement (New Road) - 20220260314 - 03.07.2022.pdf

Agenda Item No.: 10.A
Mtg. Date: 12/11/2023

TO: **HONORABLE CHAIR AND MEMBERS OF THE TRAFFIC COMMISSION**

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

THRU: **KARINA BAÑALES**

SUBJECT: **RECEIVE AND FILE A REPORT ON STORM HILL LANE**

DATE: **December 11, 2023**

BACKGROUND:

Staff reported this item at the September 28th Traffic Commission meeting. At that meeting, the Commission asked about future maintenance of the new road and storm drains.

History

The Traffic Commission reviewed and approved an item to relocate the intersection of Storm Hill Lane with Johns Canyon Road on November 21, 2019. City Council received and filed the Traffic Commission and Planning Commission's actions on the project on January 13, 2020. Construction to install the new road has been ongoing for the past several months and is nearing completion.

DISCUSSION:

Maintenance

The new road, including the storm drains, will be maintained by the RHCA after completion/sign offs. The applicant recorded an easement for the ongoing access/maintenance of this road by RHCA (see attachment). The applicant also has a preferred storm drain maintenance company that was used in the past. The applicant and RHCA have been in communication and the feedback has been positive as the cost of storm drain maintenance is relatively low.

New Lots Supported by Storm Hill Lane

The new road will support new lots created by a subdivision. There are four lots which have access to the new road: one developed and the other three vacant. The road is approximately 564 feet in length and terminates at a cul-de-sac. The road was approved by the Fire Department and constructed to LA County road construction standards. The intersection at Storm Hill Lane is 57 feet wide and has a 30-foot paved surface within a 60-foot-wide roadway easement area. The project was approved by the Planning Commission on November 19, 2019. The City's Traffic Engineer reviewed the plans prior to City approval.

Progress Update
Road work is complete. All utilities have been installed, the area has been graded, the road is paved, rolled curbs have been installed, and hydroseeding has been planted. Onward Engineering was hired by the City to inspect the dry sewer, which has been installed. Public Works inspections for the road is handled by LA County Building and Safety. Mulch and hydroseeding has been added. RHCA is reviewing the bridle trail easement on the side of the road which leads down toward the canyon. A lot line adjustment is expected to align the easement with the property line. The applicant will be working on the lot line adjustment in the foreseeable future.

The "as-built" plan has been submitted as required in the conditions of approval. There were two minor revisions from the original approved plan which included:

1. Relocation of a storm drain grate to align with the rolled curb in order to collect storm water properly; and
2. Substitution of decomposed granite with wood chips/mulch on horse trails per RHCA.

The County inspector has signed off on the grading/drainage permit card regarding the underground drainage, grading, asphalt, etc.

The applicant is working on obtaining confirmation emails from the utility companies regarding the ability to serve the area.

The applicant's civil engineer will be installing monumentation needed for future surveying.

FISCAL IMPACT:
None. Project funded by applicant.

RECOMMENDATION:
Receive and file.

ATTACHMENTS:
Attachment 1: RHCA Easement (New Road) - 20220260314 - 03.07.2022.pdf

Agenda Item No.: 6.B
Mtg. Date: 01/13/2020

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

FROM: **MEREDITH ELGUIRA, PLANNING DIRECTOR**

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

SUBJECT: **CONSIDERATION TO RECEIVE AND FILE RESOLUTION NO. 2019-17 FROM THE PLANNING COMMISSION GRANTING APPROVAL FOR GRADING FOR A NEW ROAD TO SERVE PROPERTIES ON STORM HILL LANE; AND ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM REQUEST IN ZONING CASE NO. 950; AND APPROVING REQUEST FOR ONE-YEAR TIME EXTENSION OF SCHEDULE A THROUGH E (STORM PROPERTIES, INC.)**

DATE: **January 13, 2020**

BACKGROUND:

The applicants, Storm Properties, Inc. have requested a Site Plan Review for grading and construction of a private road with substructures. Construction of the improvements was a requirement of a subdivision application in Parcel Map No. 26356, known as Storm Hill Lane, which was finaled and recorded in 2005. The required improvements included construction of a road, undergrounding utility lines, fire hydrant, water lines, gas lines, monuments (for property lines markings), sewer line with stub out for future use and a mitigation, restoration and maintenance agreement for re-vegetation of plants, (on lot 3 only), that would be lost to grading, when the lot is developed. Prior to finalizing the Parcel Map instead of constructing the improvements, the owners opted to deposit construction bonds with the City in the amount that it would cost to design and construct these improvements and entered into an agreement with the City that the improvements were to be completed within 3-years, or prior to either sale or development of any of the 3-vacant parcels. The development agreement was extended several times since 2005; the latest agreement is expiring in June 2020. The property owners do not have a time frame for development of the lots, although they're considering a sale of Parcel 1-adjacent to Johns Canyon Rd., which would trigger the implementation of the subdivision agreement; whereas before there was no reason to construct the road and all of the appurtenant structures. Once the improvements are completed, the City would be able to release the security bonds.

Concurrently, in Zoning Case No. 949, the applicants have requested a Lot Line Adjustment between the four parcels of land, which were created by the subdivision. Other than the road, no new development is being proposed with this application.

DISCUSSION:

The originally approved road would be approximately 1,130 feet long and would start at the junction of Johns Canyon Road and Storm Hill Lane and continue between the property lines (in the roadway easements) of Parcels 1 and 4 and 1 and 2 ending with a hammerhead at the boundary of the property line of Parcel 3. The grading for this road was approved at 12,000 cubic yards of cut and 500 cubic yards of fill on parcels 1 and 2; and would be balanced on those parcels if the pads were being created at the same time as the road. Otherwise, 11,500 cubic yards of the dirt was proposed to be spread and some stockpiled on those two parcels.

The proposed project entails construction of a 564-foot long by 30 feet wide paved road within a 60-foot wide roadway easement with a 64-foot diameter cul-de-sac and 8' bridle trails easement on either side of the paved road; meeting the requirements of the Fire Department and City's code, as well as RHCA requirement for bridle trail along the road. The entire road and the cul-de-sac will be located on Parcel 1. The road will be constructed to LA County road construction standards. The grading will be entirely for the construction of the road and not for the building pads and will entail 2,800 cubic yards (CY) of cut of which 350 CY will be used for fill on lot 1 (for the road). The remaining dirt is planned to be spread roughly 2' high over an area of approximately 49,000 SF or 140' x 350' (shown as the oval area on the plans) on lot 1. This area will be compacted and hydroseeded but will not be prepared for construction.

Very little disturbance, (0.17%), is proposed on Parcels 2, and 3 each; 2.31% of parcel 4 will be disturbed and 19.79% (65,340 SF) of parcel 1 will be disturbed for the road and stockpiling.

TRAFFIC COMMISSION

The proposed road meeting Johns Canyon Road, will be moved approximately 30 feet east of the location approved with the subdivision, and will be 40' wide. The road will vary in slope from 3% to 15%, which is permitted. The Traffic Commission reviewed the project, after each commissioner independently visited the site, and at their November 21, 2019 meeting recommended approval. The Traffic Engineer visited the site as well and prepared a recommendation to the Traffic Commission. The Traffic Engineer's report is included.

ENVIRONMENTAL REVIEW

An environmental review of the entire project was prepared with the subdivision request in 2000. At that time it was determined that the project, with mitigation measures, will not have a significant negative effect on the environment. With several revisions in CEQA law since 2000, it was determined that the proposed revised road and its proposed location constitute a new project and is subject to a new CEQA review

Pursuant to the requirements of the California Environmental Quality Act, (CEQA), Mitigated Negative Declaration was prepared for this project. It was determined that with the proposed mitigation measures no significant environmental effects will result from this project. A copy of the Initial Study/Mitigated Negative declaration was provided to the Planning Commissioners on a thumb drive, **and is also being provided to the City Council**, and can be found on City's website at http://www.rolling-hills.org/DocumentCenter/View/1438 or at City Hall.

The applicant's consultants prepared an Initial Study and determined that the project would have significant environmental effects. However, with mitigation measures developed by the applicant's consultant and approved by City staff, all of the potential negative environmental effects of the project will be diminished to a level of less than significant, and a Mitigated Negative Declaration for this project was prepared. As required by (CEQA), proper notices were provided to residents within 1,000-foot radius of the site, local cities, the local library and school district, County agencies and other local agencies for their comments. A copy was also posted on the City's website. In response to the City's notice of availability of the Initial Environmental Study and Mitigated Negative Declaration, (MND), several comments/letters were received. Attached to this report are copies of the comments received as a result of the CEQA process. A Mitigation Monitoring and Reporting Program (MMRP) was developed, which addresses the comments that were submitted, (Attachment D).

The MMRP includes some of the conditions from the 2000 Conditions of Approval for the road construction and were incorporated into the Resolution of approval.

ONE-YEAR TIME EXTENSION

The applicant requests that the extension to construct the infrastructure to these lots be granted to June 8, 2021, as the project was put on hold while a new environmental assessment was prepared. The preparation of the environmental document caused a significant delay to the project schedule and thus, shortening the time for the applicant to comply with Schedules A through E. However, the applicant has taken the risk to move forward with plan check to still try to meet the original deadline and save time.

Applicants' description and statement of justification of the project:

"We are submitting for Site Plan Review (SPR) as we are proposing a change in the grading plan involving significantly less grading and disturbance. Tentative street improvement and rough grading plans for Storm Hill Lane were approved as part of Parcel Map 26356. The improvements are required to be completed as part of the subdivision agreement dated June 8, 2005, as amended. An original rough grading plan, approved with the Parcel Map, required the grading of the street and all the pads to accommodate the excess soil being generated by cut for the street and the required slopes. We are proposing to reduce the length of Storm Hill Lane by approx. 40% (and modify the required easements) to eliminate all grading of the pads to a future time as part of the development of the homes on these lots. The grading CUT required to build the shorter street will be approximately 2,800 C.Y. and would be placed roughly 2' high over an area of approximately 49,000 s.f. or roughly 140'x350' on lot 1 - shown as the oval area on the grading exhibit drawing. The new shorter street will still provide access to all four lots involved in the Parcel Map 26356. By building the shorter Street and not grading any of the house pads, there will be little or no upfront disturbance to the natural vegetation/habitat and at the same time – would meet the requirements of the subdivision agreement dated June 8, 2005, as amended, to build the Street by June 8, 2020. The new Street will include and meet all requirements by the County of Los Angeles Fire Department – including Street width, and code cul-de-sac design. The new Street will also be built with a stub in for future Public Sewer, and all communications (phone/cable, etc.) and will include a live water line for Fire Department Fire Hydrants and future Water Service for each lot. The revised proposed grading plan, as submitted for Site Plan review, only requires grading for the shorter Street (Storm Hill Lane). There is no proposed grading upon any of the lots for future building PADS on Lots 1-3 or construction of any buildings proposed at this time."

The Subdivision Improvement Agreement stipulates that the applicants may request an extension of time to complete the improvements, which is to be reviewed and approved by the City Council. Since the original approval, the applicants requested and were granted three extensions to complete the improvements. Each time, the City Council concurred that since the owners had no plans to develop or sell the lots, there was no reason to disturb the natural terrain of the lots just to construct a road that would lead to nowhere, and trench for and place utilities that would not serve anyone. For the approved configuration of the road, two out of the four parcels would have to be substantially graded. It has been the City's practice to limit grading on properties until a residence has been proposed, approved by the City and RHCA and the plans for the structures have gone through substantial plan check review at the Building Department.

RECOMMENDATION:

It is recommended that the City Council receive and file this report from the Planning Commission and approve the one-year extension request from the current deadline date of June 8, 2020.

ATTACHMENTS:

PC Reso 2019-17.pdf

PC Report 11.19.19.pdf

Item 5B_Attach03 4th Amendment.doc

RESOLUTION NO. 2019-17

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING A SITE PLAN REVIEW APPROVAL FOR GRADING FOR A NEW ROAD TO SERVE PROPERTIES ON STORM HILL LANE; AND ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM IN ZONING CASE NO. 950, (STORM PROPERTIES, INC.)

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

Section 1. An application was duly filed by Storm Properties Inc., with respect to real property generally known as 4 Storm Hill Lane, Rolling Hills, requesting approval of a site plan review for grading of 2,800 cubic yards of dirt for construction of a new road and adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program. The subject property currently has one residential development located at the southwestern portion of the site at 4 Storm Hill Lane.

Section 2. The application applies to four (4) parcels, which consist collectively of 67.64 acres gross. Previously consisting of two lots, the lots were subdivided into four parcels as approved in 2000 by a subdivision and was recorded in 2005 as Parcel Map No. 26356. One of the conditions of the Parcel Map required the applicants to construct certain improvements prior to filing a Final Map, or enter into a secured agreement with the City for the improvements, which were to be completed prior to the sale or development of any of the lots. In 2005, prior to finalizing and recording the subdivision map, the owners chose to bond for the improvements, rather than construct them, and entered into an agreement with the City for 3-years, which was extended until June 8, 2020. The required improvements include a road, underground utility lines, fire hydrant, water line, gas line, monuments (for property lines markings), sewer line with stub out for future use and a mitigation, restoration and maintenance agreement for re-vegetation of plants, (on lot 3 only), that would be lost to grading, when the lot is developed. The agreement further stipulates that once the improvements are completed, the City would release the security deposit to the applicants.

Section 3. The originally approved road would be approximately 1,130 feet long and would start at the junction of Johns Canyon Road and Storm Hill Lane and continue between the property lines (in the roadway easements) of Parcels 1 and 4 and 1 and 2 ending with a hammerhead at the boundary of the property line of Parcel 3. The grading for this road was proposed at 12,000 cubic yards of cut and 500 cubic yards of fill on parcels 1 and 2; and would be balanced on those parcels if the pads were being created at the same time as the road was constructed. Otherwise, 11,500 cubic yards of the dirt was proposed to be spread and stockpiled on those two parcels, requiring grading of the two lots.

Section 4. In conjunction with the Site Plan Review for the road construction, a Lot Line Adjustment was approved at the October 15, 2019 Planning Commission meeting, changing the sizes of the parcels to the following acreages: Parcel 1 will be 7.58 acres gross and 6.13 acres net; Parcel 2 will be 35.05 acres gross and 33.45 acres net; Parcel 3 will be 17.28 acres gross and 15.80 acres net; and Parcel 4 will be 7.79 acres gross and 6.86 acres net and where there is an existing single family residential development. All four parcels are within the RA-S-2 zone district (2-acre minimum lot size zone), and referred to as Parcels No. 7569-024-014, 7569-024-015, 7569-024-016, and 7569-024-017. The General Plan Land Use designation for this property is Very Low Density Residential 2+ Net Acres per Dwelling Unit.

Section 5. The subject site is presently occupied by one single-family residential structure at the southwestern portion of the property at 4 Storm Hill Lane. The remainder of the lot is presently vacant with natural vegetation in a semi-disturbed state.

The site is surrounded by other single-family dwellings on 2+ acre size lots to the east, south and west within the City of Rolling Hills and single-family dwellings on one-half acre lots to the north-west that are within the adjacent unincorporated Westfield portion of Los Angeles County. The zoning designation for the subject site is RA-S-2 and the zoning designation on adjacent properties is RA-S-2 within the City of Rolling Hills.

Section 6. The Planning Commission conducted duly noticed public hearings to consider the application on October 23, 2018 and at a field trip on December 12, 2018, at which time it was determined that, although the project went through a CEQA review process and mitigation measures were developed during the subdivision process in 2000, and implementation measures were included, the proposed revised road construction constitutes a substantive change and the proposed change constitute a new project. Additional time was given to process the environmental review for the construction of the road to serve the rear parcels. The environmental review has been processed and the City has determined that a Mitigated Negative Declaration (MND) can be prepared and adopted. Following the completion of the CEQA review, a duly noticed public hearing was held on October 15, 2019 to consider the project anew. Evidence was heard and presented from all persons interested in affecting said proposal, from all persons protesting the same, and from members of the City staff and the Planning Commission having reviewed, analyzed and studied said proposal. The applicants' representatives were in attendance at the hearings.

Section 7. According to Section 17.46.040 of Title 17 of the Rolling Hills Municipal Code, the Planning Commission is the agency for review of a Site Plan Review for any grading that is not exempt from the discretionary review process. The Commission shall act to approve, conditionally approve, or deny the grading and road construction, and the Commission may impose such conditions on an approval, as it deems necessary to assure compliance with City's codes.

Section 8. An Initial Study for the project was prepared in June 2019. The Initial Study found that the project would not have a significant effect on the environment if certain mitigation measures were incorporated in the project. The Mitigated Negative Declaration (MND) was prepared incorporating those mitigation measures and was circulated to the applicant and other interested parties in accordance with State of California CEQA Guidelines. The public notice of the Planning Commission's intent to recommend adoption of the Mitigated Negative Declaration was published in a local Newspaper and mailed to residents within 1,000-foot radius of subject site. Copies of the Mitigated Negative Declaration were sent to adjacent cities and other governmental agencies. The City received several comments and inquiries regarding the proposal including comments from the Rolling Hills Community Association, the Gabrieleno Band of Mission Indians, the Gabrielino Tongva Tribe, and the Fire Department. Additionally, agents for the property on 12 Buggy Whip reviewed the plans and the Initial Study/Mitigated Negative Declaration and had concerns regarding the building pads and the road elevation.

Section 9. The Planning Commission has reviewed the Mitigated Negative Declaration and finds that it represents the independent judgment of the City and that it was prepared in compliance with CEQA. Therefore, the Commission finds that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because mitigation measures have been added to the project and are incorporated herein by reference. Based upon these findings, the Planning Commission hereby adopts the Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program in accordance with the California Environmental Quality Act.

Section 10. Pursuant to Section 17.46.050 of the Rolling Hills Municipal Code, the Commission shall be required to make findings in acting to approve, conditionally approve, or deny a site plan review application. The Planning Commission has considered the evidence both written and oral, in connection with this application and

with respect to the site plan review for road construction to serve properties on Storm Hill Lane and adopting a Mitigated Negative Declaration the Planning Commission makes the following findings:

A. The project complies with and is consistent with the goals and policies of the general plan and all requirements of the zoning ordinance. The road construction does not deviate from any of the standards outlined in the zoning code, resulting in a project that is consistent with the goals and policies of the general plan.

B. The proposed road construction substantially preserves the natural and undeveloped state of the lot by minimizing building coverage (Land Use, p. 15). Lot coverage requirements are regarded as maximums, and the actual amount of lot coverage permitted depends upon the existing buildable area of the lot. No new development is proposed as part of this application, therefore the proposed road construction will have minimal impact to the natural and undeveloped state of the lots.

C. The project is harmonious in scale and mass with the site, the natural terrain and surrounding residences (Land Use, p. 15). The proposed road construction will only be 564 feet long. Very little disturbance, (0.17%) is proposed on Parcels 2, and 3; 2.31% of parcel 4 will be disturbed and 19.79% of parcel 1, for the road and stockpiling. Since no new development is proposed, the site will continue to be harmonious in scale and mass with the surrounding residences.

D. The project preserves and integrates into the site design, to the greatest extent possible (Land Use, p. 15), existing topographic features of the site, including surrounding native vegetation, mature trees, drainage courses, and landforms (such as hillsides and knolls). No grading of house pads and no new development is proposed, which means little to no upfront disturbance to the natural vegetation will be required. The proposed road will also continue to maintain the site's existing topographic features

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 (Land Use, p. 16). The grading that is required for the project will be entirely for the construction of the road and not for the building pads. The road construction will keep the amount of grading at a minimum and the natural contours of the site will not be impacted.

F. Grading will not modify existing drainage channels nor redirect drainage flow, unless such flow is redirected into an existing drainage course (Land Use, p. 16). The grading required for the road construction will not affect the drainage channels nor redirect drainage flow as no substantial modifications are being made other than the shortening of the originally approved road.

G. The project preserves surrounding native vegetation and mature trees and supplements these elements with drought-tolerant landscaping (Land Use, p. 15) 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. No new landscaping is proposed as part of this application and no existing landscaping, other than one (1) pine tree will be removed. The project will continue to preserve the surrounding native vegetation by requiring little disturbance to the overall site.

H. The project is sensitive and not detrimental to the convenient and safe movement of pedestrians and vehicles (Circulation, p. 12). The proposed road construction will take place solely on private property and will be

constructed pursuant to all of the current Fire and Building codes. As previously approved in the subdivision agreement dated June 8, 2005, the new street will include and meet all requirements by the County of Los Angeles Fire Department – including street width, and a cul-de-sac design that meets the code.

I. The project conforms to the requirements of the California Environmental Quality Act. Pursuant to the requirements of the California Environmental Quality Act, (CEQA), a Mitigated Negative Declaration was prepared for this project. The City followed the proper CEQA procedures and provided local, county, and State agencies 20-days to review the Mitigated Negative Declaration prior to its adoption by the Lead Agency. It was determined that with the proposed mitigation measures, no significant environmental effects will result from this project.

Section 11. Based upon the foregoing findings, the Planning Commission approves the site plan review and adopts the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program in Zoning Case No. 950; a request for site plan review approval for 2,800 cubic yards of grading for a new road to serve properties on Storm Hill Lane and construction of infrastructures; subject to the conditions contained in Section 12 of this resolution.

Section 12. Site Plan Review, Mitigated Negative Declaration, and Mitigation Monitoring Program in Zoning Case No. 950 (attached hereto as Exhibit A) shall be subject to the following conditions:

A. Pursuant to the Development Agreement executed between the applicants and the City of Rolling Hills on June 8 2005, as amended, the road and the infrastructure shall be constructed by June 2020, unless otherwise extended pursuant to the conditions of said agreement. Should the applicant desire to extend the time to complete the improvements, a letter indicating intent to file an extension should be filed at least sixty (60) days prior to the expiration date of June 8, 2020; and the request shall be reviewed and approved by the City Council.

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, if any, 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 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 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 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 set forth in this permit, or shown otherwise on an approved plan. The road shall be constructed to LA County Road construction standards, resolutions, engineering standards and other applicable standards that are in effect at the time that improvement permits are issued for the development.

D. In conjunction with the submittal of a final grading plan for the roadway extension to the Building and Safety Department for plan check, a detailed grading and drainage plan with related geology, soils and hydrology reports shall also be submitted; a copy of which shall be submitted to the Rolling Hills Planning Department staff. Cut and fill slopes shall not exceed a steepness of a 2 to 1 slope ratio.

E. The lot shall be developed and maintained in substantial conformance with the site plan on file received on October 11, 2019 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 approval shall be incorporated into the building permit working drawings, and where applicable complied with prior to issuance of a grading permit from the building department.
The conditions of approval of this Resolution shall be printed onto building plans submitted to the Building Department for review and shall be kept on site at all times.
Any modifications and/or changes to the approved project, including resulting from field conditions, shall be discussed and approved by staff prior to implementing the changes.

F. Prior to submittal of final working drawings to Building and Safety Department for plan check and later for issuance of grading or building 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.

G. 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 therein 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.

H. Prior to the issuance of a grading permit, the applicant shall obtain approval of, and all required permits from, the Rolling Hills Community Association.

I. Pursuant to the Parcel Map Approval and the Development Agreement, in conjunction with the development of the road, the applicants shall construct the following infrastructure within the roadway easement of Storm Hill Lane:

1. Water line to serve existing and future development along Storm Hill Lane and stems to serve future development along Storm Hill Lane. The water line shall be operational after construction and available for use
2. Fire Hydrant. The Fire Hydrant shall be operational after construction and available for use
3. Underground conduits for all utility lines, including electrical, cable, fiber and for future expansion, with underground stems leading from Storm Hill Lane to each parcel of this subdivision. There shall be no overhead utility lines across Storm Hill Lane
4. A private sewer line and appurtenant facilities and stems as required by the LA County Public Health Department to serve future development along Storm Hill Lane. Until such time as the sewer line is required to be connected to a main sewer line along Johns Canyon Road or other developed sewer line in the vicinity of the subject site, the sewer line on Storm Hill Lane will be a "Dry" sewer line.

5. Survey Monuments, as required by the City's Engineer and tie points in accordance with the Subdivision Laws.

J. The required infrastructure improvements shall be reviewed and approved by the respective reviewing agencies prior to obtaining a grading permit from the Building Department. A "will serve" letter from the California Water Service Company shall remain on file in the Planning Department.

K. The drainage plan shall provide for contributory drainage from adjoining properties; and shall consider the proper distribution of drainage beyond the proposed drainage for the road, or as otherwise required by the City's Drainage and Grading Engineer.

L. The road construction shall be subject to the Traffic Commission review and recommendation of the proposed location and sight distances of the intersection of Storm Hill Lane with Johns Canyon Road.

M. The applicants shall repair any broken or damaged pavement on streets abutting the subdivision. Prior to commencement of grading, the applicant shall take pictures of the existing road condition of Johns Canyon Road in the vicinity of the project site. Following the completion of the construction, should the road be damaged the applicants shall make the necessary repairs

N. The applicants shall be required to conform to the Regional Water Quality Control Board and County Public Works Department Best Management Practices (BMP's) requirements related to drainage, erosion control and storm water drainage facilities management.

O. Stockpiles of soil, sand and similar materials shall be stabilized by being enclosed, covered, watered twice daily, or with application of non-toxic soil binders. The stockpiled soil on Parcel 1 shall be compacted and hydro seeded.

P. The applicants shall be required to comply with the Mitigation Measures described in the Mitigation Monitoring and Reporting Program, attached hereto as Exhibit A and incorporated herein by this reference.

Q. Prior to finaling the project, letters shall be provided to the Planning Department from all of the Utility companies which serve or are proposed to serve the 4 parcels assuring that the required undergrounding work has been done.

R. A construction fence may be allowed or may be required by the City or the Building Department staff for the duration of the construction of the project. City staff shall approve the location and height of the fence. The construction fence shall not be placed more than 15 calendar days prior to commencement of the construction and shall be removed within 15 calendar days of substantial completion of the project as determined by City staff or at any given time at the discretion of City staff.

S. Placement of one construction and one office trailer may be permitted for the duration of on-site construction activities during an active building permit; each shall be no larger than 8' x 40' in size, and must be authorized by City staff with such authorization being revoked at any point deemed reasonable by City staff. Such trailers, to maximum extent practicable shall be located in a manner not visible from the street. Unless otherwise approved by staff, with proof of a good cause, such trailers shall not be located in any setback or front yard, may be placed on the site no more than 15 calendar days prior to commencement of construction and must be removed within 15 calendar days of expiration of a building permit, revocation, or finalization of the project

T. During construction, the property owners shall be required to schedule and regulate construction and related traffic noise throughout the day between the hours of

7 AM and 6 PM, Monday through Saturday, when construction and mechanical equipment noise is permitted, so as not to interfere with the quiet residential environment of the City of Rolling Hills.

U. The contractor shall not use tools that could produce a spark, including for clearing and grubbing, during red flag warning conditions. Weather conditions can be found at: **http://www.wrh.noaa.gov/lox/main.php?suite=safety&page=hazard_definitions#FIRE.** It is the sole responsibility of the property owner and/or his/her contractor to monitor the red flag warning conditions. Should a red flag warning be declared and if work is to be conducted on the property, the contractor shall have readily available fire distinguisher.

V. Construction vehicles or equipment, employees vehicles, delivery trucks shall not impede any traffic lanes to the maximum extend practical; and if necessary to block traffic in order to aid in the construction, no more than a single lane may be blocked for a short period of time and flagmen utilized on both sides of the impeded area to direct traffic.

X. During construction, all parking shall take place on the project site, and, if necessary, any overflow parking may take place within the unimproved roadway easement along the streets, and shall not obstruct neighboring driveways or pedestrian and equestrian passage. During construction, to the maximum extent feasible, employees of the contractor shall car-pool into the City.

Y. Prior to finalizing the project an "as constructed" set of 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 approved plans. In addition, any modifications made to the project during construction, shall be depicted on the "as built" plan.

Z. Future individual Site Plan Review approvals by the Planning Commission for development of the parcels for home sites, shall comply with the applicable conditions specified in Resolution No. 894, adopted by the City Council on November 27, 2000 for the Tentative Parcel Map.

AA. The applicant shall execute an Affidavit of Acceptance of all conditions of this permit pursuant to Zoning Ordinance, or the approval shall not be effective. The affidavit shall be recorded together with the resolution.

APPROVED AND ADOPTED THIS 19th DAY OF NOVEMBER 2019.

BRAD CHELF, CHAIRMAN

ATTEST:

YOHANA CORONEL, 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 Code of Civil Procedure Section 1094.6.

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

I certify that the foregoing Resolution No. 2019-17 entitled:

> RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING A SITE PLAN REVIEW APPROVAL FOR GRADING FOR A NEW ROAD TO SERVE PROPERTIES ON STORM HILL LANE; AND ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM IN ZONING CASE NO. 950, (STORM PROPERTIES, INC.)

was approved and adopted at a regular meeting of the Planning Commission on November 19th, 2019 by the following roll call vote:

AYES: COOLEY, SEABURN, AND CHAIRMAN CHELF.

NOES: NONE.

ABSENT: CARDENAS AND KIRKPATRICK.

ABSTAIN: NONE.

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

Administrative Offices

YOHANA CORONEL, CITY CLERK

EXHIBIT A

DRAFT MITIGATED NEGATIVE DECLARATION

MITIGATION MONITORING AND REPORTING PROGRAM

(following this page)

MITIGATED NEGATIVE DECLARATION

MITIGATION MONITORING AND REPORTING PROGRAM

PURPOSE: This section lists mitigation measures contained in the MND for the proposed Storm Hill Lane Road Construction Project. Mitigation measures are provided in the format of a Comprehensive Mitigation Monitoring and Reporting Plan to ensure compliance with State Public Resources Code §21086.6 which requires public agencies approving a project under CEQA to establish a program for monitoring and reporting on the adopted mitigation plan.

ADOPTION OF MITIGATION MEASURES: As part of deliberations concerning the proposed project, the Planning Commission will be required to consider adoption of the mitigation measures listed herein. The Planning Commission may add additional conditions. If the Planning Commission members approve the project, they will also be required to specify whether these mitigation measures are to be incorporated as formal conditions of project approval.

MONITORING AND REPORTING PROCEDURES: The Rolling Hills staff will be responsible for ensuring that adopted mitigation measures are implemented through all project phases, ensure that mitigation measures are satisfactorily monitored, and for reporting to the Planning Commission regarding progress in implementing the measures. The City Council, representing residents of the City, will in turn be responsible for (1) considering the reports submitted by staff, and (2) determining whether the measures are being implemented and enforced as intended in this Mitigation Monitoring and Reporting Plan. It is the responsibility of the City Staff to amend the mitigation measure(s) if necessary to achieve the intended environmental protections.

REGULATORY AND CODE COMPLIANCE STANDARDS: The Storm Hill Lane Road Construction Project will be subject to a number of uniform code requirements and standard conditions of approval, many of which have been established to safeguard environmental resources, and/or to promulgate environmental goals and objectives. If the proposed project is approved, compliance with these measures will be mandatory (not discretionary). As such, these measures do not conform to the strict definition of mitigation. Although regulatory standards and codes are not generally incorporated into this mitigation program, the City will be required to ensure that the project is in full compliance with all relevant requirements.

COMPILATION OF MITIGATION MEASURES: The following measures are proposed to eliminate, avoid or reduce potential environmental effects of project implementation that have been found to be potentially adverse. In addition, the relevant conditions of approval for the road imposed during the Subdivision process are also included in these mitigation measures. Other City's standard conditions will be included in the Resolution of Approval, should the project be approved. They may include, but not be limited to restricting hours of construction, adherence to the Storm Water Quality Management requirements and others.

The following mitigation measures are being proposed to mitigate potentially significant impacts of the Storm Hill Lane Road and LLA Modification Project. These measures represent formal conditions of project approval, and City staff shall monitor progress in implementing these measures until it is determined that all measures have been fulfilled in accordance with their original purpose and intent. This monitoring form shall be available for public review and inspection, and final project clearance shall require that all verifications included in this form have been satisfactorily completed.

MITIGATION MEASURES		VERIFICATION TIMING AND RESPONSIBILITY	VERIFICATION OF COMPLIANCE		
			AGENCY	SIGNATURE	DATE
BIOLOGICAL RESOURCES					
BIO-1	Nesting Bird Avoidance: To avoid disturbance of nesting and special status birds, including raptor species protected by the MBTA and CFGC 3503 during activities related to the project including, but not limited to, ground disturbance, tree removal/trimming, vegetation clearing, and grading (i.e. land clearing activities), the applicant shall adhere to the following nesting bird avoidance procedures: • If construction must begin during the nesting bird season (February 1 through August 31), then a pre-construction nesting bird survey shall be conducted no more than seven days prior to initiation of ground disturbance and vegetation removal activities. • The nesting bird pre-construction survey shall be conducted on foot of the proposed road disturbance area, including a 100-foot buffer (300-foot for raptors), and in inaccessible areas (e.g., private lands) from afar using binoculars to the extent practicable. The survey shall be conducted by a qualified biologist familiar with the identification of avian species known to occur in southern California communities. • The results of the pre-construction survey shall be provided to the City of Rolling Hills in a written report within 14 days of the completion of surveys. The report shall include date of the report, authors and affiliations, contact information, introduction, methods, study location (include map), results, discussion, and literature cited. • If active nests are found, an avoidance buffer (dependent upon the species, the proposed work activity, and existing disturbances associated with land uses outside of the project site) shall be determined and	**TIMING:** To be included in construction specifications. **RESPONSIBLE PARTY:** City of Rolling Hills and Storm Properties or designee			

	demarcated by the qualified biologist with bright orange construction fencing, flagging, construction lathe, or other means to mark the boundary. All construction personnel shall be notified as to the existence of the buffer zone and to avoid entering the buffer zone during the nesting season. No ground-disturbing activities shall occur inside this buffer until the qualified biologist has confirmed that breeding/nesting is completed, juveniles have fledged, and there is no evidence of a second attempt at nesting. Encroachment into the buffer shall occur only at the discretion of the qualified biologist in coordination with the City. • If ground or tree/vegetation-construction related activities are initiated between September and January 31, a pre-construction nesting bird survey is not required. However, if there is a period of construction inactivity of 2 weeks or more between February 1 and August 31 and ground or tree/vegetation-construction related activities remain, then a nesting bird survey shall be conducted by a qualified biologist.				
BIO-2	Palos Verdes Blue Butterfly Preconstruction Surveys: Prior to grading and construction, an approved biologist shall conduct surveys for locoweed and deerweed, host plants of Palos Verdes Blue Butterfly. If host plants are located, they shall be avoided. If avoidance is not possible, focused surveys shall be conducted to determine presence or absence of the butterfly species. This may include transect surveys during the adult flight period (January through May), and/or inspection of host plants for all life forms (egg, larva, pupa, and adult). If individuals of any life stage are detected during focused surveys, a permit for relocation shall be obtained from USFWS and they shall be relocated by a USFWS-permitted biologist before issuance of a grading permit.	**TIMING:** To be included in construction specifications. **RESPONSIBLE PARTY:** City of Rolling Hills and Storm Properties or designee			
	CULTURAL RESOURCES				
CR-1	Archaeological Monitoring: Prior to commencement of grading, the applicant shall retain a qualified archaeologist and arrange a pre-grading conference. The archaeologist shall be present at the pre-grading conference, shall establish procedures for archaeological resource surveillance, and shall establish, in cooperation with the applicant, procedures for temporarily halting or redirecting work	**TIMING:** Requirements to be included in construction bid documents. **RESPONSIBLE PARTY:** City of Rolling Hills and Storm Properties or designee			

	to permit the sampling, identification, and evaluation of the artifacts as appropriate. Ground-disturbing construction activities (including grading, trenching, drilling with an auger greater than 3 feet in diameter, and other excavation) on the project site shall be monitored on a full-time basis by a qualified archaeologist. If additional or unexpected unique archaeological features are discovered during grading and other construction activities for the proposed road extension, the archaeologist shall report such findings to the project proponent and to the City Manager. If the archaeological resources are found to be significant, the qualified archaeologist shall determine appropriate action, in cooperation with the applicant, for exploration and/or salvage. The qualified archaeologist shall be retained at the expense of the applicant. The applicant shall comply with the actions recommended and approved by the City for the disposition, mitigation, or salvage of such material. These actions, as well as final mitigation and disposition of the resources, shall be subject to the approval of the City Manager. The City Manager's decision will be considered final unless an appeal is filed in accordance with Section 17.54 of the Rolling Hills Municipal Code. The applicant shall incur the cost of any professional investigation.				
CR-2	Discovery of Human Remains: If human remains are found during project construction, the State of California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the county coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. In the event of a discovery of human remains, the Los Angeles County Coroner must be notified immediately. Work within a 100-foot radius of the find shall be halted until the Coroner has inspected the remains. If the human remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission, who will determine and notify a most likely descendant (MLD). The MLD shall complete the inspection of the site within 48 hours and provide recommendations to the landowner as to the treatment of the human remains. Work may not recommence within the location of the find until the Coroner has released the location or the treatment of the human remains has been completed (e.g., remains have been excavated to prevent further damage).	**TIMING:** Requirements to be included in construction bid documents. **RESPONSIBLE PARTY:** City of Rolling Hills and Storm Properties or designee			
	GEOLOGY AND SOILS				
GEO-1	**Paleontological Monitoring:** Ground-disturbing construction activities (including grading, trenching, drilling with an auger greater than 3 feet in	**TIMING:** To be included in construction specifications.			

	diameter, and other excavation) on the project site shall be monitored on a full-time basis. Monitoring shall be supervised by a qualified paleontologist and shall be conducted by a qualified paleontological monitor, who is defined as an individual who meets the minimum qualifications per standards set forth by the Society of Vertebrate Paleontology (SVP 2010), which includes a B.S. or B.A. degree in geology or paleontology with one year of monitoring experience and knowledge of collection and salvage of paleontological resources. The duration and timing of the monitoring shall be determined by the qualified paleontologist. If the qualified paleontologist determines that full-time monitoring is no longer warranted, they may recommend reducing monitoring to periodic spot-checking or cease entirely. Monitoring would be reinstated if any new ground disturbances are required and reduction or suspension would need to be reconsidered by the qualified paleontologist.	**RESPONSIBLE PARTY:** City of Rolling Hills and Storm Properties or designee			
GEO-2	A grading plan and soils report shall be submitted and approved prior to the reconstruction and extension of Storm Hill Lane.	**TIMING:** Project has been submitted to LA County Public Works and Building and Safety for review. **RESPONSIBLE PARTY:** City of Rolling Hills and Storm Properties or designee			
RECREATIONAL					
REC-1	Applicants will be required to address the bridle trail location with the RHCA Board of Directors. The applicants must show if the location of Storms Ridge Trail as well as whether the existing bridle connections from Storms Ridge Trial to John's Canyon Trail located on Lot 1 and Lot 3 will be relocated or eliminated.	**TIMING:** To be included in construction specifications. **RESPONSIBLE PARTY:** City of Rolling Hills, RHCA and Storm Properties or designee			
UTILITES/SERVICE SYSTEMS					
UTI-1	The RHCA Board of Directors will review/approve the proposed easement modifications, drainage services located in RHCA easements and the proposed road. If Storm Properties is requesting the road be accepted into the RHCA's road system additional approvals are required.	**TIMING:** To be included in construction specifications. **RESPONSIBLE PARTY:** City of Rolling Hills, RHCA and Storm Properties or designee			

TRIBAL CULTURAL RESOURCES					
TCR-1	The AB52/Section 106 consultation process enables the Tribe to have an equal opportunity in future mitigation measures that the City of Rolling Hills may implement that affect Tribal Cultural Resources. Tribal monitoring will occur on-site as requested during ground disturbance/excavation activity so that they may identify and assess the significance of any Tribal Cultural resource that may be encountered.	**TIMING:** To be included in construction specifications. **RESPONSIBLE PARTY:** City of Rolling Hills and Storm Properties or designee			
AIR QUALITY					
AQ-1	The property owners shall be required to conform with South Coast Air Quality Management District, Los Angeles County and local ordinances and engineering practices during construction by using dust control measures to stabilize the soil from wind erosion and reduce dust generated by construction activities. Said dust control measures shall include at a minimum, the following 1. Minimization of Disturbance. Construction contractors shall minimize the area disturbed by clearing, grading, earth moving, or excavation operations to prevent excessive amounts of dust; 2. Soil Treatment. Construction contractors shall treat all graded and excavated material, exposed soil areas, and active portions of the construction site, including unpaved on-site roadways to minimize fugitive dust. Treatment shall include, but not necessarily be limited to, periodic watering, application of environmentally safe soil stabilization materials, and/or roll compaction as appropriate. Watering shall be done as often as necessary, and at least twice daily, preferably in the late morning and after work is done for the day; 3. Soil Stabilization. Construction contractors shall monitor all graded and/or excavated inactive areas of the construction site at least weekly for dust stabilization. Soil stabilization methods, such as water and roll compaction, and environmentally safe dust control materials, shall be applied to portions of the construction site that are inactive for over four days. If no further grading or excavation operations are planned for the area, the area shall be seeded and watered until landscape growth is evident, or periodically treated with environmentally safe dust	**TIMING:** To be included in construction specifications. **RESPONSIBLE PARTY:** City of Rolling Hills, and Storm Properties or designee			

	suppressants, to prevent excessive fugitive dust; 4. No Grading During High Winds. Construction contractors shall stop all clearing, grading, earth moving, and excavation operations during periods of high winds (20 miles per hour or greater, as measured continuously over a one-hour period); and 5. Street Sweeping. Construction contractors shall sweep all on-site driveways and adjacent streets and roads at least once per day, preferably at the end of the day, if visible soil material is carried over to adjacent streets and roads				
FIRE DEPARTMENT					
FD-1	In conjunction with the construction of the extension of Storm Hill Lane, all required fire hydrants shall be installed, tested and accepted by the Los Angeles County Fire Department. Vehicular access shall be provided and maintained serviceable throughout construction.	**TIMING:** Project has been submitted to the Fire Department for review. **RESPONSIBLE PARTY:** City of Rolling Hills, and Storm Properties or designee			
FD-2	In conjunction with the construction of the extension of Storm Hill Lane, all existing fire hydrants on Storm Hill Lane shall be retrofitted to comply with Conditions 59(a) and (b) (listed below) of Resolution 894. • The required fire flow for public fire hydrants at this location is 1250 gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand. One hydrant flowing simultaneously shall be used to achieve the required fire flow. • One public/private fire hydrant shall be upgraded unless fire flow meets Fire Department requirement. The upgrade shall not be necessary if existing hydrant(s) meet(s) fire flow requirements. An original water availability form shall be submitted to the Los Angeles County Fire Department. The above requirements shall be complied with, unless otherwise required and approved by the Fire Department.	**TIMING:** Project has been submitted to the Fire Department for review. **RESPONSIBLE PARTY:** City of Rolling Hills, and Storm Properties or designee			
FD-3	In conjunction with the construction of the extension of Storm Hill Lane, all hydrants shall be installed in conformance with Title 20, Los Angeles County Government Code or appropriate City regulations. This installation shall include minimum six-inch diameter mains, or as otherwise required by the appropriate agencies. Arrangements to meet these requirements shall be made with the water purveyor and Fire Department serving the area.	**TIMING:** Project has been submitted to the Fire Department for review. **RESPONSIBLE PARTY:** City of Rolling Hills, and Storm Properties or designee			

City of Rolling Hills

INCORPORATED JANUARY 24, 1957

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

Agenda Item No.: 6B
Mtg. Date: 11/19/2019

TO: HONORABLE CHAIRMAN AND MEMBERS OF THE PLANNING COMMISSION

FROM: YOLANTA SCHWARTZ, PLANNING DIRECTOR
MEREDITH ELGUIRA, PLANNING AND COMMUNITY SERVICES DIRECTOR

APPLICATION NO.	**ZONING CASE NO. 950 –RESOLUTION NO. 2019-17**
SITE LOCATION:	**4 STORM HILL LANE & 3 VACANT PARCELS**
ZONING:	**RA-S-2**
APPLICANT:	**LARRY CARR, STORM PROPERTIES INC.**
REPRESENTATIVE:	**SAME**
PUBLISHED:	**AUGUST 29, 2019**

ATTACHMENTS:

A. **Resolution No. 2019-17**
B. **Traffic Engineer Report**
C. **Staff report with attachments from the October 15, 2019 Planning Commission meeting**

PREVIOUS ACTION

The Planning Commission held several public hearings beginning in the fall of 2018 regarding construction of a road and infrastructures to serve four parcels created by a subdivision in 2005. The review was postponed pending an updated environmental review pursuant to the California Environmental Quality Act (CEQA).

The environmental review has been processed and the City staff has determined that a Mitigated Negative Declaration (MND) is appropriate for this project to move forward. Mitigation measures were developed and with the implementation of the Mitigation Monitoring and Reporting Program (MMRP) it is believed that no significant

environmental effect will result from the project. The Initial study/Mitigated Negative Declaration, the Environmental Review process and the findings were presented to the Planning Commission at the public hearing at the October 15, 2019 Planning Commission meeting. The staff report from that meeting is attached.

At the October 15, 2019 Planning Commission meeting the Planning Commission directed staff to prepare a Resolution of approval of this project.

REQUEST AND PROJECT DESCRIPTION - SITE PLAN REVIEW

The owners propose to construct a 564-foot long by 30 feet wide paved road within a 60-foot wide roadway easement with a 64-foot diameter cul-de-sac and 8' bridle trails easement on either side of the paved road; meeting the requirements of the Fire Department and City's code, as well as RHCA requirement for the bridle trail along the road. The entire road and the cul-de-sac will be located on Parcel 1. The road will be constructed to LA County road construction standards. The grading will be entirely for the construction of the road and not for building pads and will entail 2,800 cubic yards of cut of which 350 cy will be used for fill on lot 1 (for the road). In total 1,950 cy will be cut along lot 1; 460 cy along lot 2; 160 cy along lot 3; and 230 cy along lot 4. The remaining dirt is planned to be spread roughly 2' high over an area of approximately 49,000 s.f. or 140' x 350' on lot 1. This area will be compacted and hydro seeded but will not be prepared for construction.

With the subdivision in 2005, 1,130 feet long road was approved beginning at the junction of Johns Canyon Road and Storm Hill Lane and continued between the property lines (in the roadway easements) of Parcels 1 and 4 and 1 and 2 ending with a hammerhead at the boundary of the property line of Parcel 3. The grading for this road was proposed at 12,000 cubic yards of cut and 500 cubic yards of fill on parcels 1 and 2; and would be balanced on those parcels if the pads were being created at the same time as the road. Otherwise, 11,500 cubic yards of the dirt was proposed to be spread and some stockpiled on two parcels.

TRAFFIC COMMISSION

The intersection between Johns Canyon Road and the Storm Hill Lane must be reviewed by the Traffic Commission. The Traffic Commission meets on November 21, 2019, and therefore the Resolution contains a condition that the approval is subject to the Traffic Commission's recommendation. The Traffic Engineer visited the site and prepared a recommendation to the Traffic Commission, recommending approval. The Traffic Engineer's report is included.

RECOMMENDATION

It is recommended that the Planning Commission review the report and the Resolution of approval and approve the Resolution, subject to Traffic Commission's recommendations; and adopt the Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program.

SITE PLAN REVIEW CRITERIA

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.

17.46.050 ***Required findings.***

A. The Commission shall be required to make findings in acting to approve, conditionally approve, or deny a site plan review application.

B. No project which requires site plan review approval shall be approved by the Commission, or by the City Council on appeal, unless the following findings can be made:

1. The project complies with and is consistent with the goals and policies of the general plan and all requirements of the zoning ordinance;

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

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

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

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

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

7. The project preserves surrounding native vegetation and mature trees and supplements these elements with drought-tolerant landscaping which is compatible

with and enhances the rural character of the community, and landscaping provides a buffer or transition area between private and public areas;

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

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

Applicants' description and statement of justification of the project:

"We are submitting for Site Plan Review (SPR) as we are proposing a change in the grading plan involving significantly less grading and disturbance. Tentative street improvement and rough grading plans for Storm Hill Lane were approved as part of Parcel Map 26356. The improvements are required to be completed as part of the subdivision agreement dated June 8, 2005, as amended. An original rough grading plan, approved with the Parcel Map, required the grading of the street and all the pads to accommodate the excess soil being generated by cut for the street and the required slopes. We are proposing to reduce the length of Storm Hill Lane by approx. 40% (and modify the required easements) to eliminate all grading of the pads to a future time as part of the development of the homes on these lots. The grading CUT required to build the shorter street will be approximately 2,800 C.Y. and would be placed roughly 2' high over an area of approximately 49,000 s.f. or roughly 140'x350' on lot 1 - shown as the oval area on the grading exhibit drawing. The new shorter street will still provide access to all four lots involved in the Parcel Map 26356. By building the shorter Street and not grading any of the house pads, there will be little or no upfront disturbance to the natural vegetation/habitat and at the same time – would meet the requirements of the subdivision agreement dated June 8, 2005, as amended, to build the Street by June 8, 2020. The new Street will include and meet all requirements by the County of Los Angeles Fire Department – including Street width, and code cul-de-sac design. The new Street will also be built with a stub in for future Public Sewer, and all communications (phone/cable, etc.) and will include a live water line for Fire Department Fire Hydrants and future Water Service for each lot. The revised proposed grading plan, as submitted for Site Plan review, only requires grading for the shorter Street (Storm Hill Lane). There is no proposed grading upon any of the lots for future building PADS on Lots 1-3 or construction of any buildings proposed at this time."

RESOLUTION NO. 2019-17

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING A SITE PLAN REVIEW APPROVAL FOR GRADING FOR A NEW ROAD TO SERVE PROPERTIES ON STORM HILL LANE; AND ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM IN ZONING CASE NO. 950, (STORM PROPERTIES, INC.)

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

Section 1. An application was duly filed by Storm Properties Inc., with respect to real property generally known as 4 Storm Hill Lane, Rolling Hills, requesting approval of a site plan review for grading of 2,800 cubic yards of dirt for construction of a new road and adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program. The subject property currently has one residential development located at the southwestern portion of the site at 4 Storm Hill Lane.

Section 2. The application applies to four (4) parcels, which consist collectively of 67.64 acres gross. Previously consisting of two lots, the lots were subdivided into four parcels as approved in 2000 by a subdivision and was recorded in 2005 as Parcel Map No. 26356. One of the conditions of the Parcel Map required the applicants to construct certain improvements prior to filing a Final Map, or enter into a secured agreement with the City for the improvements, which were to be completed prior to the sale or development of any of the lots. In 2005, prior to finalizing and recording the subdivision map, the owners chose to bond for the improvements, rather than construct them, and entered into an agreement with the City for 3-years, which was extended until June 8, 2020. The required improvements include a road, underground utility lines, fire hydrant, water line, gas line, monuments (for property lines markings), sewer line with stub out for future use and a mitigation, restoration and maintenance agreement for re-vegetation of plants, (on lot 3 only), that would be lost to grading, when the lot is developed. The agreement further stipulates that once the improvements are completed, the City would release the security deposit to the applicants.

Section 3. The originally approved road would be approximately 1,130 feet long and would start at the junction of Johns Canyon Road and Storm Hill Lane and continue between the property lines (in the roadway easements) of Parcels 1 and 4 and 1 and 2 ending with a hammerhead at the boundary of the property line of Parcel 3. The grading for this road was proposed at 12,000 cubic yards of cut and 500 cubic yards of fill on parcels 1 and 2; and would be balanced on those parcels if the pads were being created at the same time as the road was constructed. Otherwise, 11,500 cubic yards of the dirt was proposed to be spread and stockpiled on those two parcels, requiring grading of the two lots.

Section 4. In conjunction with the Site Plan Review for the road construction, a Lot Line Adjustment was approved at the October 15, 2019 Planning Commission meeting, changing the sizes of the parcels to the following acreages: Parcel 1 will be 7.58 acres gross and 6.13 acres net; Parcel 2 will be 35.05 acres gross and 33.45 acres net; Parcel 3 will be 17.28 acres gross and 15.80 acres net; and Parcel 4 will be 7.79 acres gross and 6.86 acres net and where there is an existing single family residential development. All four parcels are within the RA-S-2 zone district (2-acre minimum lot size zone), and referred to as Parcels No. 7569-024-014, 7569-024-015, 7569-024-016, and 7569-024-017. The General Plan Land Use designation for this property is Very Low Density Residential 2+ Net Acres per Dwelling Unit.

Section 5. The subject site is presently occupied by one single-family residential structure at the southwestern portion of the property at 4 Storm Hill Lane. The remainder of the lot is presently vacant with natural vegetation in a semi-disturbed state. The site is surrounded by other single-family dwellings on 2+ acre size lots to the east, south and west within the City of Rolling Hills and single-family dwellings on one-half acre lots to the north-west that are within the adjacent unincorporated Westfield portion of Los Angeles County. The zoning designation for the subject site is RA-S-2 and the zoning designation on adjacent properties is RA-S-2 within the City of Rolling Hills.

Section 6. The Planning Commission conducted duly noticed public hearings to consider the application on October 23, 2018 and at a field trip on December 12, 2018, at which time it was determined that, although the project went through a CEQA review process and mitigation measures were developed during the subdivision process in 2000, and implementation measures were included, the proposed revised road construction constitutes a substantive change and the proposed change constitute a new project. Additional time was given to process the environmental review for the construction of the road to serve the rear parcels. The environmental review has been processed and the City has determined that a Mitigated Negative Declaration (MND) can be prepared and adopted. Following the completion of the CEQA review, a duly noticed public hearing was held on October 15, 2019 to consider the project anew. Evidence was heard and presented from all persons interested in affecting said proposal, from all persons protesting the same, and from members of the City staff and the Planning Commission having reviewed, analyzed and studied said proposal. The applicants' representatives were in attendance at the hearings.

Section 7. According to Section 17.46.040 of Title 17 of the Rolling Hills Municipal Code, the Planning Commission is the agency for review of a Site Plan Review for any grading that is not exempt from the discretionary review process. The Commission shall act to approve, conditionally approve, or deny the grading and road construction, and the Commission may impose such conditions on an approval, as it deems necessary to assure compliance with City's codes.

Section 8. An Initial Study for the project was prepared in June 2019. The Initial Study found that the project would not have a significant effect on the environment if certain mitigation measures were incorporated in the project. The Mitigated Negative Declaration

(MND) was prepared incorporating those mitigation measures and was circulated to the applicant and other interested parties in accordance with State of California CEQA Guidelines. The public notice of the Planning Commission's intent to recommend adoption of the Mitigated Negative Declaration was published in a local Newspaper and mailed to residents within 1,000-foot radius of subject site. Copies of the Mitigated Negative Declaration were sent to adjacent cities and other governmental agencies. The City received several comments and inquiries regarding the proposal including comments from the Rolling Hills Community Association, the Gabrieleno Band of Mission Indians, the Gabrielino Tongva Tribe, and the Fire Department. Additionally, agents for the property on 12 Buggy Whip reviewed the plans and the Initial Study/Mitigated Negative Declaration and had concerns regarding the building pads and the road elevation.

Section 9. The Planning Commission has reviewed the Mitigated Negative Declaration and finds that it represents the independent judgment of the City and that it was prepared in compliance with CEQA. Therefore, the Commission finds that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because mitigation measures have been added to the project and are incorporated herein by reference. Based upon these findings, the Planning Commission hereby adopts the Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program in accordance with the California Environmental Quality Act.

Section 10. Pursuant to Section 17.46.050 of the Rolling Hills Municipal Code, the Commission shall be required to make findings in acting to approve, conditionally approve, or deny a site plan review application. The Planning Commission has considered the evidence both written and oral, in connection with this application and with respect to the site plan review for road construction to serve properties on Storm Hill Lane and adopting a Mitigated Negative Declaration the Planning Commission makes the following findings:

A. The project complies with and is consistent with the goals and policies of the general plan and all requirements of the zoning ordinance. The road construction does not deviate from any of the standards outlined in the zoning code, resulting in a project that is consistent with the goals and policies of the general plan.

B. The proposed road construction substantially preserves the natural and undeveloped state of the lot by minimizing building coverage (Land Use, p. 15). Lot coverage requirements are regarded as maximums, and the actual amount of lot coverage permitted depends upon the existing buildable area of the lot. No new development is proposed as part of this application, therefore the proposed road construction will have minimal impact to the natural and undeveloped state of the lots.

C. The project is harmonious in scale and mass with the site, the natural terrain and surrounding residences (Land Use, p. 15). The proposed road construction

will only be 564 feet long. Very little disturbance, (0.17%) is proposed on Parcels 2, and 3; 2.31% of parcel 4 will be disturbed and 19.79% of parcel 1, for the road and stockpiling. Since no new development is proposed, the site will continue to be harmonious in scale and mass with the surrounding residences.

D. The project preserves and integrates into the site design, to the greatest extent possible (Land Use, p. 15), existing topographic features of the site, including surrounding native vegetation, mature trees, drainage courses, and landforms (such as hillsides and knolls). No grading of house pads and no new development is proposed, which means little to no upfront disturbance to the natural vegetation will be required. The proposed road will also continue to maintain the site's existing topographic features

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 (Land Use, p. 16). The grading that is required for the project will be entirely for the construction of the road and not for the building pads. The road construction will keep the amount of grading at a minimum and the natural contours of the site will not be impacted.

F. Grading will not modify existing drainage channels nor redirect drainage flow, unless such flow is redirected into an existing drainage course (Land Use, p. 16). The grading required for the road construction will not affect the drainage channels nor redirect drainage flow as no substantial modifications are being made other than the shortening of the originally approved road.

G. The project preserves surrounding native vegetation and mature trees and supplements these elements with drought-tolerant landscaping (Land Use, p. 15) 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. No new landscaping is proposed as part of this application and no existing landscaping, other than one (1) pine tree will be removed. The project will continue to preserve the surrounding native vegetation by requiring little disturbance to the overall site.

H. The project is sensitive and not detrimental to the convenient and safe movement of pedestrians and vehicles (Circulation, p. 12). The proposed road construction will take place solely on private property and will be constructed pursuant to all of the current Fire and Building codes. As previously approved in the subdivision agreement dated June 8, 2005, the new street will include and meet all requirements by the County of Los Angeles Fire Department – including street width, and a cul-de-sac design that meets the code.

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

Quality Act, (CEQA), a Mitigated Negative Declaration was prepared for this project. The City followed the proper CEQA procedures and provided local, county, and State agencies 20-days to review the Mitigated Negative Declaration prior to its adoption by the Lead Agency. It was determined that with the proposed mitigation measures, no significant environmental effects will result from this project.

Section 11. Based upon the foregoing findings, the Planning Commission approves the site plan review and adopts the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program in Zoning Case No. 950; a request for site plan review approval for 2,800 cubic yards of grading for a new road to serve properties on Storm Hill Lane and construction of infrastructures; subject to the conditions contained in Section 12 of this resolution.

Section 12. Site Plan Review, Mitigated Negative Declaration, and Mitigation Monitoring Program in Zoning Case No. 950 (attached hereto as Exhibit A) shall be subject to the following conditions:

A. Pursuant to the Development Agreement executed between the applicants and the City of Rolling Hills on June 8 2005, as amended, the road and the infrastructure shall be constructed by June 2020, unless otherwise extended pursuant to the conditions of said agreement. Should the applicant desire to extend the time to complete the improvements, a letter indicating intent to file an extension should be filed at least sixty (60) days prior to the expiration date of June 8, 2020; and the request shall be reviewed and approved by the City Council.

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, if any, 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 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 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 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 set forth in this permit, or shown otherwise on an approved plan. The road shall be constructed to LA County Road construction standards, resolutions, engineering standards and other applicable standards that are in effect at the time that improvement permits are issued for the development.

D. In conjunction with the submittal of a final grading plan for the roadway extension to the Building and Safety Department for plan check, a detailed grading and drainage plan with related geology, soils and hydrology reports shall also be submitted; a copy of which shall be submitted to the Rolling Hills Planning Department staff. Cut and fill slopes shall not exceed a steepness of a 2 to 1 slope ratio.

E. The lot shall be developed and maintained in substantial conformance with the site plan on file received on October 11, 2019 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 approval shall be incorporated into the building permit working drawings, and where applicable complied with prior to issuance of a grading permit from the building department.
The conditions of approval of this Resolution shall be printed onto building plans submitted to the Building Department for review and shall be kept on site at all times.
Any modifications and/or changes to the approved project, including resulting from field conditions, shall be discussed and approved by staff prior to implementing the changes.

F. Prior to submittal of final working drawings to Building and Safety Department for plan check and later for issuance of grading or building 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.

G. 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 therein 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.

H. Prior to the issuance of a grading permit, the applicant shall obtain approval of, and all required permits from, the Rolling Hills Community Association.

I. Pursuant to the Parcel Map Approval and the Development Agreement, in conjunction with the development of the road, the applicants shall construct the following infrastructure within the roadway easement of Storm Hill Lane:

1. Water line to serve existing and future development along Storm Hill Lane and stems to serve future development along Storm Hill Lane. The water line shall be operational after construction and available for use
2. Fire Hydrant. The Fire Hydrant shall be operational after construction and available for use
3. Underground conduits for all utility lines, including electrical, cable, fiber and for future expansion, with underground stems leading from Storm Hill Lane to each parcel of this subdivision. There shall be no overhead utility lines across Storm Hill Lane
4. A private sewer line and appurtenant facilities and stems as required by the LA County Public Health Department to serve future development along Storm Hill Lane. Until such time as the sewer line is required to be connected to a main sewer line along Johns Canyon Road or other developed sewer line in the vicinity of the subject site, the sewer line on Storm Hill Lane will be a "Dry" sewer line.
5. Survey Monuments, as required by the City's Engineer and tie points in accordance with the Subdivision Laws.

J. The required infrastructure improvements shall be reviewed and approved by the respective reviewing agencies prior to obtaining a grading permit from the Building Department. A "will serve" letter from the California Water Service Company shall remain on file in the Planning Department.

K. The drainage plan shall provide for contributory drainage from adjoining properties; and shall consider the proper distribution of drainage beyond the proposed drainage for the road, or as otherwise required by the City's Drainage and Grading Engineer.

L. The road construction shall be subject to the Traffic Commission review and recommendation of the proposed location and sight distances of the intersection of Storm Hill Lane with Johns Canyon Road.

M. The applicants shall repair any broken or damaged pavement on streets abutting the subdivision. Prior to commencement of grading, the applicant shall take pictures of the existing road condition of Johns Canyon Road in the vicinity of the project site. Following the completion of the construction, should the road be damaged the applicants shall make the necessary repairs

N. The applicants shall be required to conform to the Regional Water Quality Control Board and County Public Works Department Best Management Practices (BMP's) requirements related to drainage, erosion control and storm water drainage facilities management.

O. Stockpiles of soil, sand and similar materials shall be stabilized by being enclosed, covered, watered twice daily, or with application of non-toxic soil binders. The stockpiled soil on Parcel 1 shall be compacted and hydro seeded.

P. The applicants shall be required to comply with the Mitigation Measures described in the Mitigation Monitoring and Reporting Program, attached hereto as Exhibit A and incorporated herein by this reference.

Q. Prior to finaling the project, letters shall be provided to the Planning Department from all of the Utility companies which serve or are proposed to serve the 4 parcels assuring that the required undergrounding work has been done.

R. A construction fence may be allowed or may be required by the City or the Building Department staff for the duration of the construction of the project. City staff shall approve the location and height of the fence. The construction fence shall not be placed more than 15 calendar days prior to commencement of the construction and shall be removed within 15 calendar days of substantial completion of the project as determined by City staff or at any given time at the discretion of City staff.

S. Placement of one construction and one office trailer may be permitted for the duration of on-site construction activities during an active building permit; each shall be no larger than 8' x 40' in size, and must be authorized by City staff with such authorization being revoked at any point deemed reasonable by City staff. Such trailers, to maximum extent practicable shall be located in a manner not visible from the street. Unless otherwise approved by staff, with proof of a good cause, such trailers shall not be located in any setback or front yard, may be placed on the site no more than 15 calendar days prior to commencement of construction and must be removed within 15 calendar days of expiration of a building permit, revocation, or finalization of the project

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

U. The contractor shall not use tools that could produce a spark, including for clearing and grubbing, during red flag warning conditions. Weather conditions can be found at:
http://www.wrh.noaa.gov/lox/main.php?suite=safety&page=hazard_definitions#FIRE. It is the sole responsibility of the property owner and/or his/her contractor to monitor the red flag warning conditions. Should a red flag warning be declared and if work is to be conducted on the property, the contractor shall have readily available fire distinguisher.

V. Construction vehicles or equipment, employees vehicles, delivery trucks shall not impede any traffic lanes to the maximum extend practical; and if necessary to block

traffic in order to aid in the construction, no more than a single lane may be blocked for a short period of time and flagmen utilized on both sides of the impeded area to direct traffic.

X. During construction, all parking shall take place on the project site, and, if necessary, any overflow parking may take place within the unimproved roadway easement along the streets, and shall not obstruct neighboring driveways or pedestrian and equestrian passage. During construction, to the maximum extent feasible, employees of the contractor shall car-pool into the City.

Y. Prior to finalizing the project an "as constructed" set of 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 approved plans. In addition, any modifications made to the project during construction, shall be depicted on the "as built" plan.

Z. Future individual Site Plan Review approvals by the Planning Commission for development of the parcels for home sites, shall comply with the applicable conditions specified in Resolution No. 894, adopted by the City Council on November 27, 2000 for the Tentative Parcel Map.

AA. The applicant shall execute an Affidavit of Acceptance of all conditions of this permit pursuant to Zoning Ordinance, or the approval shall not be effective. The affidavit shall be recorded together with the resolution.

APPROVED AND ADOPTED THIS 19th DAY OF NOVEMBER 2019.

_____

BRAD CHELF, CHAIRMAN

ATTEST:

_____

YOHANA CORONEL, 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 Code of Civil Procedure Section 1094.6.

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

I certify that the foregoing Resolution No. 2019-17 entitled:

> RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING A SITE PLAN REVIEW APPROVAL FOR GRADING FOR A NEW ROAD TO SERVE PROPERTIES ON STORM HILL LANE; AND ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM IN ZONING CASE NO. 950, (STORM PROPERTIES, INC.)

was approved and adopted at a regular meeting of the Planning Commission on November 19th, 2019 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

_____
YOHANA CORONEL, CITY CLERK

EXHIBIT A

DRAFT MITIGATED NEGATIVE DECLARATION

MITIGATION MONITORING AND REPORTING PROGRAM

(following this page)

MITIGATED NEGATIVE DECLARATION

MITIGATION MONITORING AND REPORTING PROGRAM

PURPOSE: This section lists mitigation measures contained in the MND for the proposed Storm Hill Lane Road Construction Project. Mitigation measures are provided in the format of a Comprehensive Mitigation Monitoring and Reporting Plan to ensure compliance with State Public Resources Code §21086.6 which requires public agencies approving a project under CEQA to establish a program for monitoring and reporting on the adopted mitigation plan.

ADOPTION OF MITIGATION MEASURES: As part of deliberations concerning the proposed project, the Planning Commission will be required to consider adoption of the mitigation measures listed herein. The Planning Commission may add additional conditions. If the Planning Commission members approve the project, they will also be required to specify whether these mitigation measures are to be incorporated as formal conditions of project approval.

MONITORING AND REPORTING PROCEDURES: The Rolling Hills staff will be responsible for ensuring that adopted mitigation measures are implemented through all project phases, ensure that mitigation measures are satisfactorily monitored, and for reporting to the Planning Commission regarding progress in implementing the measures. The City Council, representing residents of the City, will in turn be responsible for (1) considering the reports submitted by staff, and (2) determining whether the measures are being implemented and enforced as intended in this Mitigation Monitoring and Reporting Plan. It is the responsibility of the City Staff to amend the mitigation measure(s) if necessary to achieve the intended environmental protections.

REGULATORY AND CODE COMPLIANCE STANDARDS: The Storm Hill Lane Road Construction Project will be subject to a number of uniform code requirements and standard conditions of approval, many of which have been established to safeguard environmental resources, and/or to promulgate environmental goals and objectives. If the proposed project is approved, compliance with these measures will be mandatory (not discretionary). As such, these measures do not conform to the strict definition of mitigation. Although regulatory standards and codes are not generally incorporated into this mitigation program, the City will be required to ensure that the project is in full compliance with all relevant requirements.

COMPILATION OF MITIGATION MEASURES: The following measures are proposed to eliminate, avoid or reduce potential environmental effects of project implementation that have been found to be potentially adverse. In addition, the relevant conditions of approval for the road imposed during the Subdivision process are also included in these mitigation measures. Other City's standard conditions will be included in the Resolution of Approval, should the project be approved. They may include, but not be limited to restricting hours of construction, adherence to the Storm Water Quality Management requirements and others.

STORM HILL LANE ROAD MODIFICATION PROJECT MND MITIGATION MONITORING AND REPORTING PROGRAM

Project Approval Date: November 19, 2019 **Project File Number:** ZONING CASE NO. 950

The following mitigation measures are being proposed to mitigate potentially significant impacts of the Storm Hill Lane Road and LLA Modification Project. These measures represent formal conditions of project approval, and City staff shall monitor progress in implementing these measures until it is determined that all measures have been fulfilled in accordance with their original purpose and intent. This monitoring form shall be available for public review and inspection, and final project clearance shall require that all verifications included in this form have been satisfactorily completed.

	MITIGATION MEASURES	VERIFICATION TIMING AND RESPONSIBILITY	VERIFICATION OF COMPLIANCE		
			AGENCY	SIGNATURE	DATE
	BIOLOGICAL RESOURCES				
BIO-1	Nesting Bird Avoidance: To avoid disturbance of nesting and special status birds, including raptor species protected by the MBTA and CFGC 3503 during activities related to the project including, but not limited to, ground disturbance, tree removal/trimming, vegetation clearing, and grading (i.e. land clearing activities), the applicant shall adhere to the following nesting bird avoidance procedures: • If construction must begin during the nesting bird season (February 1 through August 31), then a pre-construction nesting bird survey shall be conducted no more than seven days prior to initiation of ground disturbance and vegetation removal activities. • The nesting bird pre-construction survey shall be conducted on foot of the proposed road disturbance area, including a 100-foot buffer (300-foot for raptors), and in inaccessible areas (e.g., private lands) from afar using binoculars to the extent practicable. The survey shall be conducted by a qualified biologist familiar with the identification of avian species known to occur in southern California communities.	**TIMING:** To be included in construction specifications. **RESPONSIBLE PARTY:** City of Rolling Hills and Storm Properties or designee			

	• The results of the pre-construction survey shall be provided to the City of Rolling Hills in a written report within 14 days of the completion of surveys. The report shall include date of the report, authors and affiliations, contact information, introduction, methods, study location (include map), results, discussion, and literature cited. • If active nests are found, an avoidance buffer (dependent upon the species, the proposed work activity, and existing disturbances associated with land uses outside of the project site) shall be determined and demarcated by the qualified biologist with bright orange construction fencing, flagging, construction lathe, or other means to mark the boundary. All construction personnel shall be notified as to the existence of the buffer zone and to avoid entering the buffer zone during the nesting season. No ground-disturbing activities shall occur inside this buffer until the qualified biologist has confirmed that breeding/nesting is completed, juveniles have fledged, and there is no evidence of a second attempt at nesting. Encroachment into the buffer shall occur only at the discretion of the qualified biologist in coordination with the City. • If ground or tree/vegetation-construction related activities are initiated between September and January 31, a pre-construction nesting bird survey is not required. However, if there is a period of construction inactivity of 2 weeks or more between February 1 and August 31 and ground or tree/vegetation-construction related activities remain, then a nesting bird survey shall be conducted by a qualified biologist.				

BIO-2	Palos Verdes Blue Butterfly Preconstruction Surveys: Prior to grading and construction, an approved biologist shall conduct surveys for locoweed and deerweed, host plants of Palos Verdes Blue Butterfly. If host plants are located, they shall be avoided. If avoidance is not possible, focused surveys shall be conducted to determine presence or absence of the butterfly species. This may include transect surveys during the adult flight period (January through May), and/or inspection of host plants for all life forms (egg, larva, pupa, and adult). If individuals of any life stage are detected during focused surveys, a permit for relocation shall be obtained from USFWS and they shall be relocated by a USFWS-permitted biologist before issuance of a grading permit.	**TIMING:** To be included in construction specifications. **RESPONSIBLE PARTY:** City of Rolling Hills and Storm Properties or designee			
	CULTURAL RESOURCES				
CR-1	Archaeological Monitoring: Prior to commencement of grading, the applicant shall retain a qualified archaeologist and arrange a pre-grading conference. The archaeologist shall be present at the pre-grading conference, shall establish procedures for archaeological resource surveillance, and shall establish, in cooperation with the applicant, procedures for temporarily halting or redirecting work to permit the sampling, identification, and evaluation of the artifacts as appropriate. Ground-disturbing construction activities (including grading, trenching, drilling with an auger greater than 3 feet in diameter, and other excavation) on the project site shall be monitored on a full-time basis by a qualified archaeologist. If additional or unexpected unique archaeological features are discovered during grading and other construction activities for the proposed road extension, the archaeologist shall report such findings to the project proponent and to the City Manager. If the archaeological resources are found to be significant, the qualified archaeologist shall determine appropriate action, in cooperation with the	**TIMING:** Requirements to be included in construction bid documents. **RESPONSIBLE PARTY:** City of Rolling Hills and Storm Properties or designee			

	applicant, for exploration and/or salvage. The qualified archaeologist shall be retained at the expense of the applicant. The applicant shall comply with the actions recommended and approved by the City for the disposition, mitigation, or salvage of such material. These actions, as well as final mitigation and disposition of the resources, shall be subject to the approval of the City Manager. The City Manager's decision will be considered final unless an appeal is filed in accordance with Section 17.54 of the Rolling Hills Municipal Code. The applicant shall incur the cost of any professional investigation.				
CR-2	Discovery of Human Remains: If human remains are found during project construction, the State of California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the county coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. In the event of a discovery of human remains, the Los Angeles County Coroner must be notified immediately. Work within a 100-foot radius of the find shall be halted until the Coroner has inspected the remains. If the human remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission, who will determine and notify a most likely descendant (MLD). The MLD shall complete the inspection of the site within 48 hours and provide recommendations to the landowner as to the treatment of the human remains. Work may not recommence within the location of the find until the Coroner has released the location or the treatment of the human remains has been completed (e.g., remains have been excavated to prevent further damage).	**TIMING:** Requirements to be included in construction bid documents. **RESPONSIBLE PARTY:** City of Rolling Hills and Storm Properties or designee			
	GEOLOGY AND SOILS				
GEO-1	**Paleontological Monitoring:** Ground-disturbing construction activities (including grading, trenching, drilling with an auger greater than 3 feet in diameter, and other excavation) on the	**TIMING:** To be included in construction specifications.			

	project site shall be monitored on a full-time basis. Monitoring shall be supervised by a qualified paleontologist and shall be conducted by a qualified paleontological monitor, who is defined as an individual who meets the minimum qualifications per standards set forth by the Society of Vertebrate Paleontology (SVP 2010), which includes a B.S. or B.A. degree in geology or paleontology with one year of monitoring experience and knowledge of collection and salvage of paleontological resources. The duration and timing of the monitoring shall be determined by the qualified paleontologist. If the qualified paleontologist determines that full-time monitoring is no longer warranted, they may recommend reducing monitoring to periodic spot-checking or cease entirely. Monitoring would be reinstated if any new ground disturbances are required and reduction or suspension would need to be reconsidered by the qualified paleontologist.	**RESPONSIBLE PARTY:** City of Rolling Hills and Storm Properties or designee			
GEO-2	A grading plan and soils report shall be submitted and approved prior to the reconstruction and extension of Storm Hill Lane.	**TIMING:** Project has been submitted to LA County Public Works and Building and Safety for review. **RESPONSIBLE PARTY:** City of Rolling Hills and Storm Properties or designee			
	RECREATIONAL				
REC-1	Applicants will be required to address the bridle trail location with the RHCA Board of Directors. The applicants must show if the location of Storms Ridge Trail as well as whether the existing bridle connections from Storms Ridge Trial to John's Canyon Trail located on Lot 1 and Lot 3 will be relocated or eliminated.	**TIMING:** To be included in construction specifications. **RESPONSIBLE PARTY:** City of Rolling Hills, RHCA and Storm Properties or designee			

UTILITES/SERVICE SYSTEMS					
UTI-1	The RHCA Board of Directors will review/approve the proposed easement modifications, drainage services located in RHCA easements and the proposed road. If Storm Properties is requesting the road be accepted into the RHCA's road system additional approvals are required.	**TIMING:** To be included in construction specifications. **RESPONSIBLE PARTY:** City of Rolling Hills, RHCA and Storm Properties or designee			
TRIBAL CULTURAL RESOURCES					
TCR-1	The AB52/Section 106 consultation process enables the Tribe to have an equal opportunity in future mitigation measures that the City of Rolling Hills may implement that affect Tribal Cultural Resources. Tribal monitoring will occur on-site as requested during ground disturbance/excavation activity so that they may identify and assess the significance of any Tribal Cultural resource that may be encountered.	**TIMING:** To be included in construction specifications. **RESPONSIBLE PARTY:** City of Rolling Hills and Storm Properties or designee			
AIR QUALITY					
AQ-1	The property owners shall be required to conform with South Coast Air Quality Management District, Los Angeles County and local ordinances and engineering practices during construction by using dust control measures to stabilize the soil from wind erosion and reduce dust generated by construction activities. Said dust control measures shall include at a minimum, the following 1. Minimization of Disturbance. Construction contractors shall minimize the area disturbed by clearing, grading, earth moving, or excavation operations to prevent excessive amounts of dust; 2. Soil Treatment. Construction contractors shall treat all graded and excavated material, exposed soil areas, and active portions of the construction site, including	**TIMING:** To be included in construction specifications. **RESPONSIBLE PARTY:** City of Rolling Hills, and Storm Properties or designee			

	unpaved on-site roadways to minimize fugitive dust. Treatment shall include, but not necessarily be limited to, periodic watering, application of environmentally safe soil stabilization materials, and/or roll compaction as appropriate. Watering shall be done as often as necessary, and at least twice daily, preferably in the late morning and after work is done for the day; 3. Soil Stabilization. Construction contractors shall monitor all graded and/or excavated inactive areas of the construction site at least weekly for dust stabilization. Soil stabilization methods, such as water and roll compaction, and environmentally safe dust control materials, shall be applied to portions of the construction site that are inactive for over four days. If no further grading or excavation operations are planned for the area, the area shall be seeded and watered until landscape growth is evident, or periodically treated with environmentally safe dust suppressants, to prevent excessive fugitive dust; 4. No Grading During High Winds. Construction contractors shall stop all clearing, grading, earth moving, and excavation operations during periods of high winds (20 miles per hour or greater, as measured continuously over a one-hour period); and 5. Street Sweeping. Construction contractors shall sweep all on-site driveways and adjacent streets and roads at least once per day, preferably at the end of the day, if visible soil material is carried over to adjacent streets and roads				
	FIRE DEPARTMENT				
FD-1	In conjunction with the construction of the extension of Storm Hill Lane, all required fire hydrants shall be installed, tested and	**TIMING:** Project has been submitted to the			

	accepted by the Los Angeles County Fire Department. Vehicular access shall be provided and maintained serviceable throughout construction.	Fire Department for review. **RESPONSIBLE PARTY:** City of Rolling Hills, and Storm Properties or designee			
FD-2	In conjunction with the construction of the extension of Storm Hill Lane, all existing fire hydrants on Storm Hill Lane shall be retrofitted to comply with Conditions 59(a) and (b) (listed below) of Resolution 894. • The required fire flow for public fire hydrants at this location is 1250 gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand. One hydrant flowing simultaneously shall be used to achieve the required fire flow. • One public/private fire hydrant shall be upgraded unless fire flow meets Fire Department requirement. The upgrade shall not be necessary if existing hydrant(s) meet(s) fire flow requirements. An original water availability form shall be submitted to the Los Angeles County Fire Department. The above requirements shall be complied with, unless otherwise required and approved by the Fire Department.	**TIMING:** Project has been submitted to the Fire Department for review. **RESPONSIBLE PARTY:** City of Rolling Hills, and Storm Properties or designee			
FD-3	In conjunction with the construction of the extension of Storm Hill Lane, all hydrants shall be installed in conformance with Title 20, Los Angeles County Government Code or appropriate City regulations. This installation shall include minimum six-inch diameter mains, or as otherwise required by the appropriate agencies. Arrangements to meet these requirements shall be made with the water purveyor and Fire Department serving the area.	**TIMING:** Project has been submitted to the Fire Department for review. **RESPONSIBLE PARTY:** City of Rolling Hills, and Storm Properties or designee			

WILLDAN Engineering

TO: Elaine Jeng PE, City Manager

FROM: Vanessa Munoz, PE, TE, City Traffic Engineer

DATE: November 11, 2019

SUBJECT: 4 Storm Hill Lane Street Roadway Relocation

This memorandum is in response to the request by the City to review and provide input on the roadway design being proposed for 4 Storm Hill Lane as it intersects John's Canyon Road. The proposed design includes a wider roadway shifting to the east of its current location.

Storm Hill Lane Street presently is a 21-foot wide roadway as it intersects John's Canyon Road. The proposed Storm Hill Lane Street is for a 30-foot wide roadway that shift's 21-feet to the east of the existing roadway and has a wider opening (57-feet versus 45-feet) at the intersection with John's Canyon road.

The proposed width and location of Storm Hill Lane Street are acceptable. Having a street wider than under current conditions and at the intersection having larger radius will provide ease of travel and will allow for two-way traffic to maneuver in and out of the Storm Hill Lane and John's Canyon Road with minimal conflicts to on-coming traffic.

City of Rolling Hills

INCORPORATED JANUARY 24, 1957

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

Agenda Item No.: 7B
Mtg. Date: 10/15/2019

TO: HONORABLE CHAIRMAN AND MEMBERS OF THE PLANNING COMMISSION

FROM: YOLANTA SCHWARTZ, PLANNING DIRECTOR

APPLICATION NO.	**ZONING CASE NO. 950**
SITE LOCATION:	**4 STORM HILL LANE & 3 VACANT PARCELS**
ZONING:	**RA-S-2**
APPLICANT:	**LARRY CARR, STORM PROPERTIES INC.**
REPRESENTATIVE:	**SAME**
PUBLISHED:	**AUGUST 29, 2019**
ATTACHMENTS:	**A. RESIDENTS' CORRESPONDENCE** **B. RHCA CORRESPONDENCE** **C. TRIBAL CORRESPONDENCE** **D. MITIGATION MONITORING AND REPORTING PROGRAM** **E. FIRE DEPARTMENT CORRESPONDENCE**

PREVIOUS ACTION

The Planning Commission held a public hearing and reviewed this case at their October 23, 2018 meeting and scheduled a field trip to view the site on December 12, 2018. At the field trip, it was reported to the Planning Commission that when the subdivision creating the four lots and proposed grading a new road were reviewed and approved in 2000, the project went through the CEQA review process and mitigation measures were developed, which were to be implemented during the grading for the building pads and the road. Upon further review and evaluation of CEQA and its several revisions since 2000, it was determined that the proposed revised road and the proposed change constitute a new project and is subject to a new CEQA review. It was recommended that the Planning Commission view the location and design of the proposed road in relationship to the lot lines and not for its construction. The Planning Commission agreed that no decision was to be made on the road construction until the CEQA review is completed, and that the lot line adjustment request will be considered

at the same time. Additional time was given to process the environmental review for the construction of the road to serve the rear parcels.

The environmental review has been processed and the City has determined that a Mitigated Negative Declaration (MND) can be prepared. The Environmental Review process and the findings is further described below under a separate heading.

REQUEST AND PROJECT DESCRIPTION

The applicant, Larry Carr, on behalf of Storm Properties, Inc. requests a Site Plan Review for grading and construction of a private road with substructures. Construction of the improvements was a requirement of a subdivision application in Parcel Map No. 26356, known as Storm Hill Lane, which was completed and recorded in 2005. Prior to finaling the Parcel Map in 2005, instead of constructing the improvements, the applicants opted to deposit construction bonds with the City in the amount that it would cost to design and construct these improvements. Concurrently, in Zoning Case No. 949, the applicant requests a Lot Line Adjustment between the four parcels of land, which were created by the subdivision. Other than the road, no new development is being proposed with this application.

BACKGROUND

The lots are located in the RAS-2 zoning district and currently 3 of the lots are vacant and one is developed with a house and accessory structures, (4 Storm Hill Lane).

In November 2000, the City Council, following Planning Commission recommendation, approved a Tentative Parcel Map No. 26356 to subdivide two lots totaling 67.6 acres into four lots on Storm Hill Lane.

One of the conditions of the Parcel Map required that the applicants construct certain improvements prior to filing a Final Map, or enter into a secured agreement with the City for the improvements, which were to be completed prior to the sale or development of any of the lots. In 2005, prior to finaling and recording the subdivision map, the owners chose to bond for the improvements, rather than construct them, and entered into an agreement with the City for 3-years. The required improvements include a road, underground utility lines, fire hydrant, water lines, gas lines, monuments (for property lines markings), sewer line with stub out for future use and a mitigation, restoration and maintenance agreement for re-vegetation of plants, (on lot 3 only), that would be lost to grading, when the lot is developed. Once the improvements are completed, the City would be able to release the security bonds.

The originally approved road would be approximately 1,130 feet long and would start at the junction of Johns Canyon Road and Storm Hill Lane and continue between the property lines (in the roadway easements) of Parcels 1 and 4 and 1 and 2 ending with a hammerhead at the boundary of the property line of Parcel 3. The grading for

this road was proposed at 12,000 cubic yards of cut and 500 cubic yards of fill on parcels 1 and 2; and would be balanced on those parcels if the pads were being created at the same time as the road. Otherwise, 11,500 cubic yards of the dirt was proposed to be spread and some stockpiled on those two parcels.

The Subdivision Improvement Agreement stipulates that the applicants may request an extension of time to complete the improvements, which is to be reviewed and approved by the City Council. Since the original approval, the applicants requested and were granted three extensions to complete the improvements. Each time, the City Council concurred that since the owners had no plans to develop or sell the lots, there was no reason to disturb the natural terrain of the lots just to construct a road that would lead to nowhere, and trench for and place utilities that would not serve anyone. For the approved configuration of the road, two out of the four parcels would have to be substantially graded. It has been the City's practice to limit grading on properties until a residence has been proposed, approved by the City and RHCA and the plans for the structures have gone through substantial plan check review at the Building Department.

With the latest extension, the applicants are required to make the improvements by June 2020. The property owners do not have a time frame for development of the lots, although they're considering a sale of Parcel 1-adjacent to Johns Canyon Rd., which would trigger the implementation of the subdivision requirement to construct the improvements; whereas before there was no reason to construct a driveway/road and all of the appurtenant facilities.

SITE PLAN REVIEW

The owners propose to construct a 564-foot long by 30 feet wide paved road within a 60-foot wide roadway easement with a 64-foot diameter cul-de-sac and 8' bridle trails easement on either side of the paved road; meeting the requirements of the Fire Department and City's code, as well as RHCA requirement for the bridle trail along the road. The entire road and the cul-de-sac will be located on Parcel 1. The road will be constructed to LA County road construction standards. The grading will be entirely for the construction of the road and not for the building pads and will entail 2,800 cubic yards (cy) of cut of which 350 cy will be used for fill on lot 1 (for the road). In total 1,950 cy will be cut along lot 1; 460 cy along lot 2; 160 cy along lot 3; and 230 cy along lot 4. The remaining dirt is planned to be spread roughly 2' high over an area of approximately 49,000 s.f. or 140' x 350' (shown as the oval area on the plans) on lot 1. This area will be compacted and hydroseeded but will not be prepared for construction.

Due to the topography of the project site and surrounding area, the site is located at varying elevations compared to surrounding residences. For example, the proposed stockpiling area on Lot 1 is at an elevation of approximately 1,090 feet. Adjacent property to the south of the site is at generally higher elevations (up to approximately

1,200 feet), while properties northeast and southeast are at lower elevations (as low as 900 feet adjacent to the project site).

The proposed road would range in elevation from approximately 1,080 feet at the entrance to the existing residence at 4 Storm Hill Lane to approximately 1,055 feet at the proposed cul-de-sac. The existing Storm Hill Lane is approximately 270 feet in length and the proposed 300 feet of new roadway would be sloped downwards and would not substantially affect the view from existing adjacent residences.

The proposed road apron, meeting Johns Canyon Road, will be located approximately 30 feet east of the previously approved apron (in 2000) of the private drive of Storm Hill Lane, and will be 40' wide. The road will vary in slope from 3% to 15%, which is permitted. It will be required that the intersection of Johns Canyon and Storm Hill Lane be of roughened material for safe horse crossing. The Traffic Commission will review the road and the apron at their November 21, 2019 meeting.

Very little disturbance, (0.17%), is proposed on Parcels 2, and 3 each; 2.31% of parcel 4 will be disturbed and 19.79% (65,340 s.f.) of parcel 1 will be disturbed for the road and stockpiling.

ENVIRONMENTAL REVIEW

Pursuant to the requirements of the California Environmental Quality Act, (CEQA), Mitigated Negative Declaration was prepared for this project. It was determined that with the proposed mitigation measures no significant environmental effects will result from this project. A copy of the Initial Study/Mitigated Negative declaration was provided to the Planning Commissioners on a thumb drive, and can be found on City's website at http://www.rolling-hills.org/DocumentCenter/View/1438 or at City Hall.

CEQA requires that affected property owners, and local, County and State agencies be given at least 20 days to review the Mitigated Negative Declaration prior to its adoption by the Lead Agency. The Mitigated Negative Declaration must include a list of mitigation measures, which when implemented, would avoid the effects or mitigate the effects to a point where clearly no significant effects from the project would occur. The applicant's consultants prepared an Initial Study and determined that the project would have significant environmental effects. However, it was determined that with mitigation measures, all of the potential negative environmental effects of the project will be diminished to a level of less than significant, and a Mitigated Negative Declaration for this project was prepared. As required by (CEQA), a notice of the availability of the Initial Study and the intent by the City to adopt a Mitigated Negative Declaration were mailed to local cities, to the local library and school district, County agencies and other local agencies for their comments. A copy was also posted on the City's website. Notice of availability of the Mitigated Negative Declaration and of the public hearing was mailed to property owners within 1,000-foot radius of the project.

In December 2018, a resident from the unincorporated County area adjacent to Rolling Hills submitted an objection letter to the entire project. In response to the City's notice of availability of the Initial Environmental Study and Mitigated Negative Declaration, (MND), several comments/letters were received. Agents for the property owner on 12 Buggy Whip reviewed the plans and the Initial Study/Mitigated Negative Declaration and had concerns regarding the building pads and the road elevation. They reserved the right to comment at the public hearing. The RHCA submitted letters listing the items for their review and approval (Attachment B), such as bridle trails, drainage devices in easements and the road construction and letters were received from the Fire Department, Gabrieleno Band of Mission Indians and Gabrielino Tongva Tribe (Attachment E and C). A Mitigation Monitoring and Reporting Program (MMRP) was developed, which addresses the comments that were submitted, (Attachment D). The comment period for the MND ended on September 19, 2019.

The study determined that the environmental factors potentially affected by this project would be biological resources, geology and soils, cultural resources, and land use and planning. Many of these impacts will be temporary in nature and will occur during the grading phase only. However, the report concludes that with mitigation measures, all of the potential negative effects will be diminished to a level of less than significant. Included in the Initial Study/Mitigated Negative Declaration report as Appendices B-F are several specific studies conducted for this project.

The MMRP includes some of the conditions from the 2000 approved conditions for the road construction and will be incorporated into the Resolution of approval should the project be approved.

RECOMMENDED ACTION

It is recommended that the Planning Commission review the report, the Initial Study/Mitigated Negative Declaration, and Mitigation Monitoring and Reporting Program, open the public hearing and take public testimony; and take possible action to direct staff to bring a Resolution of Approval of the Site Plan Review to be considered at the next Planning Commission meeting, (November 19, 2019) subject to Traffic Commission review of the proposed apron. The Traffic Commission will meet on November 21, 2019. Should the Resolution be approved, the Planning Commission will also be approving the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.

SITE PLAN REVIEW CRITERIA

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.

17.46.050 Required findings.

A. The Commission shall be required to make findings in acting to approve, conditionally approve, or deny a site plan review application.

B. No project which requires site plan review approval shall be approved by the Commission, or by the City Council on appeal, unless the following findings can be made:

1. The project complies with and is consistent with the goals and policies of the general plan and all requirements of the zoning ordinance;

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

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

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

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

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

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

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

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

Applicants' description and statement of justification of the project:

"We are submitting for Site Plan Review (SPR) as we are proposing a change in the grading plan involving significantly less grading and disturbance. Tentative street improvement and rough grading plans for Storm Hill Lane were approved as part of Parcel Map 26356. The improvements are required to be completed as part of the subdivision agreement dated June 8, 2005, as amended. An original rough grading plan, approved with the Parcel Map, required the grading of the street and all the pads to accommodate the excess soil being generated by cut for the street and the required slopes. We are proposing to reduce the length of Storm Hill Lane by approx. 40% (and modify the required easements) to eliminate all grading of the pads to a future time as part of the development of the homes on these lots. The grading CUT required to build the shorter street will be approximately 2,800 C.Y. and would be placed roughly 2' high over an area of approximately 49,000 s.f. or roughly 140'x350' on lot 1 - shown as the oval area on the grading exhibit drawing. The new shorter street will still provide access to all four lots involved in the Parcel Map 26356. By building the shorter Street and not grading any of the house pads, there will be little or no upfront disturbance to the natural vegetation/habitat and at the same time – would meet the requirements of the subdivision agreement dated June 8, 2005, as amended, to build the Street by June 8, 2020. The new Street will include and meet all requirements by the County of Los Angeles Fire Department – including Street width, and code cul-de-sac design. The new Street will also be built with a stub in for future Public Sewer, and all communications (phone/cable, etc.) and will include a live water line for Fire Department Fire Hydrants and future Water Service for each lot. The revised proposed grading plan, as submitted for Site Plan review, only requires grading for the shorter Street (Storm Hill Lane). There is no proposed grading upon any of the lots for future building PADS on Lots 1-3 or construction of any buildings proposed at this time."

December 12, 2018

RECEIVED

DEC 12 2018

City of Rolling Hills

By_____

City of Rolling Hills
Planning Commission
No 2 Portuguese Bend Road
Rolling Hills, CA 90274

Albert and Deirdre Briese
27526 Sunnyridge Road
Palos Verdes Peninsula, CA 90274

Regarding: Opposition to ZC NO. 949 and ZC NO. 950

To whom it may concern,

We received a "Notice of a Field Trip - Planning Commission of the City of Rolling Hills California" regarding the applicant Storm Properties Inc. at the address of Storm Hill Lane Rolling Hills, CA.

Our property is directly adjacent to the indicated area. It is our opinion that the location is not at all suitable for a road. There is no point to a road here unless the 4 parcels indicated are to be developed. This canyon not suitable for additional development. The grade is too steep. The trees and horse trails have long been established. In order to create building "pads" in this canyon a major deconstruction of the natural order will occur.

I have looked at the website for the company Storm Properties, Inc. (https://www.storm-properties.com/property-types/residential/) Their portfolio includes the type of cookie cutter condos seen blighting the landscape of South Redondo. They are just looking for spot lots to feed their insatiable greed. If the commission allows the road, they are allowing the march of destruction to enter into the heart of Rolling Hills. The road will only allow an avenue to exploit a rare and precious place.

The Planning Commission of Rolling Hills should protect what is natural and good about this area: rolling green hills, horse trails and trees.

We therefore request the Planning Commission please deny ZC NO 949 and ZC NO 950.

If you have any questions or require additional information, please contact us at (310) 465 6970 or dbriese310@gmail.com

Thank you very much,

Deirdre Briese

Albert Briese

LAW OFFICES OF
CHARLES PETERSON
734 SILVER SPUR ROAD, SUITE 312
ROLLING HILLS ESTATES, CALIFORNIA 90274

TELEPHONE
(310) 265-8000
cpeterson@cpetersonlaw.com

RECEIVED
FEB 21 2019
City of Rolling Hills
By

February 18, 2019

Storm Properties, Inc.
23223 Normandie Ave
Torrance, CA 90501

To Whom It May Concern:

I represent Brian Tanimura, 12 Buggy Whip Drive. Attached is my letter of February 5, 2019 requesting a meeting with your staff to discuss the proposed projects on Storm Hill Lane to which we would appreciate a response.

Thank you for your consideration.

Very truly yours,

LAW OFFICES OF CHARLES PETERSON

Charles Peterson

CP:sbw
Enclosure

cc: Yolanta Schwartz, Planning Director, City of Rolling Hills (w/encl.)

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

September 16, 2019

City of Rolling Hills
Attn: Yolanta Schwartz
2 Portuguese Bend Road
Rolling Hills, CA 90274

Re: Storm Hill Lane Extension – Comments on Mitigated Negative Declaration Initial Study

Dear Mrs. Schwartz:

The following are RHCA Staff's preliminary comments regarding the Storm Hill Lane Extension Mitigated Negative Declaration dated August 2019:

- Page 8, #10. Required Approvals:

  The RHCA Board of Directors will need to review/approve the proposed easement modifications, drainage devices located in RHCA easements and the proposed road. If Storm Properties is requesting the road be accepted into the RHCA's road system, additional approvals are required.

- Section 15, Page 74, #a.4 & a.5. Parks & Other Publish Facilities:

  If this study also pertains to the lot line adjustment, comments should be included regarding the modification to the location of Storms Ridge Trail as well as whether the existing bride connections from Storms Ridge Trail to Johns Canyon Trail located on Lot 1 and Lot 3 will be relocated or are proposed to be eliminated.

Please do not hesitate to contact our office with any questions you may have about this letter.

Sincerely,

Kathryn Bishop
Architectural Inspector

cc: Larry Carr, Storm Properties, Inc (Email)

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

September 23, 2019

Storm Properties, Inc.
Attn: Larry Carr
23223 Normandie Ave.
Torrance, CA 90501
Via Email: lcarr@storm-properties.com

Re: Storm Hill Lane Extension – Road Design Comments

Dear Mr. Carr:

The following are RHCA Staff's preliminary comments regarding the Storm Hill Lane extension road design plans dated June 19, 2019:

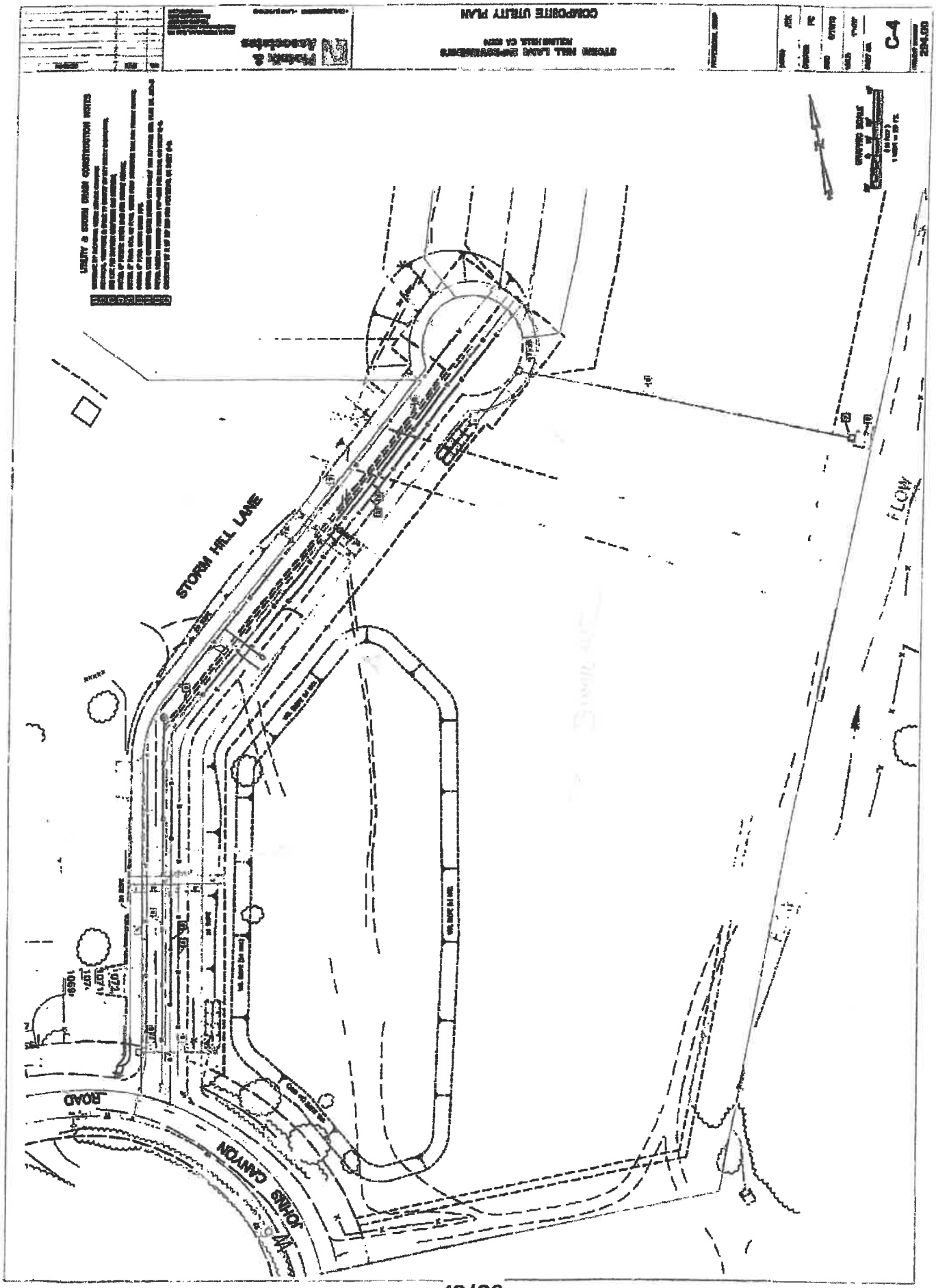
1. Per RHCA Road Standards, modify C-3 Grading Construction Notes 1 to "Construct minimum 4" AC pavement on minimum 6" crushed aggregate base".
2. Provide sections thru road, trail and adjacent grades (see attached). 2:1 slopes adjacent to 8' trail are maximums, can these slopes be reduced?
3. Field visit/discussion required for dissipater in easement adjacent to trail.
4. Provide additional information for "Stormtech Infiltration chambers". What is this and why is it required?
5. Are any retaining walls proposed? If so, note location and heights.

Please do not hesitate to contact our office with any questions you may have about this letter.

Sincerely,

Kathryn Bishop
Architectural Inspector

cc: Yolanta Schwartz, City of Rolling Hills (email)


STORM HILL LANE
FLOW
JOHNS CANYON
ROAD

GABRIELENO BAND OF MISSION INDIANS - KIZH NATION
Historically known as The San Gabriel Band of Mission Indians
recognized by the State of California as the aboriginal tribe of the Los Angeles basin

Adopt Mitigative Declaration Study / Mitigated Negative Declaration

September 5, 2019

City of Rolling Hills

2 Portuguese Bend Road

Rolling Hills, Ca 90274

Good Afternoon Yolanta Schwartz,

We have received your Notice of the Adopt Mitigative Negative Declaration for the 4 Storm Hill Lane and Three (3) Vacant Parcels adjacent thereto in Rolling Hills CA. Our Tribal Government would like to be consulted if any ground disturbance will be conducted for this project.

Sincerely,
Gabrieleno Band of Mission Indians/Kizh Nation
(1844) 390-0787 Office

RECEIVED
SEP 05 2019
City of Rolling Hills
By

Andrew Salas, Chairman
Albert Perez, treasurer I
Nadine Salas, Vice-Chairmen
Martha Gonzalez Lemos, treasurer II
Dr. Christina Swindall Martinez, secretary
Richard Gradias, Chairman of the council of Elders

PO Box 393 Covina, CA 91723 www.gabrielenoindians@yahoo.com gabrielenoindians@yahoo.com

GABRIELINO- TONGVA TRIBE

A California Indian Tribe historically known as San Gabriel Band of Mission Indians
www.gabrielinotribe.org

TRIBAL CULTURAL RESOURCES AB52/SECTION 106 CONSULTATION
GABRIELINO TONGVA TRIBE

Linda Candelaria
Co-Chairwoman Gabrielino Tongva Tribe

August 14, 2019

Attention:
Yolanda Schwartz
Planning Director for the City of Rolling Hills

This letter is to inform the City of Rolling Hills that the Gabrielino Tongva Tribe will be actively participating in the tribal consultation process. Our cultural resource representative will be Sam Dunlap (Email: TongvaTCR@gmail.com, Mobile: (909) 262-9351). The Gabrielino Tongva Tribe has authorized Sam Dunlap to act on our behalf in the government to government consultation process.

The Gabrielino Tongva Tribe would like to express our ongoing concerns with the AB52/Section 106 consultation process that the Gabrielino Tongva Tribe has encountered over the last few years. The Gabrielino Tongva Tribe has ancestral ties and cultural affiliation to the city's jurisdictional area. We, therefore, have a vested interest in the AB52 and Section 106 consultation process with the City of Rolling Hills.

The City of Rolling Hills should be aware that the State of California's Native American Heritage Commission (NAHC) maintains a list of culturally affiliated Gabrielino Tongva Tribes for your area for a reason. It has been our experience as one of the designated Gabrielino Tongva Tribes that several cities within our tribal territory have been misled into believing that one particular Gabrielino tribe has sole jurisdiction over another. This particular issue is being carried out by a recently formed (2008) tribal group that has managed to abuse the AB52 process for their own benefit.

The AB52/Section 106 consultation process enables our Tribe to have an equal opportunity in future mitigation measures that the City of Rolling Hills may implement that affect Tribal Cultural Resources (TCR's), the Tribe would prefer to see language that enables our presence on-site during ground disturbance/excavation activity so that we may identify and assess the significance of any Tribal Cultural resource that may be encountered.

The Gabrielino Tongva Tribe looks forward to cooperating with the City of Rolling Hills as an equal partner in determining a rational approach to environmental compliance and establishing a fair and equal protocol for our tribal participation.

Sincerely,

Linda Candelaria
Co-Chairwoman
Gabrielino Tongva Tribe

Linda Candelaria, Councilwoman
Jerry Maldonado, Councilman

Vincent Holguin, Councilman
Charles Alvarez, Councilman
Jane Hussey, Councilwoman

GABRIELENO BAND OF MISSION INDIANS - KIZH NATION
Historically known as The San Gabriel Band of Mission Indians
recognized by the State of California as the aboriginal tribe of the Los Angeles basin

Adopt Mitigative Declaration Study / Mitigated Negative Declaration

September 5, 2019

City of Rolling Hills

2 Portuguese Bend Road

Rolling Hills, Ca 90274

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Linda Candelaria
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August 14, 2019

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Sincerely,

Linda Candelaria
Co-Chairwoman
Gabrielino Tongva Tribe

Linda Candelaria, Councilwoman
Jerry Maldonado, Councilman

Vincent Holguin, Councilman
Charles Alvarez, Councilman
Jane Hussey, Councilwoman

DRAFT MITIGATED NEGATIVE DECLARATION
PROPOSED SITE PLAN REVIEW
STORM HILL LANE ROAD MODIFICATION PROJECT

MITIGATION MONITORING AND REPORTING PROGRAM

PURPOSE: This section lists mitigation measures contained in the MND for the proposed Storm Hill Lane Road Construction Project. Mitigation measures are provided in the format of a Comprehensive Mitigation Monitoring and Reporting Plan to ensure compliance with State Public Resources Code §21086.6 which requires public agencies approving a project under CEQA to establish a program for monitoring and reporting on the adopted mitigation plan.

ADOPTION OF MITIGATION MEASURES: As part of deliberations concerning the proposed project, the Planning Commission will be required to consider adoption of the mitigation measures listed herein. The Planning Commission may add additional conditions. If the Planning Commission members approve the project, they will also be required to specify whether these mitigation measures are to be incorporated as formal conditions of project approval.

MONITORING AND REPORTING PROCEDURES: The Rolling Hills staff will be responsible for ensuring that adopted mitigation measures are implemented through all project phases, ensure that mitigation measures are satisfactorily monitored, and for reporting to the Planning Commission regarding progress in implementing the measures. The City Council, representing residents of the City, will in turn be responsible for (1) considering the reports submitted by staff, and (2) determining whether the measures are being implemented and enforced as intended in this Mitigation Monitoring and Reporting Plan. It is the responsibility of the City Staff to amend the mitigation measure(s) if necessary to achieve the intended environmental protections.

REGULATORY AND CODE COMPLIANCE STANDARDS: The Storm Hill Lane Road Construction Project will be subject to a number of uniform code requirements and standard conditions of approval, many of which have been established to safeguard environmental resources, and/or to promulgate environmental goals and objectives. If the proposed project is approved, compliance with these measures will be mandatory (not discretionary). As such, these measures do not conform to the strict definition of mitigation. Although regulatory standards and codes are not generally incorporated into this mitigation program, the City will be required to ensure that the project is in full compliance with all relevant requirements.

COMPILATION OF MITIGATION MEASURES: The following measures are proposed to eliminate, avoid or reduce potential environmental effects of project implementation that have been found to be potentially adverse. In addition, the relevant conditions of approval for the road imposed during the Subdivision process are also included in these mitigation measures. Other City's standard conditions will be included in the Resolution of Approval, should the project be approved. They may include, but not be limited to restricting hours of construction, adherence to the Storm Water Quality Management requirements and others.

42/53 17/28 154 167

STORM HILL LANE ROAD MODIFICATION PROJECT MND
MITIGATION MONITORING AND REPORTING PROGRAM

Project Approval Date: _____ **Project File Number:** ZONING CASE NO. 950

The following mitigation measures are being proposed to mitigate potentially significant impacts of the Storm Hill Lane Road and LLA Modification Project. These measures represent formal conditions of project approval, and City staff shall monitor progress in implementing these measures until it is determined that all measures have been fulfilled in accordance with their original purpose and intent. This monitoring form shall be available for public review and inspection, and final project clearance shall require that all verifications included in this form have been satisfactorily completed.

	MITIGATION MEASURES	VERIFICATION TIMING AND RESPONSIBILITY	VERIFICATION OF COMPLIANCE		
			AGENCY	SIGNATURE	DATE
	BIOLOGICAL RESOURCES				
BIO-1	Nesting Bird Avoidance: To avoid disturbance of nesting and special status birds, including raptor species protected by the MBTA and CFGC 3503 during activities related to the project including, but not limited to, ground disturbance, tree removal/trimming, vegetation clearing, and grading (i.e. land clearing activities), the applicant shall adhere to the following nesting bird avoidance procedures: • If construction must begin during the nesting bird season (February 1 through August 31), then a pre-construction nesting bird survey shall be conducted no more than seven days prior to initiation of ground disturbance and vegetation removal activities. • The nesting bird pre-construction survey shall be conducted on foot of the proposed road disturbance area, including a 100-foot buffer (300-foot for raptors), and in inaccessible areas (e.g., private lands) from afar using binoculars to the extent practicable. The survey shall be conducted by a qualified	**TIMING:** To be included in construction specifications. **RESPONSIBLE PARTY:** City of Rolling Hills and Storm Properties or designee			

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	biologist familiar with the identification of avian species known to occur in southern California communities. • The results of the pre-construction survey shall be provided to the City of Rolling Hills in a written report within 14 days of the completion of surveys. The report shall include date of the report, authors and affiliations, contact information, introduction, methods, study location (include map), results, discussion, and literature cited. • If active nests are found, an avoidance buffer (dependent upon the species, the proposed work activity, and existing disturbances associated with land uses outside of the project site) shall be determined and demarcated by the qualified biologist with bright orange construction fencing, flagging, construction lathe, or other means to mark the boundary. All construction personnel shall be notified as to the existence of the buffer zone and to avoid entering the buffer zone during the nesting season. No ground-disturbing activities shall occur inside this buffer until the qualified biologist has confirmed that breeding/nesting is completed, juveniles have fledged, and there is no evidence of a second attempt at nesting. Encroachment into the buffer shall occur only at the discretion of the qualified biologist in coordination with the City. • If ground or tree/vegetation- construction related activities are initiated between September and January 31, a pre-construction nesting bird survey is not required. However, if there is a period of construction inactivity of 2 weeks or more between February 1 and August 31 and ground or tree/vegetation-construction related activities remain, then a nesting bird survey shall be conducted by a qualified biologist.				
BIO-2	Palos Verdes Blue Butterfly Preconstruction Surveys: Prior to grading and construction, an approved biologist shall conduct surveys for locoweed and deerweed, host plants of Palos Verdes Blue Butterfly. If host plants are located, they shall be avoided. If avoidance is not possible, focused surveys shall be conducted to determine presence or absence of the butterfly species. This may include transect surveys during the adult	**TIMING:** To be included in construction specifications. **RESPONSIBLE PARTY:** City of Rolling Hills and			

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	flight period (January through May), and/or inspection of host plants for all life forms (egg, larva, pupa, and adult). If individuals of any life stage are detected during focused surveys, a permit for relocation shall be obtained from USFWS and they shall be relocated by a USFWS-permitted biologist before usance of a grading permit.	Storm Properties or designee			
	CULTURAL RESOURCES				
CR-1	Archaeological Monitoring: Prior to commencement of grading, the applicant shall retain a qualified archaeologist and arrange a pre-grading conference. The archaeologist shall be present at the pre-grading conference, shall establish procedures for archaeological resource surveillance, and shall establish, in cooperation with the applicant, procedures for temporarily halting or redirecting work to permit the sampling, identification, and evaluation of the artifacts as appropriate. Ground-disturbing construction activities (including grading, trenching, drilling with an auger greater than 3 feet in diameter, and other excavation) on the project site shall be monitored on a full-time basis by a qualified archaeologist. If additional or unexpected unique archaeological features are discovered during grading and other construction activities for the proposed road extension, the archaeologist shall report such findings to the project proponent and to the City Manager. If the archaeological resources are found to be significant, the qualified archaeologist shall determine appropriate action, in cooperation with the applicant, for exploration and/or salvage. The qualified archaeologist shall be retained at the expense of the applicant. The applicant shall comply with the actions recommended and approved by the City for the disposition, mitigation, or salvage of such material. These actions, as well as final mitigation and disposition of the resources, shall be subject to the approval of the City Manager. The City Manager's decision will be considered final unless an appeal is filed in accordance with Section 17.54 of the Rolling Hills Municipal Code. The applicant shall incur the cost of any professional investigation.	**TIMING:** Requirements to be included in construction bid documents. **RESPONSIBLE PARTY:** City of Rolling Hills and Storm Properties or designee			

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CR-2	Discovery of Human Remains: If human remains are found during project construction, the State of California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the county coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. In the event of a discovery of human remains, the Los Angeles County Coroner must be notified immediately. Work within a 100-foot radius of the find shall be halted until the Coroner has inspected the remains. If the human remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission, who will determine and notify a most likely descendant (MLD). The MLD shall complete the inspection of the site within 48 hours and provide recommendations to the landowner as to the treatment of the human remains. Work may not recommence within the location of the find until the Coroner has released the location or the treatment of the human remains has been completed (e.g., remains have been excavated to prevent further damage).	**TIMING:** Requirements to be included in construction bid documents. **RESPONSIBLE PARTY:** City of Rolling Hills and Storm Properties or designee			
	GEOLOGY AND SOILS				
GEO-1	**Paleontological Monitoring:** Ground-disturbing construction activities (including grading, trenching, drilling with an auger greater than 3 feet in diameter, and other excavation) on the project site shall be monitored on a full-time basis. Monitoring shall be supervised by a qualified paleontologist and shall be conducted by a qualified paleontological monitor, who is defined as an individual who meets the minimum qualifications per standards set forth by the Society of Vertebrate Paleontology (SVP 2010), which includes a B.S. or B.A. degree in geology or paleontology with one year of monitoring experience and knowledge of collection and salvage of paleontological resources. The duration and timing of the monitoring shall be determined by the qualified paleontologist. If the qualified paleontologist determines that full-time monitoring is no longer warranted, they may recommend reducing monitoring to periodic spot-checking or cease entirely. Monitoring would be reinstated if any new ground disturbances are	**TIMING:** To be included in construction specifications. **RESPONSIBLE PARTY:** City of Rolling Hills and Storm Properties or designee			

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	required and reduction or suspension would need to be reconsidered by the qualified paleontologist.				
GEO-2	A grading plan and soils report shall be submitted and approved prior to the reconstruction and extension of Storm Hill Lane.	**TIMING:** Project has been submitted to LA County Public Works and Building and Safety for review. **RESPONSIBLE PARTY:** City of Rolling Hills and Storm Properties or designee			
	RECREATIONAL				
REC-1	Applicants will be required to address the bridle trail location with the RHCA Board of Directors. The applicants must show if the location of Storms Ridge Trail as well as whether the existing bridle connections from Storms Ridge Trial to John's Canyon Trail located on Lot 1 and Lot 3 will be relocated or eliminated.	**TIMING:** To be included in construction specifications. **RESPONSIBLE PARTY:** City of Rolling Hills, RHCA and Storm Properties or designee			
	UTILITES/SERVICE SYSTEMS				
UTI-1	The RHCA Board of Directors will review/approve the proposed easement modifications, drainage services located in RHCA easements and the proposed road. If Storm Properties is requesting the road be accepted into the RHCA's road system additional approvals are required.	**TIMING:** To be included in construction specifications. **RESPONSIBLE PARTY:** City of Rolling Hills, RHCA and Storm Properties or designee			

TRIBAL CULTURAL RESOURCES					
TCR-1	The AB52/Section 106 consultation process enables the Tribe to have an equal opportunity in future mitigation measures that the City of Rolling Hills may implement that affect Tribal Cultural Resources. Tribal monitoring will occur on-site as requested during ground disturbance/excavation activity so that they may identify and assess the significance of any Tribal Cultural resource that may be encountered.	**TIMING:** To be included in construction specifications. **RESPONSIBLE PARTY:** City of Rolling Hills and Storm Properties or designee			
AIR QUALITY					
AQ-1	The property owners shall be required to conform with South Coast Air Quality Management District, Los Angeles County and local ordinances and engineering practices during construction by using dust control measures to stabilize the soil from wind erosion and reduce dust generated by construction activities. Said dust control measures shall include at a minimum, the following 1. Minimization of Disturbance. Construction contractors shall minimize the area disturbed by clearing, grading, earth moving, or excavation operations to prevent excessive amounts of dust; 2. Soil Treatment. Construction contractors shall treat all graded and excavated material, exposed soil areas, and active portions of the construction site, including unpaved on-site roadways to minimize fugitive dust. Treatment shall include, but not necessarily be limited to, periodic watering, application of environmentally safe soil stabilization materials, and/or roll compaction as appropriate. Watering shall be done as often as necessary, and at least twice daily, preferably in the late morning and after work is done for the day; 3. Soil Stabilization. Construction contractors shall monitor all graded and/or excavated inactive areas of the construction site at least weekly for dust stabilization. Soil stabilization methods,	**TIMING:** To be included in construction specifications. **RESPONSIBLE PARTY:** City of Rolling Hills, and Storm Properties or designee			

	such as water and roll compaction, and environmentally safe dust control materials, shall be applied to portions of the construction site that are inactive for over four days. If no further grading or excavation operations are planned for the area, the area shall be seeded and watered until landscape growth is evident, or periodically treated with environmentally safe dust suppressants, to prevent excessive fugitive dust; 4. No Grading During High Winds. Construction contractors shall stop all clearing, grading, earth moving, and excavation operations during periods of high winds (20 miles per hour or greater, as measured continuously over a one-hour period); and 5. Street Sweeping. Construction contractors shall sweep all on-site driveways and adjacent streets and roads at least once per day, preferably at the end of the day, if visible soil material is carried over to adjacent streets and roads				
	FIRE DEPARTMENT				
FD-1	In conjunction with the construction of the extension of Storm Hill Lane, all required fire hydrants shall be installed, tested and accepted by the Los Angeles County Fire Department prior to the reconstruction of Storm Hill Lane. Vehicular access shall be provided and maintained serviceable throughout construction.	**TIMING:** Project has been submitted to the Fire Department for review. **RESPONSIBLE PARTY:** City of Rolling Hills, and Storm Properties or designee			
FD-2	In conjunction with the construction of the extension of Storm Hill Lane, all existing fire hydrants on Storm Hill Lane shall be retrofitted to comply with Conditions 59(a) and (b) (listed below) of Resolution 894. • The required fire flow for public fire hydrants at this location is 1250 gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand. One hydrant flowing simultaneously shall be used to achieve the required fire flow. • One public/private fire hydrant shall be upgraded unless fire flow meets Fire Department requirement. The upgrade shall not	**TIMING:** Project has been submitted to the Fire Department for review. **RESPONSIBLE PARTY:** City of Rolling Hills, and Storm Properties or designee			

	be necessary if existing hydrant(s) meet(s) fire flow requirements. An original water availability form shall be submitted to the Los Angeles County Fire Department.				
FD-3	In conjunction with the construction of the extension of Storm Hill Lane, all hydrants shall be installed in conformance with Title 20, Los Angeles County Government Code or appropriate City regulations. This installation shall include minimum six-inch diameter mains, or as otherwise required by the appropriate agencies. Arrangements to meet these requirements shall be made with the water purveyor and Fire Department serving the area.	**TIMING:** Project has been submitted to the Fire Department for review. **RESPONSIBLE PARTY:** City of Rolling Hills, and Storm Properties or designee			

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COUNTY OF LOS ANGELES
FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE
LOS ANGELES, CALIFORNIA 90063-3294
(323) 881-2401
www.fire.lacounty.gov

"Proud Protectors of Life, Property, and the Environment"

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FORESTER & FIRE WARDEN

BOARD OF SUPERVISORS

HILDA L. SOLIS
FIRST DISTRICT

MARK RIDLEY-THOMAS
SECOND DISTRICT

SHEILA KUEHL
THIRD DISTRICT

JANICE HAHN
FOURTH DISTRICT

KATHRYN BARGER
FIFTH DISTRICT

RECEIVED
OCT 02 2019
City of Rolling Hills
By

September 26, 2019

Yolanta Schwartz, Planning Director
City of Rolling Hills
Planning Department
2 Portuguese Bend Road
Rolling Hills, CA 90274

Dear Ms. Schwartz:

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION, "4 STORM HILL LANE," WOULD LIKE TO CONSTRUCT AN ACCESS ROAD FOR THREE VACANT PARCELS ON A FOUR-LOT SUBDIVISION, THE CONSTRUCTION WOULD ENTAIL A 564' LONG ACCESS ROAD REQUIRING 2,800 C.Y. OF CUT AND FILL TOTAL, OTHER THAN THE PRIVATE ROAD, NO NEW DEVELOPMENT IS PROPOSED WITH THIS APPLICATION, THE REQUEST ALSO INCLUDES A LOT LINE ADJUSTMENT BETWEEN THE FOUR PARCELS OF LAND, LOCATED AT 4 STORM HILL LANE, ROLLING HILLS, FFER 2019005171

The Notice of Intent to Adopt a Mitigated Negative Declaration has been reviewed by the Planning Division, Land Development Unit, Forestry Division, and Health Hazardous Materials Division of the County of Los Angeles Fire Department.

The following are their comments:

PLANNING DIVISION:

We have no comments.

For any questions regarding this response, please contact Loretta Bagwell, Planning Analyst, at (323) 881-2404 or Loretta.Bagwell@fire.lacounty.gov.

LAND DEVELOPMENT UNIT:

The proposed project does not propose construction of structures at this time. Future development of lots 2, 3, and 4 shall comply with all applicable code and ordinance requirements for construction, access, water main, fire flows, and fire hydrants.

The proposed private road shall provide a minimum access width of not less than 26 feet, clear to sky and unobstructed.

The cul-de-sac shall comply with the Department of Public Works Standard for cul-de-sac design.

Should any questions arise regarding subdivision, water systems, or access, please contact the County of Los Angeles Fire Department Land Development Unit's Inspector Nancy Rodeheffer at (323)890-4243.

The County of Los Angeles Fire Department's Land Development Unit appreciate the opportunity on comment on this project.

FORESTRY DIVISION – OTHER ENVIRONMENTAL CONCERNS:

The statutory responsibilities of the County of Los Angeles Fire Department's Forestry Division include erosion control, watershed management, rare and endangered species, vegetation, fuel modification for Very High Fire Hazard Severity Zones, archeological and cultural resources, and the County Oak Tree Ordinance. Potential impacts in these areas should be addressed.

Under the Los Angeles County Oak tree Ordinance, a permit is required to cut, destroy, remove, relocate, inflict damage or encroach into the protected zone of any tree of the Oak genus which is 25 inches or more in circumference (eight inches in diameter), as measured 4 1/2 feet above mean natural grade.

If Oak trees are known to exist in the proposed project area further field studies should be conducted to determine the presence of this species on the project site.

The County of Los Angeles Fire Department's Forestry Division has no further comments regarding this project.

For any questions regarding this response, please contact Forestry Assistant, Joseph Brunet at (818) 890-5719.

HEALTH HAZARDOUS MATERIALS DIVISION:

The Health Hazardous Materials Division of the Los Angeles County Fire Department has no comments or requirements for the project at this time.

Please contact HHMD senior typist-clerk, Perla Garcia at (323) 890-4035 or Perla.garcia@fire.lacounty.gov if you have any questions.

If you have any additional questions, please contact this office at (323) 890-4330

Very truly yours,

MICHAEL Y. TAKESHITA, ACTING CHIEF, FORESTRY DIVISION
PREVENTION SERVICES BUREAU

MYT:ac

Fourth Amendment to Subdivision Improvement Agreement

This Fourth Amendment to Subdivision Improvement Agreement ("Fourth Amendment"), effective _____, 2020, is between the City of Rolling Hills, a municipal corporation ("City"), and Jane Alexandra Storm, Claudia Storm Bird, Storm Industries, Inc., John McGovern, and Elizabeth McGovern (the "Subdividers"), whose addresses are set forth in the amended Subdivision Reference Data attached hereto as Schedule A, as of the date set forth below.

RECITALS

A. The City and Subdividers entered into a Subdivision Improvements Agreement dated June 8, 2005, which was recorded on June 12, 2007 as document number 20071416757 ("Improvement Agreement").

B. The City and Subdividers amended the Improvement Agreement in 2008, 2010, and 2015.

C. The Improvement Agreement, as amended, requires the Subdividers to construct an access road to the newly subdivided lots.

D. The Subdividers desire to change the plan for the access road to shorten the length of the road and reduce potential environmental impacts and costs.

E. The City desires to help facilitate the proposed change to the required access road.

F. The parties therefore desire to modify the Improvement Agreement by this Fourth Amendment to reflect the proposed changes to the required access road.

AMENDMENTS

1. Schedules

Schedule A through E and Exhibit A-1 of the amended Improvement Agreement are hereby replaced in their entirety with the new Schedule A through E and Exhibit A-1 that are attached to this Fourth Amendment.

2. Section 2. <u>TIME OF PERFORMANCE</u> shall be amended as follows:

Subdividers shall complete the Improvements, as specified in Schedule A through E, not later than June 8, 2021 or upon development of any one of the building sites of the Subdivisions, whichever comes first.

3. No Other Changes

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

[Signatures on Following Page]

City

CITY OF ROLLING HILLS,
a municipal corporation

By: _____

Its: _____

Date: _____

Approved as to form:

By: _____

Its: _____

Date: _____

Attest by: City Clerk

_____

Date: _____

Subdividers

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

By: _____

Date: _____

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

By: _____

Date: _____

STORM INDUSTRIES, INC.

By: _____

Its: _____

Date: _____

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

By: _____

Date: _____

By: _____

Date: _____

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

STATE OF CALIFORNIA)
COUNTY OF _____)

On _____, 2020 before me, _____, Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(seal)

Signature:_____

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

STATE OF CALIFORNIA)
COUNTY OF _____)

On _____, 2020 before me, _____, Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(seal)

Signature:_____

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

STATE OF CALIFORNIA)
COUNTY OF _____)

On _____, 2020 before me, _____, Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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WITNESS my hand and official seal.

(seal)

Signature:_____

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

STATE OF CALIFORNIA)
COUNTY OF _____)

On _____, 2020 before me, _____, Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(seal)

Signature:_____

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

STATE OF CALIFORNIA)
COUNTY OF _____)

On _____, 2020 before me, _____, Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(seal)

Signature:_____

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

STATE OF CALIFORNIA)
COUNTY OF _____)

On _____, 2020 before me, _____, Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(seal)

Signature:_____

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

STATE OF CALIFORNIA)
COUNTY OF _____)

On _____, 2020 before me, _____, Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(seal)

Signature:_____

SCHEDULE A

CITY OF ROLLING HILLS
LOS ANGELES COUNTY, CALIFORNIA

SUBDIVISION REFERENCE DATA
UNDERGROUNDING OF UTILITIES

FINAL PARCEL MAP NO. 26356

SUBDIVIDERS: Jane Alexandra Storm, Claudia Storm Bird, Storm Industries, Inc., John McGovern and Elizabeth McGovern.

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

CITY COUNCIL RESOLUTION OF APPROVAL NO. 894

SPECIFICATION: PER DEVELOPMENT PLAN DATED OCTOBER 8, 2019

DESCRIPTION OF WORK:

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

ESTIMATED COSTS:

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

EFFECTIVE DATE OF AGREEMENT: June 8, 2005

COMPLETION PERIOD: Not later than June 8, 2021 or upon development of any one of the building sites of the Subdivision, whichever comes first.

FORM OF SECURITY: SURETY BOND

SCHEDULE B

CITY OF ROLLING HILLS
LOS ANGELES COUNTY, CALIFORNIA

SUBDIVISION REFERENCE DATA
MONUMENTATION

FINAL PARCEL MAP NO. 26356

SUBDIVIDERS: Jane Alexandra Storm, Claudia Storm Bird, Storm Industries, Inc., John McGovern and Elizabeth McGovern.

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

CITY COUNCIL RESOLUTION OF APPROVAL NO. 894

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

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

ESTIMATED COSTS:

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

EFFECTIVE DATE OF AGREEMENT: June 8, 2005

COMPLETION PERIOD: Not later than June 8, 2021 or upon development of any one of the building sites of the Subdivision, whichever comes first.

FORM OF SECURITY: SURETY BOND

SCHEDULE C

CITY OF ROLLING HILLS
LOS ANGELES COUNTY, CALIFORNIA

SUBDIVISION REFERENCE DATA
ROAD CONSTRUCTION –STORM HILL LANE

FINAL PARCEL MAP NO. 26356

SUBDIVIDERS: Jane Alexandra Storm, Claudia Storm Bird, Storm Industries, Inc., John McGovern and Elizabeth McGovern.

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

CITY COUNCIL RESOLUTION OF APPROVAL NO. 894

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

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

ESTIMATED COSTS:

FAITHFUL PERFORMANCE	$127,839.00
PAYMENT TO CONTRACTORS	$63,920.00
EFFECTIVE DATE OF AGREEMENT:	June 8, 2005

COMPLETION PERIOD:	Not later than June 8, 2021 or upon development of any one of the building sites of the Subdivision, whichever comes first.
FORM OF SECURITY:	SURETY BOND

SCHEDULE D

CITY OF ROLLING HILLS
LOS ANGELES COUNTY, CALIFORNIA

SUBDIVISION REFERENCE DATA
WATER MAIN EXTENSION AND FIRE HYDRANT

FINAL PARCEL MAP NO. 26356

SUBDIVIDERS: Jane Alexandra Storm, Claudia Storm Bird, Storm Industries, Inc., John McGovern and Elizabeth McGovern.

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

CITY COUNCIL RESOLUTION OF APPROVAL NO. 894

SPECIFICATION: PER DEVELOPMENT PLAN DATED OCTOBER 8, 2019

DESCRIPTION OF WORK:

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

ESTIMATED COSTS:

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

EFFECTIVE DATE OF AGREEMENT: June 8, 2005

COMPLETION PERIOD: Not later than June 8, 2021 or upon development of any one of the building sites of the Subdivision, whichever comes first.

FORM OF SECURITY: SURETY BOND

SCHEDULE E

CITY OF ROLLING HILLS
LOS ANGELES COUNTY, CALIFORNIA

SUBDIVISION REFERENCE DATA
CORRECTIVE GEOLOGY

FINAL PARCEL MAP NO. 26356

SUBDIVIDERS: Jane Alexandra Storm, Claudia Storm Bird, Storm Industries, Inc., John McGovern and Elizabeth McGovern.

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

CITY COUNCIL RESOLUTION OF APPROVAL NO. 894

SPECIFICATION: PER DEVELOPMENT PLAN DATED OCTOBER 8, 2019

DESCRIPTION OF WORK:

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

ESTIMATED COSTS:

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

EFFECTIVE DATE OF AGREEMENT: June 8, 2005

COMPLETION PERIOD: Not later than June 8, 2021 or upon development of any one of the building sites of the Subdivision, whichever comes first.

FORM OF SECURITY: SURETY BOND

LEGAL DESCRIPTION

EXHIBIT A-1

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

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

APN: 7570-024-014

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

APN: 7570-024-015

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

APN: 7570-024-016

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

APN: 7570-024-017

PRECISE GRADING AND PRIVATE ROADWAY PLANS
FOR
STORM HILL LANE
ROLLING HILLS, CA 90274

GENERAL NOTES:

1. ALL GRADING AND CONSTRUCTION SHALL CONFORM TO THE 2017 COUNTY OF LOS ANGELES BUILDING CODES AND THE STATE MODEL WATER EFFICIENCY LANDSCAPE ORDINANCE UNLESS SPECIFICALLY NOTED ON THESE PLANS.
2. ANY MODIFICATIONS OF OR CHANGES TO APPROVED GRADING PLANS MUST BE APPROVED BY THE BUILDING OFFICIAL.
3. NO GRADING SHALL BE STARTED WITHOUT FIRST NOTIFYING THE BUILDING OFFICIAL. A PRE-GRADING MEETING AT THE SITE IS REQUIRED BEFORE THE START OF THE GRADING WITH THE FOLLOWING PEOPLE PRESENT: OWNER, GRADING CONTRACTOR, DESIGN CIVIL ENGINEER, SOILS ENGINEER, GEOLOGIST, COUNTY GRADING INSPECTOR(S) OR THEIR REPRESENTATIVES, AND WHEN REQUIRED THE ARCHEOLOGIST OR OTHER JURISDICTIONAL AGENCIES. PERMITTEE OR HIS AGENT ARE RESPONSIBLE FOR ARRANGING PRE-GRADE MEETING AND MUST NOTIFY THE BUILDING OFFICIAL AT LEAST TWO BUSINESS DAYS PRIOR TO PROPOSED PRE-GRADE MEETING.
4. APPROVAL OF THESE PLANS REFLECT SOLELY THE REVIEW OF PLANS IN ACCORDANCE WITH THE COUNTY OF LOS ANGELES BUILDING CODES AND DOES NOT REFLECT ANY POSITION BY THE COUNTY OF LOS ANGELES OR THE DEPARTMENT OF PUBLIC WORKS REGARDING THE STATUS OF ANY TITLE ISSUES RELATING TO THE LAND ON WHICH THE IMPROVEMENTS MAY BE CONSTRUCTED. ANY DISPUTES RELATING TO TITLE ARE SOLELY A PRIVATE MATTER NOT INVOLVING THE COUNTY OF LOS ANGELES OR THE DEPARTMENT OF PUBLIC WORKS.
5. ALL GRADING AND CONSTRUCTION ACTIVITIES SHALL COMPLY WITH THE CITY OF ROLLING HILLS CODE THAT CONTROLS AND RESTRICTS NOISE FROM THE USE OF CONSTRUCTION AND GRADING EQUIPMENT FROM THE HOURS OF 6:00 PM TO 7:00 AM, AND ON SUNDAYS AND HOLIDAYS. (MORE RESTRICTIVE CONSTRUCTION ACTIVITY TIMES MAY GOVERN, AS REQUIRED BY THE DEPARTMENT OF REGIONAL PLANNING AND SHOULD BE SHOWN ON THE GRADING PLANS WHEN APPLICABLE.)
6. CALIFORNIA PUBLIC RESOURCES CODE (SECTION 5097.98) AND HEALTH AND SAFETY CODE (SECTION 7050.5) ADDRESS THE DISCOVERY AND DISPOSITION OF HUMAN REMAINS. IN THE EVENT OF DISCOVERY OR RECOGNITION OF ANY HUMAN REMAINS IN ANY LOCATION OTHER THAN A DEDICATED CEMETERY, THE LAW REQUIRES THAT GRADING IMMEDIATELY STOPS AND NO FURTHER EXCAVATION OR DISTURBANCE OF THE SITE, OR ANY NEARBY AREA WHERE HUMAN REMAINS MAY BE LOCATED, OCCUR UNTIL THE FOLLOWING HAS BEEN MEASURES HAVE BEEN TAKEN:
   a. THE COUNTY CORONER HAS BEEN INFORMED AND HAS DETERMINED THAT NO INVESTIGATION OF THE CAUSE OF DEATH IS REQUIRED, AND
   b. IF THE REMAINS ARE OF NATIVE AMERICAN ORIGIN, THE DESCENDANTS FROM THE DECEASED NATIVE AMERICANS HAVE MADE A RECOMMENDATION FOR THE MEANS OF TREATING OR DISPOSING, WITH APPROPRIATE DIGNITY, OF THE HUMAN REMAINS AND ANY ASSOCIATED GRAVE GOODS.
7. THE LOCATION AND PROTECTION OF ALL UTILITIES IS THE RESPONSIBILITY OF THE PERMITTEE.
8. ALL EXPORT OF MATERIAL FROM THE SITE MUST GO TO A PERMITTED SITE APPROVED BY THE BUILDING OFFICIAL OR A LEGAL DUMPSITE. RECEIPTS FOR ACCEPTANCE OF EXCESS MATERIAL BY A DUMPSITE ARE REQUIRED AND MUST BE PROVIDED TO THE BUILDING OFFICIAL UPON REQUEST.
9. A COPY OF THE GRADING PERMIT AND APPROVED GRADING PLANS MUST BE IN THE POSSESSION OF A RESPONSIBLE PERSON AND AVAILABLE AT THE SITE AT ALL TIMES.
10. SITE BOUNDARIES, EASEMENTS, DRAINAGE DEVICES, RESTRICTED USE AREAS SHALL BE LOCATED PER CONSTRUCTION STAKING BY FIELD ENGINEER OR LICENSED SURVEYOR. PRIOR TO GRADING, AS REQUESTED BY THE BUILDING OFFICIAL, ALL PROPERTY LINES, EASEMENTS, AND RESTRICTED USE AREAS SHALL BE STAKED.
11. NO GRADING OR CONSTRUCTION SHALL OCCUR WITHIN THE PROTECTED ZONE OF ANY OAK TREE AS REQUIRED PER TITLE CHAPTER 22.56 OF THE COUNTY OF LOS ANGELES ZONING CODE. THE PROTECTED ZONE SHALL MEAN THAT AREA WITHIN THE DRIP LINE OF AN OAK TREE EXTENDING THERE FROM A POINT AT LEAST FIVE FEET OUTSIDE THE DRIP LINE, OR 15 FEET FROM THE TRUNK(S) OF A TREE, WHICHEVER IS GREATER.
12. THE STANDARD RETAINING WALL DETAILS SHOWN ON THE GRADING PLANS ARE FOR REFERENCE ONLY. STANDARD RETAINING WALLS ARE NOT CHECKED, PERMITTED, OR INSPECTED PER THE GRADING PERMIT. A SEPARATE RETAINING WALL PERMIT IS REQUIRED FOR ALL STANDARD RETAINING WALLS.

    NOTE: THIS NOTE ONLY APPLIES TO STANDARD RETAINING WALLS. GEOGRID FABRIC AND SEGMENTAL RETAINING WALLS DO NOT REQUIRE A SEPARATE RETAINING WALL PERMIT. DETAILS AND CONSTRUCTION NOTES FOR ALL GEOGRID WALLS MUST BE ON THE GRADING PLAN.
13. A PREVENTIVE PROGRAM TO PROTECT THE SLOPES FROM POTENTIAL DAMAGE FROM BURROWING RODENTS IS REQUIRED PER SECTION J101.8 OF THE COUNTY OF LOS ANGELES BUILDING CODE. OWNER IS TO INSPECT SLOPES PERIODICALLY FOR EVIDENCE OF BURROWING RODENTS AND A FIRST EVIDENCE OF THEIR EXISTENCE SHALL EMPLOY AN EXTERMINATOR FOR THEIR REMOVAL.
14. WHERE A GRADING PERMIT IS ISSUED AND THE BUILDING OFFICIAL DETERMINES THAT THE GRADING WILL NOT BE COMPLETED PRIOR TO NOVEMBER 1, THE OWNER OF THE SITE ON WHICH THE GRADING IS BEING PERFORMED SHALL, ON OR BEFORE OCTOBER 1, FILE OR CAUSE TO BE FILED WITH THE BUILDING OFFICIAL AN ESCP PER SECTION J110.8.3 OF THE COUNTY OF LOS ANGELES BUILDING CODE.
15. TRANSFER OF RESPONSIBILITY: IF THE FIELD ENGINEER, THE SOILS ENGINEER, OR THE ENGINEERING GEOLOGIST OF RECORD IS CHANGED DURING GRADING, THE WORK SHALL BE STOPPED UNTIL THE REPLACEMENT HAS AGREED IN WRITING TO ACCEPT THEIR RESPONSIBILITY WITHIN THE AREA OF TECHNICAL COMPETENCE FOR APPROVAL UPON COMPLETION OF THE WORK. IT SHALL BE THE DUTY OF THE PERMITTEE TO NOTIFY THE BUILDING OFFICIAL IN WRITING OF SUCH CHANGE PRIOR TO THE RECOMMENCEMENT OF SUCH GRADING.

INSPECTION NOTES:

16. THE PERMITTEE OR HIS AGENT SHALL NOTIFY THE BUILDING OFFICIAL AT LEAST ONE WORKING DAY IN ADVANCE OF REQUIRED INSPECTIONS AT FOLLOWING STAGES OF THE WORK: (SECTION J105.7 OF THE BUILDING CODE.)
    a. PRE-GRADE – BEFORE THE START OF ANY EARTH DISTURBING ACTIVITY OR CONSTRUCTION.
    b. INITIAL – WHEN THE SITE HAS BEEN CLEARED OF VEGETATION AND UNAPPROVED FILL HAS BEEN SCARIFIED, BENCHED OR OTHERWISE PREPARED FOR FILL. FILL SHALL NOT BE PLACED PRIOR TO THIS INSPECTION. NOTE: PRIOR TO ANY CONSTRUCTION ACTIVITIES, INCLUDING GRADING, ALL STORM WATER POLLUTION PREVENTION MEASURES INCLUDING EROSION CONTROL DEVICES WHICH CONTAIN SEDIMENTS MUST BE INSTALLED.
    c. ROUGH – WHEN APPROXIMATE FINAL ELEVATIONS HAVE BEEN ESTABLISHED; DRAINAGE TERRACES, SWALES AND BERMS INSTALLED AT THE TOP OF THE SLOPE; AND THE STATEMENTS REQUIRED IN THIS SECTION HAVE BEEN RECEIVED.
    d. FINAL –WHEN GRADING HAS BEEN COMPLETED; ALL DRAINAGE DEVICES INSTALLED; SLOPE PLANTING ESTABLISHED, IRRIGATION SYSTEMS INSTALLED AND THE AS-BUILT PLANS, REQUIRED STATEMENTS, AND REPORTS HAVE BEEN SUBMITTED AND APPROVED.
17. IN ADDITION TO THE INSPECTION REQUIRED BY THE BUILDING OFFICIAL FOR GRADING, REPORTS AND STATEMENTS SHALL BE SUBMITTED TO THE BUILDING OFFICIAL IN ACCORDANCE WITH SECTION J105 OF THE COUNTY OF LOS ANGELES BUILDING CODE.
18. UNLESS OTHERWISE DIRECTED BY THE BUILDING OFFICIAL, THE FIELD ENGINEER FOR ALL ENGINEERED GRADING PROJECTS SHALL PREPARE ROUTINE INSPECTION REPORTS AS REQUIRED UNDER SECTION J105.11 OF THE COUNTY OF LOS ANGELES BUILDING CODE. THESE REPORTS, KNOWN AS "REPORT OF GRADING ACTIVITIES", SHALL BE SUBMITTED TO THE BUILDING OFFICIAL AS FOLLOWS:
    1. BI-WEEKLY DURING ALL TIMES WHEN GRADING OF 400 CUBIC YARDS OR MORE PER WEEK IS OCCURRING ON THE SITE;
    2. MONTHLY, AT ALL OTHER TIMES; AND
    3. AT ANY TIME WHEN REQUESTED IN WRITING BY THE BUILDING OFFICIAL.

    SUCH "REPORT OF GRADING ACTIVITIES" SHALL CERTIFY TO THE BUILDING OFFICIAL THAT THE FIELD ENGINEER HAS INSPECTED THE GRADING SITE AND RELATED ACTIVITIES AND HAS FOUND THEM IN COMPLIANCE WITH THE APPROVED GRADING PLANS AND SPECIFICATIONS, THE BUILDING CODE, ALL GRADING PERMIT CONDITIONS, AND ALL OTHER APPLICABLE ORDINANCES AND REQUIREMENTS. THIS FORM IS AVAILABLE AT THE FOLLOWING WEBSITE HTTP://DPW.LACOUNTY.GOV/BSD/DG/DEFAULT.ASPX. "REPORT OF GRADING ACTIVITIES" MAY BE SCANNED AND UPLOADED AT THE WEBSITE OR FAXED TO (310) 530-5482. FAILURE TO PROVIDE REQUIRED INSPECTION REPORTS WILL RESULT IN A "STOP WORK ORDER."
19. ALL GRADED SITES MUST HAVE DRAINAGE SWALES, BERMS, AND OTHER DRAINAGE DEVICES INSTALLED PRIOR TO ROUGH GRADING APPROVAL PER SECTION J105.7 OF THE COUNTY OF LOS ANGELES BUILDING CODE.
20. THE GRADING CONTRACTOR SHALL SUBMIT THE STATEMENT TO THE GRADING INSPECTOR AS REQUIRED BY SECTION J105.12 OF THE COUNTY OF LOS ANGELES BUILDING CODE AT THE COMPLETION OF ROUGH GRADING.
21. FINAL GRADING MUST BE APPROVED BEFORE OCCUPANCY OF BUILDINGS WILL BE ALLOWED PER SECTION J105 OF THE COUNTY OF LOS ANGELES BUILDING CODE.

DRAINAGE NOTES:

22. ROOF DRAINAGE MUST BE DIVERTED FROM GRADED SLOPES.
23. PROVISIONS SHALL BE MADE FOR CONTRIBUTORY DRAINAGE AT ALL TIMES.
24. NOT USED.
25. ALL STORM DRAIN WORK IS TO BE DONE UNDER CONTINUOUS INSPECTION BY THE FIELD ENGINEER. STATUS REPORTS REQUIRED UNDER NOTE 18 AND SECTION J105.11 OF THE COUNTY OF LOS ANGELES BUILDING CODE SHALL INCLUDE INSPECTION INFORMATION AND REPORTS ON THE STORM DRAIN INSTALLATION.

AGENCY NOTES:

26. AN ENCROACHMENT PERMIT FROM COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS IS REQUIRED FOR ALL WORK WITHIN OR AFFECTING ROAD RIGHT OF WAY. ALL WORK WITHIN ROAD RIGHT OF WAY SHALL CONFORM TO COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS ENCROACHMENT PERMIT.
27. NOT USED.
28. NOT USED.
29. NOT USED.
30. ALL CONSTRUCTION/DEMOLITION, GRADING, AND STORAGE OF BULK MATERIALS MUST COMPLY WITH THE LOCAL AQMD RULE 403 FOR FUGITIVE DUST. INFORMATION ON RULE 403 IS AVAILABLE AT AQMD'S WEBSITE HTTP://WWW.AVAQMD.COM.

GENERAL GEOTECHNICAL NOTES:

31. ALL WORK MUST BE IN COMPLIANCE WITH THE RECOMMENDATIONS INCLUDED IN THE GEOTECHNICAL CONSULTANT'S REPORT(S) AND THE APPROVED GRADING PLANS AND SPECIFICATIONS.
32. GRADING OPERATIONS MUST BE CONDUCTED UNDER PERIODIC INSPECTIONS BY THE GEOTECHNICAL CONSULTANTS WITH MONTHLY INSPECTION REPORTS TO BE SUBMITTED TO THE GEOLOGY AND SOILS SECTION. (900 S. FREMONT, ALHAMBRA CA 91803 – 3RD FLOOR)
33. THE SOIL ENGINEER SHALL PROVIDE SUFFICIENT INSPECTIONS DURING THE PREPARATION OF THE NATURAL GROUND AND THE PLACEMENT AND COMPACTION OF THE FILL TO BE SATISFIED THAT THE WORK IS BEING PERFORMED IN ACCORDANCE WITH THE PLAN AND APPLICABLE CODE REQUIREMENTS.
34. ROUGH GRADING MUST BE APPROVED BY A FINAL ENGINEERING GEOLOGY AND SOILS ENGINEERING REPORT. AN AS-BUILT GEOLOGIC MAP MUST BE INCLUDED IN THE FINAL GEOLOGY REPORT. PROVIDE A FINAL REPORT STATEMENT THAT VERIFIES WORK WAS DONE IN ACCORDANCE WITH REPORT RECOMMENDATIONS AND CODE PROVISIONS (SECTION J105.12 OF THE COUNTY OF LOS ANGELES BUILDING CODE). THE FINAL REPORT(S) MUST BE SUBMITTED TO THE GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION FOR REVIEW AND APPROVAL.
35. NOT USED.
36. NOT USED.

FILL NOTES:

37. ALL FILL SHALL BE COMPACTED TO THE FOLLOWING MINIMUM RELATIVE COMPACTION CRITERIA:
    a. 90 PERCENT OF MAXIMUM DRY DENSITY WITHIN 40 FEET BELOW FINISH GRADE.
    b. 93 PERCENT OF MAXIMUM DRY DENSITY DEEPER THAN 40 FEET BELOW FINISH GRADE, UNLESS A LOWER RELATIVE COMPACTION (NOT LESS THAN 90 PERCENT OF MAXIMUM DRY DENSITY) IS JUSTIFIED BY THE GEOTECHNICAL ENGINEER.
    THE RELATIVE COMPACTION SHALL BE DETERMINED BY A.S.T.M. SOIL COMPACTION TEST D1557-91 WHERE APPLICABLE: WHERE NOT APPLICABLE, A TEST ACCEPTABLE TO THE BUILDING OFFICIAL SHALL BE USED. (SECTION J107.5 OF THE COUNTY OF LOS ANGELES BUILDING CODE).
    c. 95 PERCENT OF MAXIMUM DRY DENSITY IS REQUIRED FOR ALL FIRE LANES UNLESS OTHERWISE APPROVED BY THE FIRE DEPARTMENT.
38. FIELD DENSITY SHALL BE DETERMINED BY A METHOD ACCEPTABLE TO THE BUILDING OFFICIAL. (SECTION J107.5 OF THE COUNTY OF LOS ANGELES BUILDING CODE.) HOWEVER, NOT LESS THAN 10% OF THE REQUIRED DENSITY TEST, UNIFORMLY DISTRIBUTED, AND SHALL BE OBTAINED BY THE SAND CONE METHOD.
39. SUFFICIENT TESTS OF THE FILL SOILS SHALL BE MADE TO DETERMINE THE RELATIVE COMPACTION OF THE FILL IN ACCORDANCE WITH THE FOLLOWING MINIMUM GUIDELINES:
    a. ONE TEST FOR EACH TWO-FOOT VERTICAL LIFT.
    b. ONE TEST FOR EACH 1,000 CUBIC YARDS OF MATERIAL PLACED.
    c. ONE TEST AT THE LOCATION OF THE FINAL FILL SLOPE FOR EACH BUILDING SITE (LOT) IN EACH FOUR-FOOT VERTICAL LIFT OR PORTION THEREOF.
    d. ONE TEST IN THE VICINITY OF EACH BUILDING PAD FOR EACH FOUR-FOOT VERTICAL LIFT OR PORTION THEREOF.
40. SUFFICIENT TESTS OF FILL SOILS SHALL BE MADE TO VERIFY THAT THE SOIL PROPERTIES COMPLY WITH THE DESIGN REQUIREMENTS, AS DETERMINED BY THE SOIL ENGINEER INCLUDING SOIL TYPES, SHEAR STRENGTHS PARAMETERS AND CORRESPONDING UNIT WEIGHTS IN ACCORDANCE WITH THE FOLLOWING GUIDELINES:
    a. PRIOR AND SUBSEQUENT TO PLACEMENT OF THE FILL, SHEAR TESTS SHALL BE TAKEN ON EACH TYPE OF SOIL OR SOIL MIXTURE TO BE USED FOR ALL FILL SLOPES STEEPER THAN THREE (3) HORIZONTAL TO ONE VERTICAL.
    b. SHEAR TEST RESULTS FOR THE PROPOSED FILL MATERIAL MUST MEET OR EXCEED THE DESIGN VALUES USED IN THE GEOTECHNICAL REPORT TO DETERMINE SLOPE STABILITY REQUIREMENTS. OTHERWISE, THE SLOPE MUST BE REEVALUATED USING THE ACTUAL SHEAR TEST VALUE OF THE FILL MATERIAL THAT IS IN PLACE.
    c. FILL SOILS SHALL BE FREE OF DELETERIOUS MATERIALS.

FILL NOTES (CONTINUED):

41. FILL SHALL NOT BE PLACED UNTIL STRIPPING OF VEGETATION, REMOVAL OF UNSUITABLE SOILS, AND INSTALLATION OF SUBDRAIN (IF ANY) HAVE BEEN INSPECTED AND APPROVED BY THE SOIL ENGINEER. THE BUILDING OFFICIAL MAY REQUIRE A "STANDARD TEST METHOD FOR MOISTURE, ASH, ORGANIC MATTER, PEAT OR OTHER ORGANIC SOILS" ASTM D-2974-87 ON ANY SUSPECT MATERIAL. DETRIMENTAL AMOUNTS OF ORGANIC MATERIAL SHALL NOT BE PERMITTED IN FILLS. SOIL CONTAINING SMALL AMOUNTS OF ROOTS MAY BE ALLOWED PROVIDED THAT THE ROOTS ARE IN A QUANTITY AND DISTRIBUTED IN A MANNER THAT WILL NOT BE DETRIMENTAL TO THE FUTURE USE OF THE SITE AND THE SOILS ENGINEER APPROVES THE USE OF SUCH MATERIAL.
42. ROCK OR SIMILAR MATERIAL GREATER THAN 12 INCHES IN DIAMETER SHALL NOT BE PLACED IN THE FILL UNLESS RECOMMENDATIONS FOR SUCH PLACEMENT HAVE BEEN SUBMITTED BY THE SOIL ENGINEER AND APPROVED IN ADVANCE BY THE BUILDING OFFICIAL. LOCATION, EXTENT, AND ELEVATION OF ROCK DISPOSAL AREAS MUST BE SHOWN ON AN "AS BUILT" GRADING PLAN.
43. CONTINUOUS INSPECTION BY THE SOIL ENGINEER, OR A RESPONSIBLE REPRESENTATIVE, SHALL BE PROVIDED DURING ALL FILL PLACEMENT AND COMPACTION OPERATIONS WHERE FILLS HAVE A DEPTH GREATER THAN 30 FEET OR SLOPE SURFACE STEEPER THAN 2:1. (SECTION J107.8 OF THE COUNTY OF LOS ANGELES BUILDING CODE)
44. CONTINUOUS INSPECTION BY THE SOIL ENGINEER, OR A RESPONSIBLE REPRESENTATIVE, SHALL BE PROVIDED DURING ALL SUBDRAIN INSTALLATION. (SECTION J107.2 OF THE COUNTY OF LOS ANGELES BUILDING CODE)
45. ALL SUBDRAIN OUTLETS ARE TO BE SURVEYED FOR LINE AND ELEVATION. SUBDRAIN INFORMATION MUST BE SHOWN ON AN "AS BUILT" GRADING PLAN.
46. FILL SLOPES IN EXCESS OF 2:1 STEEPNESS RATIO ARE TO BE CONSTRUCTED BY THE PLACEMENT OF SOIL AT SUFFICIENT DISTANCE BEYOND THE PROPOSED FINISH SLOPE TO ALLOW COMPACTION EQUIPMENT TO BE OPERATED AT THE OUTER LIMITS OF THE FINAL SLOPE SURFACE. THE EXCESS FILL IS TO BE REMOVED PRIOR TO COMPLETION OF ROUGH GRADING. OTHER CONSTRUCTION PROCEDURES MAY BE USED WHEN IT IS DEMONSTRATED TO THE SATISFACTION OF THE BUILDING OFFICIAL THAT THE ANGLE OF SLOPE, CONSTRUCTION METHOD AND OTHER FACTORS WILL HAVE EQUIVALENT EFFECT. (SECTION J107.5 OF THE COUNTY OF LOS ANGELES BUILDING CODE.)

CITY OF ROLLING HILLS
Approved by: [signature]
PLANNING DEPARTMENT
Date: 11/9/22
Subject to conditions in Res. No. 2019-17.

LID NOTE:

DATE OF MAINTENANCE AGREEMENT: RECORDED 10/20/22

PROPOSED IMPERVIOUS AREA: 18,353 S.F.

DESIGN STORM: ☒ 85TH PERCENTILE ☐ 0.75-INCH

SWQDV: 1,393 C.F. 41.9 PERCENT TO BE RETAINED ONSITE

LID SOLUTION: ☒ INFILTRATION ☒ BIOFILTRATION

PRIVATE UTILITY EASEMENT NOTE:
"AS CIVIL ENGINEER/LAND SURVEYOR OF THIS PROJECT, I HAVE IDENTIFIED THE LOCATION OF ALL EASEMENTS WHICH ARE DEPICTED ON THESE PLANS. I HAVE REVIEWED THE PROPOSED EASEMENT DOCUMENTS AND VERIFIED THE PROPOSED CONSTRUCTION DOES NOT CONFLICT OR INTERFERE WITH THE INTENDED EASEMENT USE."

[signature] 2/14/22
CIVIL ENGINEER/LAND SURVEYOR (STAMP AND SIGNATURE) DATE

ENGINEER'S/SURVEYOR'S STATEMENT REGARDING THE PRESENCE OF MONUMENTS WITHIN PROJECT LIMITS:

I HEREBY ATTEST THAT I HAVE LOCATED AND REFERENCED ON THESE PLANS THE MONUMENTS EXISTING PRIOR TO CONSTRUCTION TO ENSURE PERPETUATION OF THEIR LOCATION IN ACCORDANCE WITH SECTION 8771 OF THE BUSINESS AND PROFESSIONS CODE. I FURTHER ATTEST THAT I HAVE PERFORMED A RECORD SEARCH AND FIELD INSPECTION TO IDENTIFY EXISTING MONUMENTS; SHALL SET SUFFICIENT CONTROLLING, WITNESS, AND PERMANENT MONUMENTS; AND SHALL FILE THE REQUISITE CORNER RECORD OR RECORD OF SURVEY OF THE REFERENCES WITH THE COUNTY SURVEYOR.

[signature] 2/14/22
ENGINEER/SURVEYOR (SEAL AND SIGNATURE) DATE

UNAUTHORIZED CHANGES & USES

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

THE EXISTENCE AND APPROXIMATE LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE DETERMINED BY A SEARCH OF THE AVAILABLE PUBLIC RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UNDERGROUND UTILITIES OR STRUCTURES EXCEPT AS SHOWN ON THIS PLAN. THE CONTRACTOR SHALL TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES SHOWN AND ANY OTHER UTILITIES AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF THE UTILITIES OR STRUCTURES CONCERNED BEFORE STARING WORK.

THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT , INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEDGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

INDEX TO SHEETS

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C-2	DETAILS AND SECTIONS
C-3	ROADWAY AND GRADING PLAN
C-4	COMPOSITE UTILITY PLAN
C-5	EROSION CONTROL & SWPPP PLAN
C-6	ADS STORMTECH CHAMBER DETAILS
C-7	ADS STORMTECH CHAMBER DETAILS
C-8	RES 2019-17/COA'S-11.19.2019 (PAGES 1-8)
C-9	RES 2019-17/COA'S-11.19.2019 (PAGES 9-16)

OWNER

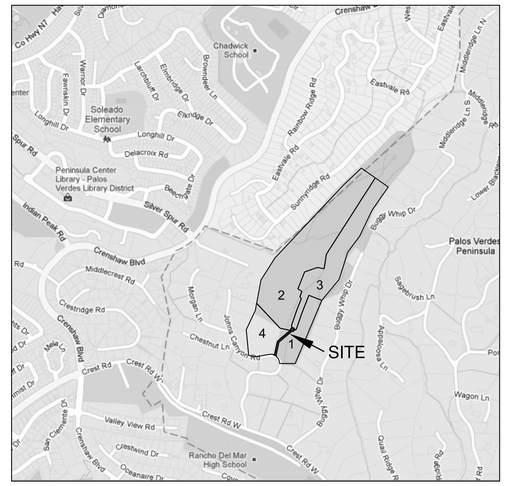
STORM PROPERTIES, INC.
LARRY CARR
23223 NORMANDIE AVENUE
TORRANCE, CA 90501
PHONE: (310) 986-2440

GEOTECHNICAL ENGINEER

HARRINGTON GEOTECHNICAL ENGINEERING, INC.
JOSEPH WELCH, GE2239
1590 N. BRIAN STREET
ORANGE, CA 92867
PHONE: (714) 637-3093

CIVIL ENGINEER

PLOTNIK & ASSOCIATES
JASON KIMURA, RCE42389
18626 S. WILMINGTON AVE, STE. 100
RANCHO DOMINGUEZ, CALIFORNIA 90220
PHONE: (310) 605-6657



VICINITY MAP
1"=1000'

LEGAL DESCRIPTION:

PARCEL 1, 2, 3 & 4 OF PARCEL MAP NO. 26356 IN THE CITY OF ROLLING HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS FILED IN BOOK 332, PAGES 30 THROUGH 40, INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BASIS OF BEARINGS:

BEARINGS ARE BASED ON THE WEST LINE OF LOT 1 OF PARCEL MAP NO. 26356 IN THE CITY OF ROLLING HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS FILED IN BOOK 332, PAGES 30 THROUGH 40, INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY SHOWN AS NORTH 12° 03' 11" EAST 450.33' ON SAID MAP.

PROJECT INFORMATION:

2208170001
GRADING PLAN CHECK NO.: GR ~~196250001~~
EARTHWORK VOLUMES CUT = 2,800 C.Y. FILL = 2,800 C.Y.
OVER-EXCAVATION 1,580 C.Y. *
IMPORT/EXPORT: 0 C.Y.
TOTAL DISTURBED AREA = 1.79 ACRES
PRE-DEVELOPMENT IMPERVIOUS AREA = 0.16 ACRES
POST-DEVELOPMENT IMPERVIOUS AREA = 0.42 ACRES
WDID # 4 19C397320
TOTAL LANDSCAPING AREA: 0 S.F.

THE EARTHWORK QUANTITIES SHOWN HEREON ARE FOR L.A. COUNTY PLAN CHECK & PERMIT PURPOSES ONLY. THE CONTRACTOR SHALL PERFORM HIS/HER OWN QUANTITY CALCULATIONS FOR BIDDING AND CONSTRUCTION PURPOSES.

*ACTUAL EARTHWORK QUANTITY FOR OVEREXCAVATION MAY VARY AS DETERMINED BY GEOTECHNICAL ENGINEER BASED ON SITE OBSERVATION

PROPERTY ADDRESS: STORM HILL LANE, ROLLING HILLS, CA 90274
PROPERTY OWNER: STORM PROPERTIES, INC.
ASSESSORS ID NUMBER: 7570-024-~~014, 015, 16 & 017~~ 019, 020, 021 & 024
PROPERTY ZONING RAS-2
INTENDED LAND USE: PRIVATE STREET
CERTIFICATION OF COMPLIANCE: N/A
PLOT PLAN NUMBER: PP NO. N/A
CONDITIONAL USE PERMIT: CUP NO. N/A
OAK TREE PERMIT NUMBER: OTP NO. N/A
COMMUNITY STANDARDS DISTRICT: N/A
CALIFORNIA COASTAL COMMISSION AREA: YES ___ NO ✓ APPROVED VOLUME ___C.Y.
COASTAL DEVELOPMENT PERMIT CDP N/A EXPIRATION DATE: ___

LEGEND

— — — —	PROPERTY LINE
—(420)—	EXISTING CONTOUR
—420—	PROPOSED CONTOUR
(420.00)	EXISTING ELEVATION
420.00	PROPOSED ELEVATION
— — — —	GRADE CHANGE
———	FLOW LINE
▬▬▬	RETAINING WALL
———R———	RIDGE LINE

ABBREVIATIONS

BW	BACK OF SIDEWALK
DS	DOWN SPOUT
FF	FINISHED FLOOR
FG	FINISHED GRADE
FL	FLOWLINE
FS	FINISHED SURFACE
PE	PAD ELEVATION
RD	ROOF DRAIN
TC	TOP OF CURB
TG	TOP OF GRATE
TW	TOP OF WALL

APPROVED
2022-11-08 Storm Hill Lane Grading & Drainage
ROLLING HILLS COMMUNITY ASSOCIATION ARCHITECTURAL COMMITTEE

BENCH MARK: D.Y. 8544 EL. 1054.482
L&BR 1 FT. SLY BCR @ SWLY COR 40FT WLY C/L CRENSHAW BLVD & 69FT SLY C/L INDIAN PEAK RD
STMPD (BM-IN LEAD)
PALOS VERDES QUAD 1990 ADJ.

UTILITIES LEGEND

EXISTING		PROPOSED	
—W—	WATER	—W—	WATER
—SD—	STORM DRAIN	—SD—	STORM DRAIN
—S—	SANITARY SEWER	—S—	SANITARY SEWER
—G—	GAS LINE	—G—	GAS LINE
—T—	TELEPHONE LINE	—O—	OIL LINE
—OH—	OVERHEAD ELECTRICAL		
—O—	OIL LINE		

AS BUILT DRAWING
[signature] 11/2/25
PLOTNIK & ASSOCIATES DATE

NO OAK TREES ARE LOCATED ON SITE

LA COUNTY SOILS AND GEOLOGY APPROVAL REQUIRED PRIOR TO ROUGH GRADE APPROVAL

THIS PLAN HAS BEEN REVIEWED AND CONFORMS TO RECOMMENDATIONS OF SOILS ENGINEERING/GEOLOGIC REPORTS DATED March 22, 2022

[signature] October 21, 2022
SIGNATURE DATE
HARRINGTON GEOTECHNICAL ENGINEERING, INC.

REGISTERED PROFESSIONAL ENGINEER JOSEPH L. WELCH No. GE2239 EXP. 6/30/23 GEOTECHNICAL STATE OF CALIFORNIA

ALL WORK HEREON SHALL CONFORM TO THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION AND ALL SUPPLEMENTS THERETO.

NOTE:
A SEPARATE PERMIT IS REQUIRED FOR ALL WORK WITHIN PUBLIC RIGHT OF WAY.

BUILDING AND SAFETY DIVISION
Department of Public Works
DRAINAGE & GRADING APPROVED
UNDER LOS ANGELES COUNTY CODE TITLE 26
zhang
PUBLIC WORKS
11/07/2022 9:19:35 AM
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DIGALERT
DIAL TOLL FREE
1-800-422-4133
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

WDID: 4 19C397320

NO.	DATE	REVISION
	8/4/21	ADDED PERCOLATION TESTING DATA

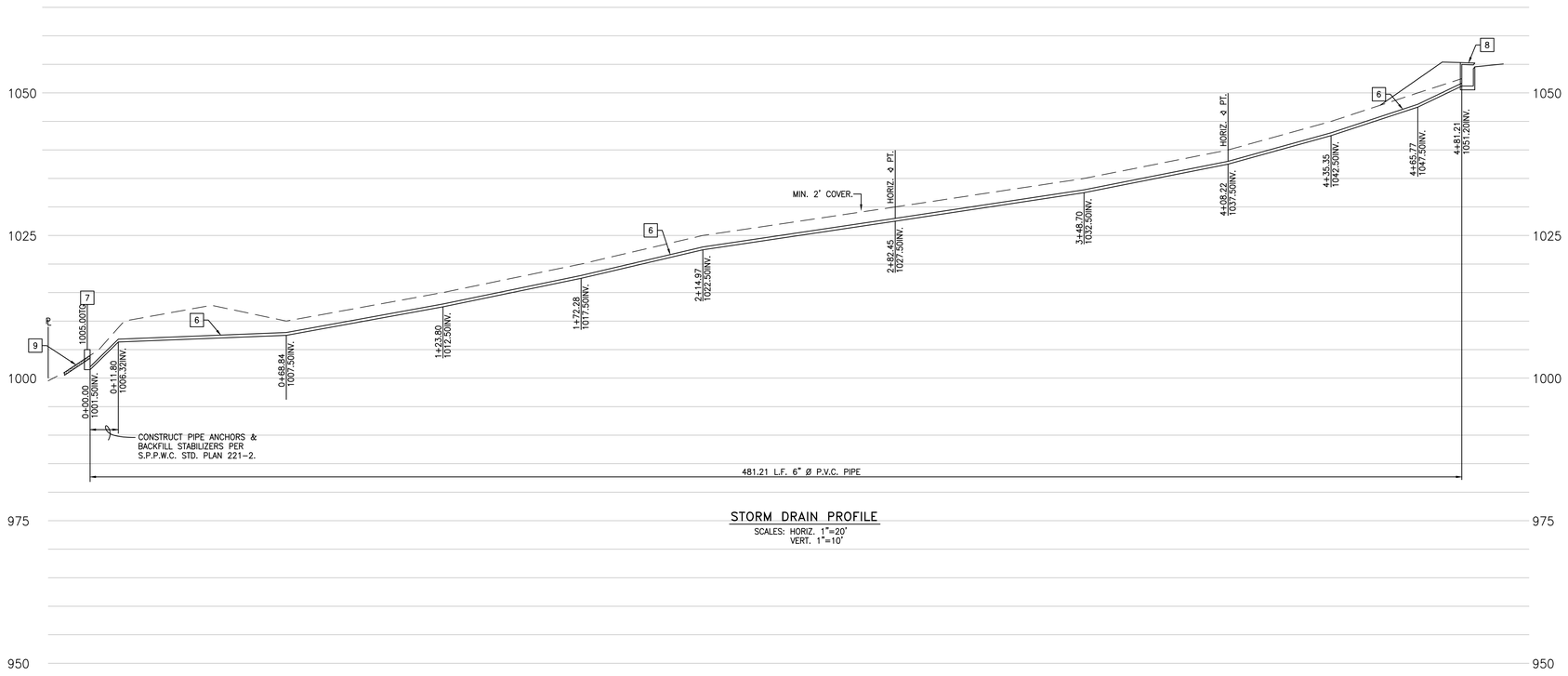
Plotnik & Associates
18626 S. Wilmington Ave., Suite 100
Rancho Dominguez, California 90220
Tel: (310) 605-6657
Fax: (310) 605-6658
www.plotnikcivil.com
• CIVIL ENGINEERING • LAND SURVEYING

STORM HILL LANE IMPROVEMENTS
ROLLING HILLS, CA 90274

TITLE SHEET AND NOTES

PROFESSIONAL STAMP
REGISTERED PROFESSIONAL ENGINEER JASON E. KIMURA NO. 42389 EXP. 3/31/24 CIVIL STATE OF CALIFORNIA

DRAWN: JEK
C



STORM DRAIN PROFILE

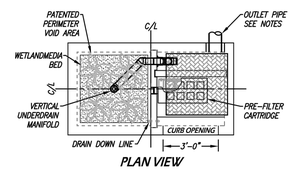
SCALES: HORIZ. 1"=20'
VERT. 1"=10'

UTILITY & STORM DRAIN CONSTRUCTION NOTES

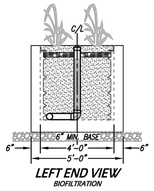
6 INSTALL 6" P.V.C. STORM DRAIN PIPE.
7 INSTALL 24"X24" GRATE OPENING CATCH BASIN PER JENSEN PRECAST DI2424 OR EQUAL.
8 MODULAR WETLANDS MWS-L-4-8-C BIOFILTRATION SYSTEM PER DETAIL ON SHEET C-2.
9 CONSTRUCT 10' X 10' RIP RAP PAD PER DETAIL HEREON.

CITY OF ROLLING HILLS
Approved by: _____
PLANNING DEPARTMENT
Date: 11/9/22
Subject to conditions
in Res. No. 2019-17.

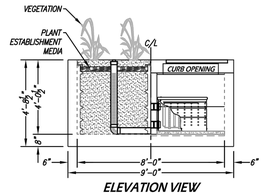
SITE SPECIFIC DATA			
PROJECT NUMBER	294.00		
PROJECT NAME	Storm Hill Lane		
PROJECT LOCATION	City of Rolling Hills		
STRUCTURE ID	Cul-de-sac		
TREATMENT REQUIRED			
VOLUME BASED (CF)	FLOW BASED (CFS)		
N/A	0.09		
TREATMENT HGL AVAILABLE (FT)			3.50
PEAK BYPASS REQUIRED (CFS) – IF APPLICABLE			1.90
PIPE DATA	I.E.	MATERIAL	DIAMETER
INLET PIPE 1	N/A	N/A	N/A
INLET PIPE 2	N/A	N/A	N/A
OUTLET PIPE	1051.20	PVC	6"
	PRETREATMENT	BIOFILTRATION	DISCHARGE
RIM ELEVATION	1055.24	1055.24	1055.24
SURFACE LOAD	PARKWAY	OPEN PLANTER	PARKWAY
FRAME & COVER	36" x 36"	N/A	N/A
WETLANDMEDIA VOLUME (CY)			2.37
WETLANDMEDIA DELIVERY METHOD			TBD
ORIFICE SIZE (DIA. INCHES)			#1.22"
MAXIMUM PICK WEIGHT (LBS)			16500
NOTES: Planting material to be approved by the City of Rolling Hills.			



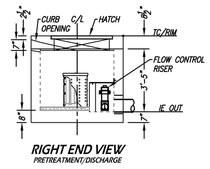
PLAN VIEW



LEFT END VIEW
BIOFILTRATION



ELEVATION VIEW



RIGHT END VIEW
PRETREATMENT/DISCHARGE

TREATMENT FLOW (CFS)	0.115
OPERATING HEAD (FT)	3.4
PRETREATMENT LOADING RATE (GPM/SF)	TBD
WETLAND MEDIA LOADING RATE (GPM/SF)	1.0

INSTALLATION NOTES

1. CONTRACTOR TO PROVIDE ALL LABOR, EQUIPMENT, MATERIALS AND INCIDENTALS REQUIRED TO OFFLOAD AND INSTALL THE SYSTEM AND APPURTENANCES IN ACCORDANCE WITH THIS DRAWING AND THE MANUFACTURERS SPECIFICATIONS, UNLESS OTHERWISE STATED IN MANUFACTURERS CONTRACT.
2. UNIT MUST BE INSTALLED ON LEVEL BASE. MANUFACTURER RECOMMENDS A MINIMUM 6" LEVEL ROCK BASE UNLESS SPECIFIED BY THE PROJECT ENGINEER. CONTRACTOR IS RESPONSIBLE TO VERIFY PROJECT ENGINEERS RECOMMENDED BASE SPECIFICATIONS.
3. ALL PIPES MUST BE FLUSH WITH INSIDE SURFACE OF CONCRETE. (PIPES CANNOT INTRUDE BEYOND FLUSH). INVERT OF OUTFLOW PIPE MUST BE FLUSH WITH DISCHARGE CHAMBER FLOOR. ALL GAPS AROUND PIPES SHALL BE SEALED WATER TIGHT WITH A NON-SHRINK GROUT PER MANUFACTURERS STANDARD CONNECTION DETAIL AND SHALL MEET OR EXCEED REGIONAL PIPE CONNECTION STANDARDS.
4. CONTRACTOR TO SUPPLY AND INSTALL ALL EXTERNAL CONNECTING PIPES.
5. CONTRACTOR RESPONSIBLE FOR INSTALLATION OF ALL RISERS, MANHOLES, AND HATCHES. CONTRACTOR TO GROUT ALL MANHOLES AND HATCHES TO MATCH FINISHED SURFACE UNLESS SPECIFIED OTHERWISE.
6. DRIP OR SPRAY IRRIGATION REQUIRED ON ALL UNITS WITH VEGETATION.

GENERAL NOTES

1. MANUFACTURER TO PROVIDE ALL MATERIALS UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS, ELEVATIONS, SPECIFICATIONS AND CAPACITIES ARE SUBJECT TO CHANGE. FOR PROJECT SPECIFIC DRAWINGS DETAILING EXACT DIMENSIONS, WEIGHTS AND ACCESSORIES PLEASE CONTACT MANUFACTURER.

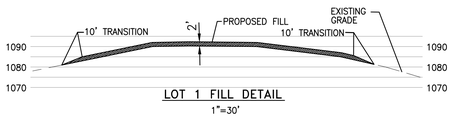
4/21/2020

THE PRODUCT DESCRIBED MAY BE PROTECTED BY ONE OR MORE OF THE FOLLOWING US PATENTS: 7,425,262; 7,470,362; 7,674,376; 8,303,816; RELATED FOREIGN PATENTS OR OTHER PATENTS PENDING

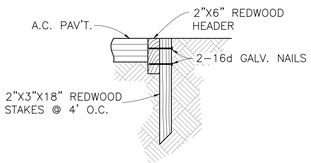
PROPRIETARY AND CONFIDENTIAL:
THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF MODULAR WETLANDS SYSTEMS. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF MODULAR WETLANDS SYSTEMS IS PROHIBITED.

MODULAR WETLANDS
www.modularwetlands.com | (833) 6MOD-WET

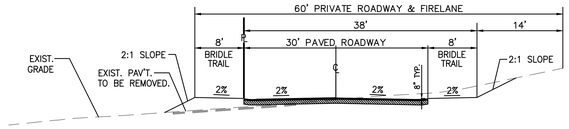
MWS-L-4-8-C
STORMWATER BIOFILTRATION SYSTEM
STANDARD DETAIL



LOT 1 FILL DETAIL
1"=30'



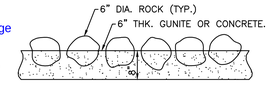
2 REDWOOD HEADER
NO SCALE



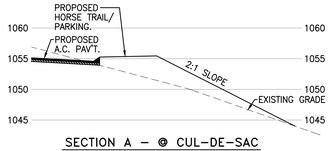
PRIVATE ROADWAY & FIRELANE
TYPICAL SECTION
1"=10'

AS BUILT DRAWING
Jason E. Klimala 11/2/23
PLOTNIK & ASSOCIATES DATE

APPROVED
2022-11-08 Storm Hill Lane Grading & Drainage
ROLLING HILLS COMMUNITY ASSOCIATION
ARCHITECTURAL COMMITTEE



8 RIP RAP DETAIL
NO SCALE



SECTION A – @ CUL-DE-SAC
1"=10'

BUILDING AND SAFETY DIVISION
Department of Public Works
DRAINAGE & GRADING APPROVED
UNDER LOS ANGELES COUNTY CODE
TITLE 26
jzhang
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11/07/2022 9:19:35 AM
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THIS PLAN HAS BEEN REVIEWED BY HARRINGTON GEOTECHNICAL ENGINEERING, INC. & APPEARS TO BE IN GENERAL CONFORMITY WITH THE RECOMMENDATIONS IN OUR RESPONSE DATED MARCH 22, 2022 (FILE #21-01-4298) WE MAKE NO REPRESENTATION AS TO THE ACCURACY OF DIMENSIONS, MEASUREMENTS, CALCULATIONS OR ANY PORTION OF THE DESIGN.

REGISTERED PROFESSIONAL ENGINEER GEOFFREY L. WELLS No. GE2239 EXP. 6/30/24 GEOTECHNICAL STATE OF CALIFORNIA

2239
SOIL ENGR. OCTOBER 21, 2022

WDID: 4 19C397320

NO.	DATE	REVISION
	8/4/21	ADDED PERCOLATION TESTING DATA

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18635 S. Wilmington Ave., Suite 100
Rancho Dominguez, California 90220
Tel: (310) 605-6657
Fax: (310) 605-6658
www.plotnik.com
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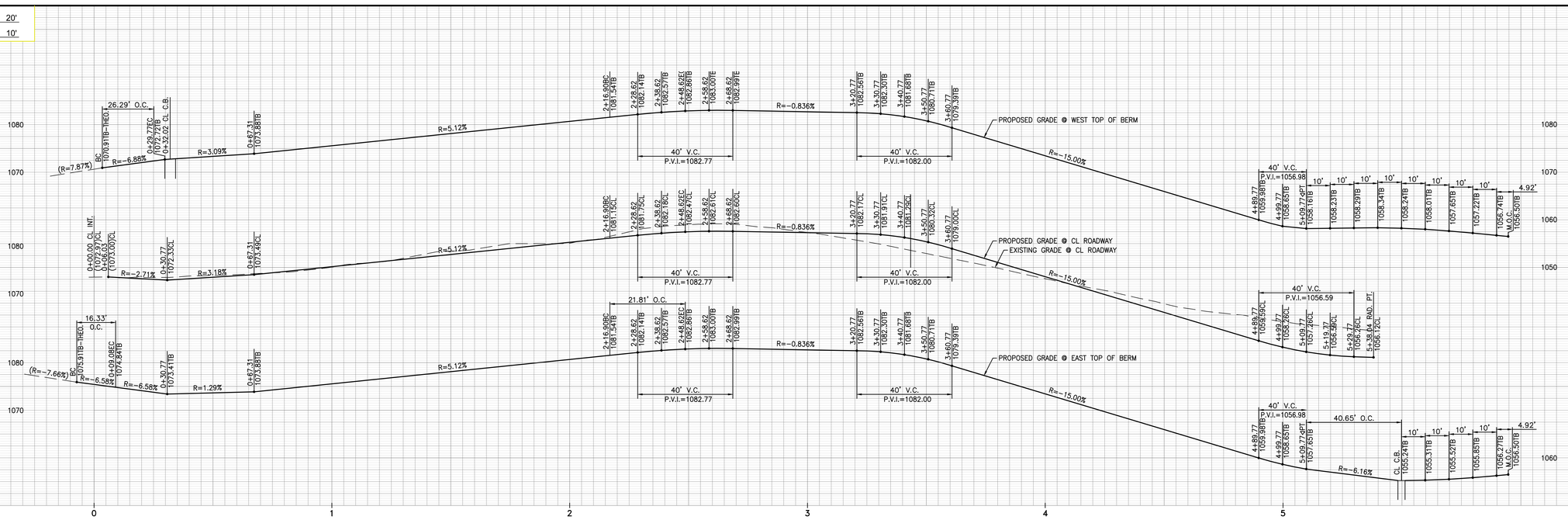
STORM HILL LANE IMPROVEMENTS
ROLLING HILLS, CA 90274

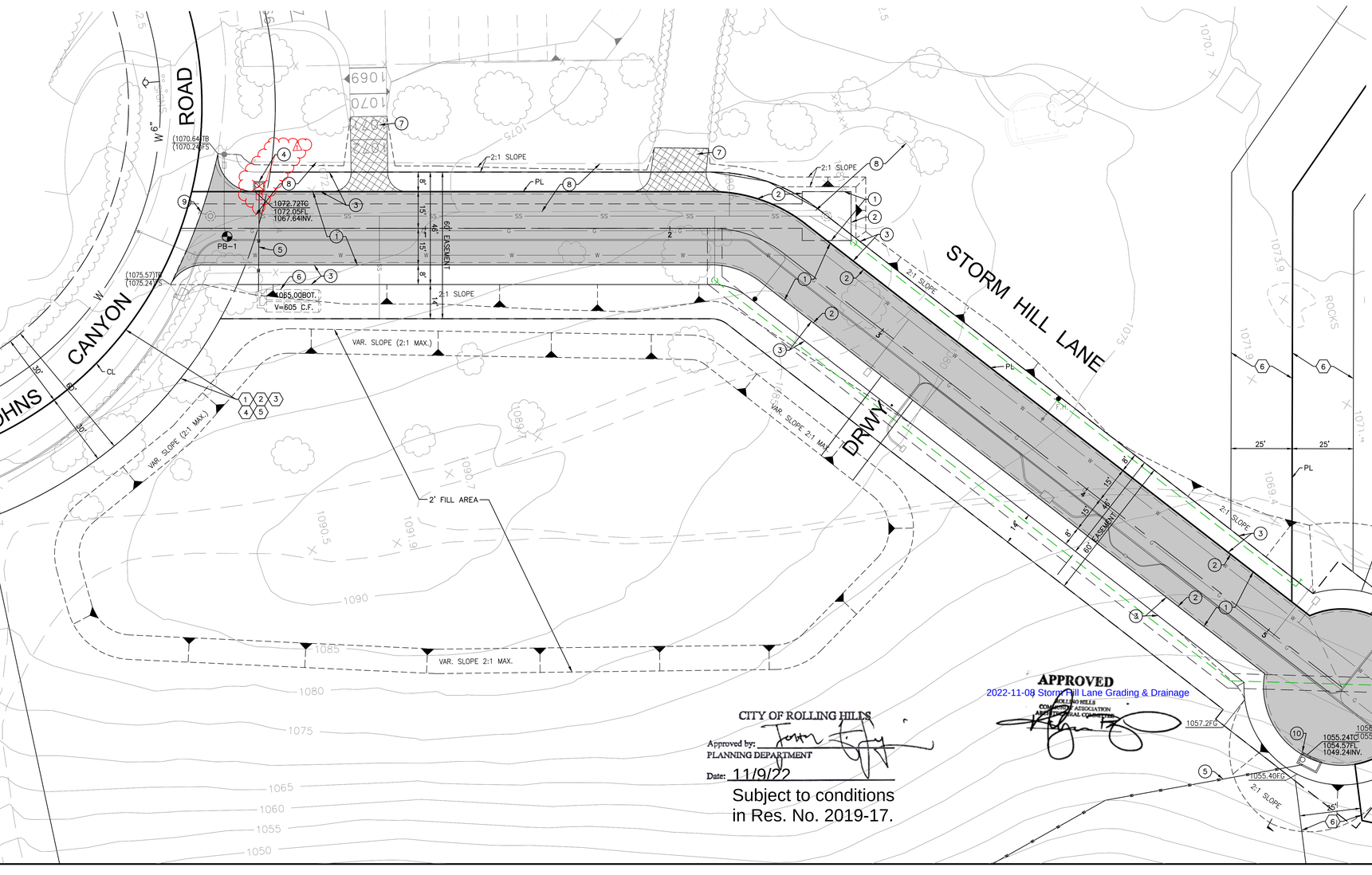
DETAILS AND SECTIONS

PROFESSIONAL STAMP
REGISTERED PROFESSIONAL ENGINEER JASON E. KLIMALA NO. 42389 EXP. 3/31/24 CIVIL STATE OF CALIFORNIA
Jason E. Klimala

DRAWN: JEK
CHECKED: PC
DATE: 2/14/22
SCALE: AS SHOWN
SHEET NO. C-2
PROJECT NUMBER 294.00

SCALE: HOR. 1"= 20'
VERT. 1"= 10'





GRADING CONSTRUCTION NOTES

1. CONSTRUCT 3" A.C. PAVEMENT ON 4" CRUSHED AGGREGATE BASE.
2. INSTALL REDWOOD HEADER PER DETAIL ON SHEET C-2.
3. CONSTRUCT ~~4" DECOMPOSED GRANITE~~ HORSE TRAIL. TOPPED WITH WOOD CHIPS ⚠
4. CATCH BASIN PER SHEET C-4.
5. STORM DRAIN PIPE PER SHEET C-4.
6. INSTALL STORMTECH INFILTRATION CHAMBERS PER DETAILS ON SHEET 6 AND 7.
7. CONSTRUCT 2" A.C. PAVEMENT TO TRANSITION TO EXISTING DRIVEWAY.
8. DEMOLISH & REMOVE EXISTING A.C. PAVEMENT.
9. SAWCUT AND JOIN EXISTING A.C. PAVEMENT.
10. MODULAR WETLANDS MWS-L-4-8-C BIOFILTRATION SYSTEM PER DETAIL ON SHEET C-2.

EASEMENT NOTES

1. AN EASEMENT OF PALOS VERDE CORPORATION FOR ROAD, PUBLIC UTILITIES, BRIDLE TRAILS AND LANDSCAPING PURPOSES AS PROVIDED IN A DOCUMENT RECORDED IN BOOK 19082 PAGE 12, OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY.
2. AN EASEMENT OF PALOS VERDE CORPORATION FOR ROAD, PUBLIC UTILITIES, BRIDLE TRAILS AND LANDSCAPING PURPOSES AS PROVIDED IN A DOCUMENT RECORDED IN BOOK 20973 PAGE 222 OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY.
3. AN EASEMENT OF GENERAL TELEPHONE COMPANY OF CALIFORNIA, A CORPORATION FOR PUBLIC UTILITY PURPOSES AS PROVIDED IN A DOCUMENT RECORDED IN BOOK 52648 PAGE 191 OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY.
4. AN EASEMENT OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, FOR PUBIC UTILITY PURPOSES AS PROVIDED IN A DOCUMENT RECORDED AS INSTRUMENT NO. 55233 PAGE 372, OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY.
5. AN EASEMENT OF THE PALOS VERDE WATER COMPANY, FOR UTILITIES, PUBLIC AND/OR PRIVATE, PURPOSES AS PROVIDED IN A DOCUMENT RECORDED OCTOBER 1, 1962 AS INSTRUMENT FILE NO. 4615, OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY.
6. AN EASEMENT TO THE CITY OF ROLLING HILLS COMMUNITY ASSOCIATION FOR HORSE TRAIL PURPOSES.

PERCOLATION TEST DATA

PB-1 PERCOLATION TEST BORING LOCATION PER WESTERN LABORATORIES REPORT DATED 2/22/19 W.O. 18-4704.
INFILTRATION DEPTH = 6.5'±
APPROXIMATE CORRECTED DESIGN INFILTRATION RATE = 1.0 INCHES/HR.

THIS PLAN HAS BEEN REVIEWED BY HARRINGTON GEOTECHNICAL ENGINEERING, INC. & APPEARS TO BE IN GENERAL CONFORMITY WITH THE RECOMMENDATIONS IN OUR RESPONSE DATED MARCH 22, 2022 (FILE #21-01-4298) WE MAKE NO REPRESENTATION AS TO THE ACCURACY OF DIMENSIONS, MEASUREMENTS, CALCULATIONS OR ANY PORTION OF THE DESIGN.

SOIL ENGR. OCTOBER 21, 2022

AS BUILT DRAWING
11/2/23
PLOTNIK & ASSOCIATES DATE

BUILDING AND SAFETY DIVISION
Department of Public Works
DRAINAGE & GRADING APPROVED
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jzhang
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11/07/2022 9:13:35 AM
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APPROVED
2022-11-09 Storm Hill Lane Grading & Drainage
ROLLING HILLS COMMUNITY ASSOCIATION ARCHITECTURAL COMMITTEE

CITY OF ROLLING HILLS
Approved by:
PLANNING DEPARTMENT
Date: 11/9/22
Subject to conditions in Res. No. 2019-17.

WDID: 4 19C397320

NO.	DATE	REVISION
	8/4/21	ADDED PERCOLATION TESTING DATA
1	11/2/23	ASBUILT

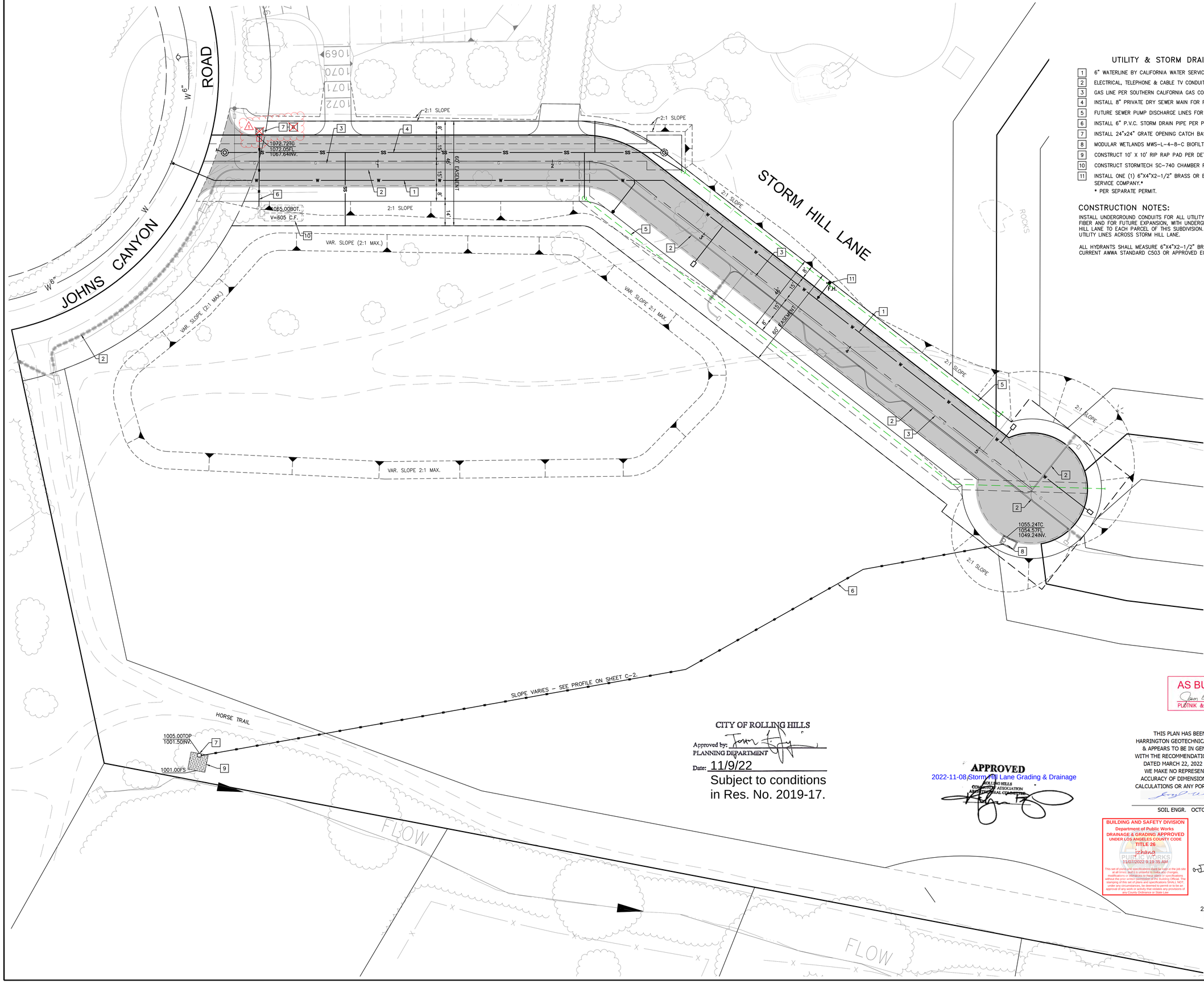
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ROLLING HILLS, CA 90274

ROADWAY AND GRADING PLAN

PROFESSIONAL STAMP
REGISTERED PROFESSIONAL ENGINEER
JASON E. KIMURA
NO. 42389
EXP. 3/31/24
CIVIL
STATE OF CALIFORNIA

DRAWN:	JEK
CHECKED:	PC
DATE:	2/14/22
SCALE:	1"=20'
SHEET NO.	C-3
PROJECT NUMBER	294.00



UTILITY & STORM DRAIN CONSTRUCTION NOTES

1. 6" WATERLINE BY CALIFORNIA WATER SERVICE COMPANY.*
2. ELECTRICAL, TELEPHONE & CABLE TV CONDUIT BY DRY UTILITY CONSULTANT.*
3. GAS LINE PER SOUTHERN CALIFORNIA GAS COMPANY.*
4. INSTALL 8" PRIVATE DRY SEWER MAIN FOR FUTURE SERVICE.*
5. FUTURE SEWER PUMP DISCHARGE LINES FOR PARCELS 2 AND 3.
6. INSTALL 6" P.V.C. STORM DRAIN PIPE PER PROFILE ON SHEET C-2.
7. INSTALL 24"x24" GRATE OPENING CATCH BASIN PER JENSEN PRECAST DI2424 OR EQUAL.
8. MODULAR WETLANDS MWS-L-4-8-C BIOFILTRATION SYSTEM PER DETAIL ON SHEET C-2.
9. CONSTRUCT 10' X 10' RIP RAP PAD PER DETAIL ON SHEET C-2.
10. CONSTRUCT STORMTECH SC-740 CHAMBER PER DETAIL ON SHEETS C-6 & C-7.
11. INSTALL ONE (1) 6"X4"X2-1/2" BRASS OR BRONZE FIRE HYDRANT BY CALIFORNIA WATER SERVICE COMPANY.*

* PER SEPARATE PERMIT.

CONSTRUCTION NOTES:

INSTALL UNDERGROUND CONDUITS FOR ALL UTILITY LINES, INCLUDING ELECTRICAL, CABLE, FIBER AND FOR FUTURE EXPANSION, WITH UNDERGROUND STEMS LEADING FROM STORM HILL LANE TO EACH PARCEL OF THIS SUBDIVISION. THERE SHALL BE NO OVERHEAD UTILITY LINES ACROSS STORM HILL LANE.

ALL HYDRANTS SHALL MEASURE 6"X4"X2-1/2" BRASS OR BRONZE, CONFORMING TO CURRENT AWWA STANDARD C503 OR APPROVED EQUAL.

AS BUILT DRAWING
Jason E. Plotnik 11/2/23
PLOTNIK & ASSOCIATES DATE

CITY OF ROLLING HILLS
Approved by: John Signature
PLANNING DEPARTMENT
Date: 11/9/22
Subject to conditions in Res. No. 2019-17.

APPROVED
2022-11-08 Storm Hill Lane Grading & Drainage
ROLLING HILLS COMMUNITY ASSOCIATION ARCHITECTURAL COMMITTEE

THIS PLAN HAS BEEN REVIEWED BY HARRINGTON GEOTECHNICAL ENGINEERING, INC. & APPEARS TO BE IN GENERAL CONFORMITY WITH THE RECOMMENDATIONS IN OUR RESPONSE DATED MARCH 22, 2022 (FILE #21-01-4298) WE MAKE NO REPRESENTATION AS TO THE ACCURACY OF DIMENSIONS, MEASUREMENTS, CALCULATIONS OR ANY PORTION OF THE DESIGN.
Joseph L. Wellington
2239
SOIL ENGR. OCTOBER 21, 2022

BUILDING AND SAFETY DIVISION
Department of Public Works
DRAINAGE & GRADING APPROVED
UNDER LOS ANGELES COUNTY CODE
TITLE 26
jzhang
PUBLIC WORKS
11/07/2022 9:10:35 AM
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GRAPHIC SCALE
20' 0 10' 20' 40'
(IN FEET)
1 INCH = 20 FT.

WDID: 4 19C397320

NO.	DATE	REVISION
	8/4/21	ADDED PERCOLATION TESTING DATA
1	11/2/23	ASBUILT

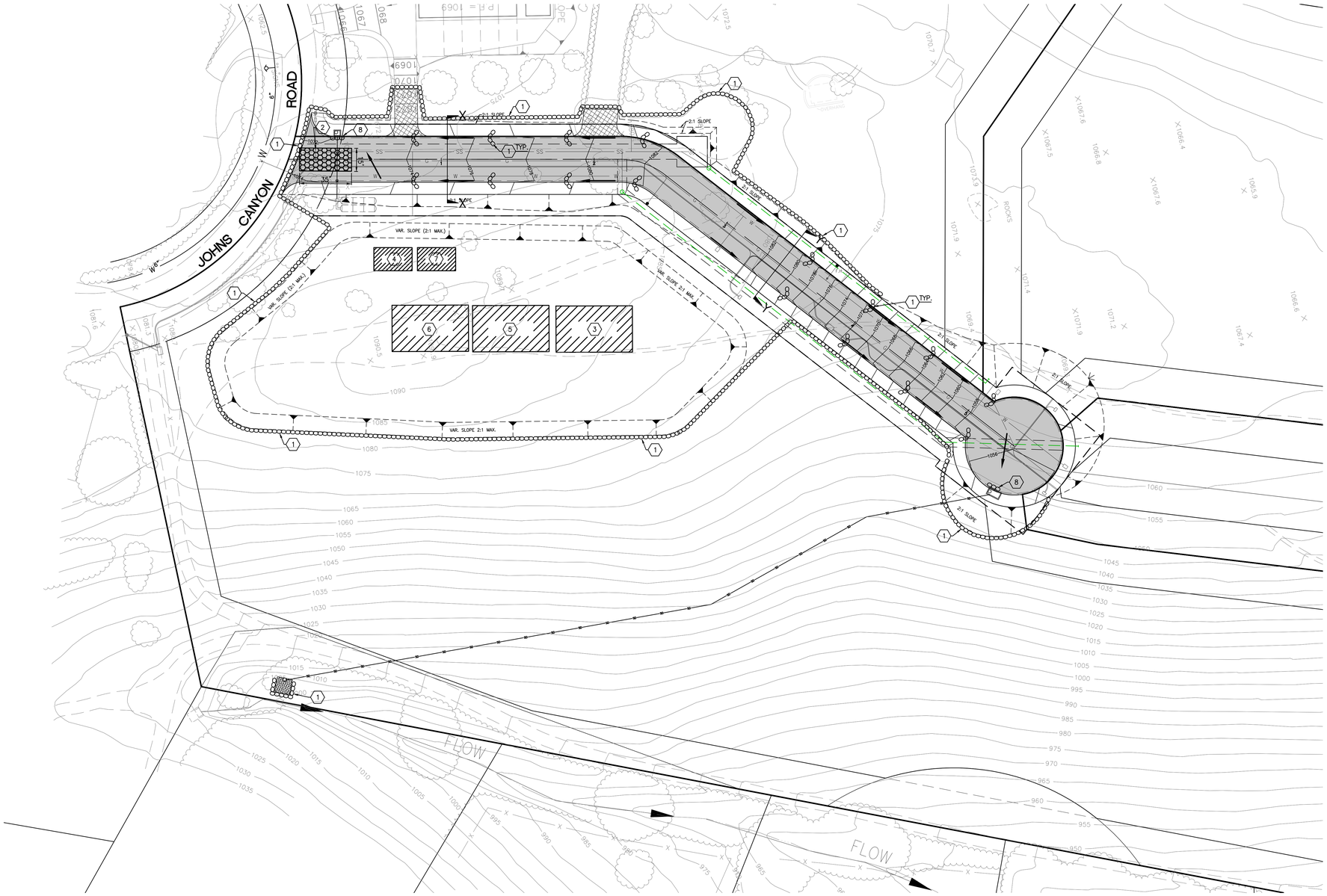
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Rancho Dominguez, California 90220
Tel: (310) 605-6657
Fax: (310) 605-6658
www.plotnik.com

STORM HILL LANE IMPROVEMENTS
ROLLING HILLS, CA 90274

COMPOSITE UTILITY PLAN

PROFESSIONAL STAMP
REGISTERED PROFESSIONAL ENGINEER JASON E. PLOTNIK NO. 42389 EXP. 3/31/24 CIVIL STATE OF CALIFORNIA
REGISTERED PROFESSIONAL ENGINEER JOSEPH L. WELLINGTON No. GE2239 EXP. 12/31/23 GEOTECHNICAL STATE OF CALIFORNIA

DRAWN: JEK
CHECKED: PC
DATE: 2/14/22
SCALE: 1"=20'
SHEET NO. C-4
PROJECT NUMBER 294.00


JOHNS CANYON ROAD
W
W
6" CURB
1069
1067
1070
1072.5
1070.7
1067.6
1066.4
1067.5
1066.8
1067.6
1065.9
1075.9
1071.9
1071.4
1071.2
1071.9
1066.6
1067.4
1067.4
1069.4
1067.4
1067.4
1067

ADVANCED DRAINAGE SYSTEMS, INC.

SiteASSIST by StormTech
FOR STORMTECH INSTRUCTIONS, DOWNLOAD THE INSTALLATION APP

Storm Hill Lane

Rolling Hills, CA

STORMTECH CHAMBER SPECIFICATIONS

1. CHAMBERS SHALL BE STORMTECH SC-740, SC-310, OR APPROVED EQUAL.
2. CHAMBERS SHALL BE MANUFACTURED FROM VIRGIN POLYPROPYLENE OR POLYETHYLENE RESINS.^J
3. CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORT PANELS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
4. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
5. CHAMBERS SHALL MEET ASTM F2922 (POLYETHYLENE) OR ASTM F2418 (POLYPROPYLENE), "STANDARD SPECIFICATION FOR THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".^J
6. CHAMBERS SHALL BE DESIGNED AND ALLOWABLE LOADS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
7. ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. THE CHAMBER MANUFACTURER SHALL SUBMIT THE FOLLOWING UPON REQUEST TO THE SITE DESIGN ENGINEER FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE:
   a. A STRUCTURAL EVALUATION SEALED BY A REGISTERED PROFESSIONAL ENGINEER THAT DEMONSTRATES THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY AASHTO FOR THERMOPLASTIC PIPE.
   b. A STRUCTURAL EVALUATION SEALED BY A REGISTERED PROFESSIONAL ENGINEER THAT DEMONSTRATES THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET. THE 50 YEAR CREEP MODULUS DATA SPECIFIED IN ASTM F2418 OR ASTM F2922 MUST BE USED AS PART OF THE AASHTO STRUCTURAL EVALUATION TO VERIFY LONG-TERM PERFORMANCE.
   c. STRUCTURAL CROSS SECTION DETAIL ON WHICH THE STRUCTURAL EVALUATION IS BASED.
8. CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF THE SC-310/SC-740 SYSTEM

1. STORMTECH SC-310 & SC-740 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.^J
2. STORMTECH SC-310 & SC-740 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/SC-780 CONSTRUCTION GUIDE".^J
3. CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS.^J
   STORMTECH RECOMMENDS 3 BACKFILL METHODS:
   - STONESHOOTER LOCATED OFF THE CHAMBER BED.
   - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
   - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.^J
4. THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.^J
5. JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.^J
6. MAINTAIN MINIMUM - 6" (150 mm) SPACING BETWEEN THE CHAMBER ROWS.^J
7. EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE 3/4-2" (20-50 mm).^J
8. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.^J
9. ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT^J

1. STORMTECH SC-310 & SC-740 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".^J
2. THE USE OF CONSTRUCTION EQUIPMENT OVER SC-310 & SC-740 CHAMBERS IS LIMITED:
   - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
   - NO RUBBER TIRED LOADERS, DUMP TRUCKS, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
   - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".^J
3. FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO THE CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

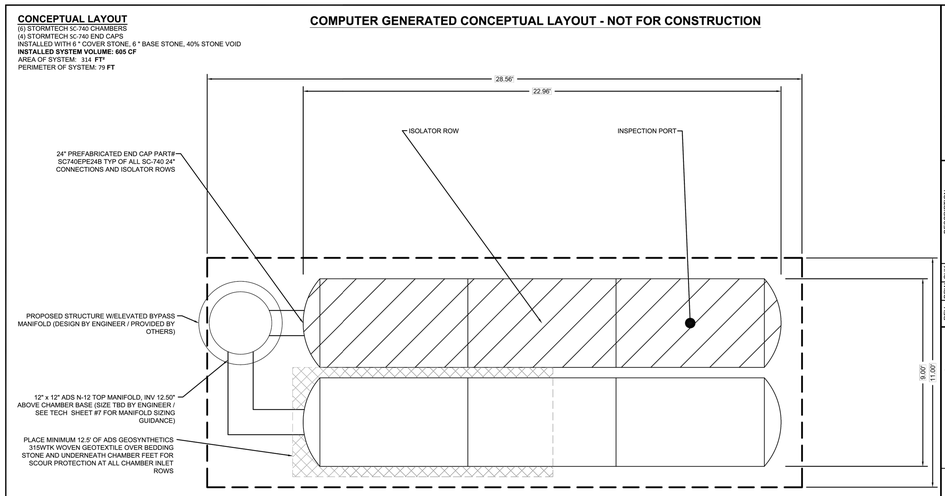
CONTACT STORMTECH AT 1-888-892-2694 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

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CONCEPTUAL LAYOUT

(6) STORMTECH SC-740 CHAMBERS
(4) STORMTECH SC-740 END CAPS
INSTALLED WITH 6 " COVER STONE, 6 " BASE STONE, 40% STONE VOID
INSTALLED SYSTEM VOLUME: 605 CF
AREA OF SYSTEM: 314 **FT²**
PERIMETER OF SYSTEM: 79 **FT**

COMPUTER GENERATED CONCEPTUAL LAYOUT - NOT FOR CONSTRUCTION



4640 TRUEMAN BLVD
HILLIARD, OHIO 43026
1-800-733-7473

NOT TO SCALE

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Storm Hill Lane 1
Storm Hill Lane
DATE: 05/30/2019 | DRAWN: JK | PROJECT #: Tool | CHECKED: —
REVIEW THIS DRAWING PRIOR TO CONSTRUCTION. IT IS THE ULTIMATE RESPONSIBILITY OF THE SITE DESIGN ENGINEER TO ENSURE THAT THE SYSTEM DESIGNED IS CORRECT FOR THE INTENDED USE. ADS ASSUMES NO LIABILITY FOR SYSTEMS DESIGNED OR INSTALLED IMPROPERLY.

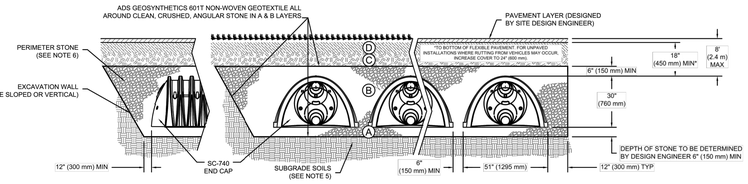
REV	DRWN	CHK	DESCRIPTION

SHEET 2 OF 5

ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS

	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[3] A-1, A-2-4, A-3 OR AASHTO M43[3] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE, NOMINAL SIZE DISTRIBUTION BETWEEN 3/4-2 INCH (20-50 mm)	AASHTO M43[3] 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE, NOMINAL SIZE DISTRIBUTION BETWEEN 3/4-2 INCH (20-50 mm)	AASHTO M43[3] 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. [2]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.



NOTES:

1. SC-740 CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS", OR ASTM F2922 "STANDARD SPECIFICATION FOR POLYETHYLENE (PE) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".^J
2. SC-740 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".^J
3. "ACCEPTABLE FILL MATERIALS" TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS.^J
4. THE "SITE DESIGN ENGINEER" REFERS TO THE ENGINEER RESPONSIBLE FOR THE DESIGN AND LAYOUT OF THE STORMTECH CHAMBERS FOR THIS PROJECT.^J
5. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.^J
6. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
7. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.

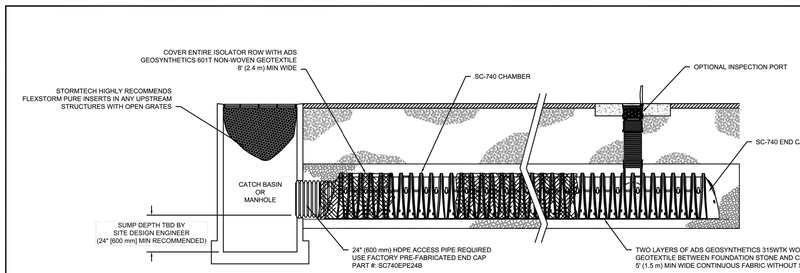
Storm Hill Lane
Rolling Hills, CA
DATE: 05/30/2019 | DRAWN: JK | PROJECT #: Tool | CHECKED: —
REVIEW THIS DRAWING PRIOR TO CONSTRUCTION. IT IS THE ULTIMATE RESPONSIBILITY OF THE SITE DESIGN ENGINEER TO ENSURE THAT THE SYSTEM DESIGNED IS CORRECT FOR THE INTENDED USE. ADS ASSUMES NO LIABILITY FOR SYSTEMS DESIGNED OR INSTALLED IMPROPERLY.

REV	DRWN	CHK	DESCRIPTION

4640 TRUEMAN BLVD
HILLIARD, OHIO 43026
1-800-733-7473

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SHEET 3 OF 5



SC-740 ISOLATOR ROW DETAIL
NTS

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW THROUGH OUTLET PIPE^JI) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY^JII) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

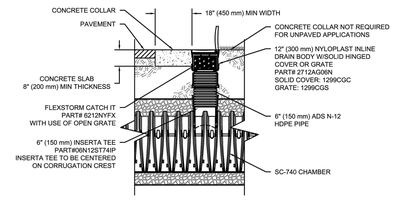
STEP 2) CLEAN OUT ISOLATOR ROW USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.^J
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.



SC-740 6" INSPECTION PORT DETAIL
NTS

Storm Hill Lane
Rolling Hills, CA
DATE: 05/30/2019 | DRAWN: JK | PROJECT #: Tool | CHECKED: —
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SHEET 4 OF 5

CITY OF ROLLING HILLS
Approved by: [signature]
PLANNING DEPARTMENT
Date: 11/9/22
Subject to conditions in Res. No. 2019-17.

AS BUILT DRAWING
[signature] 11/2/22
PLOTNIK & ASSOCIATES DATE

APPROVED
2022-11-08 Storm Hill Lane Grading & Drainage
ROLLING HILLS
COMMUNITY ASSOCIATION
ARCHITECTURAL COMMITTEE

BUILDING AND SAFETY DIVISION
Department of Public Works
DRAINAGE & GRADING APPROVED
UNDER LOS ANGELES COUNTY CODE
TITLE 26
izhang
PUBLIC WORKS
11/07/2022 9:19:35 AM
This set of plans and specifications must be kept at the job site at all times, but it is unlawful to make any changes, alterations or additions to same, or to any portion thereof, without the prior written permission of the Building Official. The stamping of this set of plans and specifications SHALL NOT, under any circumstances, be deemed to permit or to be an approval of any work or activity that violates any provisions of any County Ordinance or State Law.

THIS PLAN HAS BEEN REVIEWED BY HARRINGTON GEOTECHNICAL ENGINEERING, INC. & APPEARS TO BE IN GENERAL CONFORMITY WITH THE RECOMMENDATIONS IN OUR RESPONSE DATED MARCH 22, 2022 (FILE #21-01-4298) WE MAKE NO REPRESENTATION AS TO THE ACCURACY OF DIMENSIONS, MEASUREMENTS, CALCULATIONS OR ANY PORTION OF THE DESIGN.
[signature] 11/9/22
2239
SOIL ENGR. OCTOBER 21, 2022

REGISTERED PROFESSIONAL ENGINEER JOSEPH L. WELLS No. GE2239 EXP. 11/30/23 GEOTECHNICAL STATE OF CALIFORNIA

WDID: 4 19C397320

NO.	DATE	REVISION
	8/4/21	ADDED PERCOLATION TESTING DATA

Plotnik & Associates
18626 S. Wilmington Ave., Suite 100
Rancho Dominguez, California 90220
Tel: (310) 605-6657
Fax: (310) 605-6658
www.plotnik.com
• CIVIL ENGINEERING • LAND SURVEYING

STORM HILL LANE IMPROVEMENTS
ROLLING HILLS, CA 90274

ADS STORMTECH CHAMBER DETAILS

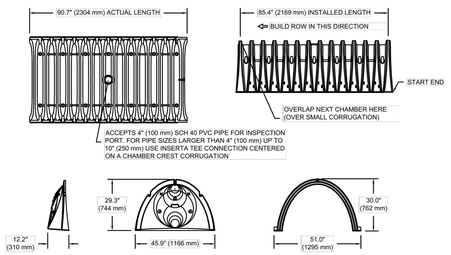
PROFESSIONAL STAMP
REGISTERED PROFESSIONAL ENGINEER JASON E. KIMANA No. 42389 EXP. 3/31/24 CIVIL STATE OF CALIFORNIA
[signature]

DRAWN: JEK
CHECKED: PC
DATE: 2/14/22
SCALE: AS SHOWN
SHEET NO. C-6
PROJECT NUMBER 294.00

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SC-740 TECHNICAL SPECIFICATION

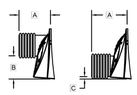
NTS



NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	51.0" X 30.0" X 85.4"	(1295 mm X 762 mm X 2169 mm)
CHAMBER STORAGE	45.9 CUBIC FEET	(1.30 m³)
MINIMUM INSTALLED STORAGE*	74.9 CUBIC FEET	(2.12 m³)
WEIGHT	75.0 lbs.	(33.6 kg)

*ASSUMES 6" (152 mm) STONE ABOVE, BELOW, AND BETWEEN CHAMBERS



STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"

PART #	STUB	A	B	C
SC740EPE06T / SC740EPE06TPC	6" (150 mm)	10.9" (277 mm)	18.5" (470 mm)	---
SC740EPE06B / SC740EPE06BPC			---	0.5" (13 mm)
SC740EPE08T /SC740EPE08TPC	8" (200 mm)	12.2" (310 mm)	16.5" (419 mm)	---
SC740EPE08B / SC740EPE08BPC			---	0.6" (15 mm)
SC740EPE10T / SC740EPE10TPC	10" (250 mm)	13.4" (340 mm)	14.5" (368 mm)	---
SC740EPE10B / SC740EPE10BPC			---	0.7" (18 mm)
SC740EPE12T / SC740EPE12TPC	12" (300 mm)	14.7" (373 mm)	12.5" (318 mm)	---
SC740EPE12B / SC740EPE12BPC			---	1.2" (30 mm)
SC740EPE15T / SC740EPE15TPC	15" (375 mm)	18.4" (467 mm)	9.0" (229 mm)	---
SC740EPE15B / SC740EPE15BPC			---	1.3" (33 mm)
SC740EPE18T / SC740EPE18TPC	18" (450 mm)	19.7" (500 mm)	5.0" (127 mm)	---
SC740EPE18B / SC740EPE18BPC			---	1.6" (41 mm)
SC740EPE24B*	24" (600 mm)	18.5" (470 mm)	---	0.1" (3 mm)

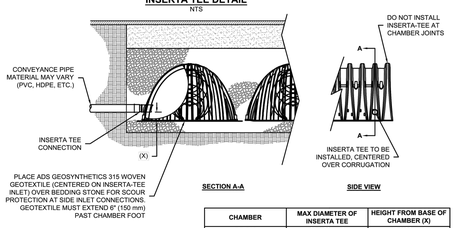
ALL STUBS, EXCEPT FOR THE SC740EPE24B ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-2694.

* FOR THE SC740EPE24B THE 24" (600 mm) STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 1.75" (44 mm). BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE N-12 STUB SO THAT THE FITTING SITS LEVEL.

NOTE: ALL DIMENSIONS ARE NOMINAL

INSERTA TEE DETAIL

NTS



SECTION A-A **SIDE VIEW**

CHAMBER	MAX DIAMETER OF INSERTA TEE	HEIGHT FROM BASE OF CHAMBER (X)
SC-310	6" (150 mm)	4" (100 mm)
SC-740	10" (250 mm)	4" (100 mm)
DC-780	10" (250 mm)	4" (100 mm)
MC-3500	12" (300 mm)	6" (150 mm)
MC-4500	12" (300 mm)	8" (200 mm)
INSERTA TEE FITTINGS AVAILABLE FOR SDR 26, SDR 35, SCH 40 IPS GASKETED & SOLVENT WELD, N-12, HP STORM, C-900 OR DUCTILE IRON		

NOTE:
PART NUMBERS WILL VARY BASED ON INLET PIPE MATERIALS. CONTACT STORMTECH FOR MORE INFORMATION.

Storm Hill Lane
Rolling Hills, CA

DATE: 05/30/2019 | DRAWN: JK | CHECKED: ---
PROJECT #: Tool

REV | DRW | CHK | DESCRIPTION

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StormTech
20 BEACON PARK, SUITE 3 | BOONTON, NJ | 07 | 05867

4640 TRUEMAN BLVD
HILLIARD, OH 43026
1-800-733-7473

SHEET
5 OF 5

NO.	DATE	REVISION
	8/4/21	ADDED PERCOLATION TESTING DATA

Plotnik & Associates

18636 S. Wilmington Ave., Suite 100
Rancho Dominguez, California 90220
Tel: (310) 605-6657
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www.plotnik.com

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STORM HILL LANE IMPROVEMENTS
ROLLING HILLS, CA 90274

ADS STORMTECH CHAMBER DETAILS

PROFESSIONAL STAMP

REGISTERED PROFESSIONAL ENGINEER
JASON E. KIMURA
NO. 42389
EXP. 3/31/24
CIVIL
STATE OF CALIFORNIA

DRAWN: JEK
CHECKED: PC
DATE: 2/14/22
SCALE: AS SHOWN
SHEET NO. C-7
PROJECT NUMBER 294.00

AS BUILT DRAWING
PLOTNIK & ASSOCIATES DATE 11/2/22

CITY OF ROLLING HILLS
Approved by: PLANNING DEPARTMENT
Date: 11/9/22
Subject to conditions in Res. No. 2019-17.

APPROVED
2022-11-08 Storm Hill Lane Grading & Drainage
ROLLING HILLS COMMUNITY ASSOCIATION ARCHITECTURAL COMMITTEE

BUILDING AND SAFETY DIVISION
Department of Public Works
DRAINAGE & GRADING APPROVED
UNDER LOS ANGELES COUNTY CODE TITLE 26
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PUBLIC WORKS
11/07/2022 9:19:35 AM
This set of plans and specifications must be kept at the job site at all times and it is unlawful to make any changes, modifications or alterations to these plans or specifications without the prior written permission of the Building Official. The stamping of this set of plans and specifications SHALL NOT, under any circumstances, be deemed to permit or to be an approval of any work or activity that violates any provisions of any County Ordinance or State Law.

THIS PLAN HAS BEEN REVIEWED BY HARRINGTON GEOTECHNICAL ENGINEERING, INC. & APPEARS TO BE IN GENERAL CONFORMITY WITH THE RECOMMENDATIONS IN OUR RESPONSE DATED MARCH 22, 2022 (FILE #21-01-4298) WE MAKE NO REPRESENTATION AS TO THE ACCURACY OF DIMENSIONS, MEASUREMENTS, CALCULATIONS OR ANY PORTION OF THE DESIGN.

2239
SOIL ENGR. OCTOBER 21, 2022

REGISTERED PROFESSIONAL ENGINEER
JOSEPH L. WILCOX
C.E.G. No. 2239
EXP. 6/30/23
GEOTECHNICAL
STATE OF CALIFORNIA

WDID: 4 19C397320

RESOLUTION NO. 2019-17

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING A SITE PLAN REVIEW APPROVAL FOR GRADING FOR A NEW ROAD TO SERVE PROPERTIES ON STORM HILL LANE; AND ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM IN ZONING CASE NO. 950, (STORM PROPERTIES, INC.)

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

Section 1. An application was duly filed by Storm Properties Inc., with respect to real property generally known as 4 Storm Hill Lane, Rolling Hills, requesting approval of a site plan review for grading of 2,800 cubic yards of dirt for construction of a new road and adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program. The subject property currently has one residential development located at the southwestern portion of the site at 4 Storm Hill Lane.

Section 2. The application applies to four (4) parcels, which consist collectively of 67.64 acres gross. Previously consisting of two lots, the lots were subdivided into four parcels as approved in 2000 by a subdivision and was recorded in 2005 as Parcel Map No. 26356. One of the conditions of the Parcel Map required the applicants to construct certain improvements prior to filing a Final Map, or enter into a secured agreement with the City for the improvements, which were to be completed prior to the sale or development of any of the lots. In 2005, prior to finalizing and recording the subdivision map, the owners chose to bond for the improvements, rather than construct them, and entered into an agreement with the City for 3-years, which was extended until June 8, 2020. The required improvements include a road, underground utility lines, fire hydrant, water line, gas line, monuments (for property lines markings), sewer line with stub out for future use and a mitigation, restoration and maintenance agreement for re-vegetation of plants, (on lot 3 only), that would be lost to grading, when the lot is developed. The agreement further stipulates that once the improvements are completed, the City would release the security deposit to the applicants.

Section 3. The originally approved road would be approximately 1,130 feet long and would start at the junction of Johns Canyon Road and Storm Hill Lane and continue between the property lines (in the roadway easements) of Parcels 1 and 4 and 1 and 2 ending with a hammerhead at the boundary of the property line of Parcel 3. The grading for this road was proposed at 12,000 cubic yards of cut and 500 cubic yards of fill on parcels 1 and 2, and would be balanced on those parcels if the pads were being created at the same time as the road was constructed. Otherwise, 11,500 cubic yards of the dirt was proposed to be spread and stockpiled on those two parcels, requiring grading of the two lots.

Section 4. In conjunction with the Site Plan Review for the road construction, a Lot Line Adjustment was approved at the October 15, 2019 Planning Commission meeting, changing the sizes of the parcels to the following acreages: Parcel 1 will be 7.58 acres gross and 6.13 acres net; Parcel 2 will be 35.05 acres gross and 33.45 acres net; Parcel 3 will be 17.28 acres gross and 15.80 acres net; and Parcel 4 will be 7.79 acres gross and 6.86 acres net and where there is an existing single family residential development. All four parcels are within the RA-S-2 zone district (2-acre minimum lot size zone), and referred to as Parcels No. 7569-024-014, 7569-024-015, 7569-024-016, and 7569-024-017. The General Plan Land Use designation for this property is Very Low Density Residential 2+ Net Acres per Dwelling Unit.

Section 5. The subject site is presently occupied by one single-family residential structure at the southwestern portion of the property at 4 Storm Hill Lane. The remainder of the lot is presently vacant with natural vegetation in a semi-disturbed state.

The site is surrounded by other single-family dwellings on 2+ acre size lots to the east, south and west within the City of Rolling Hills and single-family dwellings on one-half acre lots to the north-west that are within the adjacent unincorporated Westfield portion of Los Angeles County. The zoning designation for the subject site is RA-S-2 and the zoning designation on adjacent properties is RA-S-2 within the City of Rolling Hills.

Section 6. The Planning Commission conducted duly noticed public hearings to consider the application on October 23, 2018 and at a field trip on December 12, 2018, at which time it was determined that, although the project went through a CEQA review process and mitigation measures were developed during the subdivision process in 2000, and implementation measures were included, the proposed revised road construction constitutes a substantive change and the proposed change constitute a new project. Additional time was given to process the environmental review for the construction of the road to serve the rear parcels. The environmental review has been processed and the City has determined that a Mitigated Negative Declaration (MND) can be prepared and adopted. Following the completion of the CEQA review, a duly noticed public hearing was held on October 15, 2019 to consider the project anew. Evidence was heard and presented from all persons interested in affecting said proposal, from all persons protesting the same, and from members of the City staff and the Planning Commission having reviewed, analyzed and studied said proposal. The applicants' representatives were in attendance at the hearings.

Section 7. According to Section 17.46.040 of Title 17 of the Rolling Hills Municipal Code, the Planning Commission is the agency for review of a Site Plan Review for any grading that is not exempt from the discretionary review process. The Commission shall act to approve, conditionally approve, or deny the grading and road construction, and the Commission may impose such conditions on an approval, as it deems necessary to assure compliance with City's codes.

Section 8. An Initial Study for the project was prepared in June 2019. The Initial Study found that the project would not have a significant effect on the environment if certain mitigation measures were incorporated in the project. The Mitigated Negative Declaration (MND) was prepared incorporating those mitigation measures and was circulated to the applicant and other interested parties in accordance with State of California CEQA Guidelines. The public notice of the Planning Commission's intent to recommend adoption of the Mitigated Negative Declaration was published in a local Newspaper and mailed to residents within 1,000-foot radius of subject site. Copies of the Mitigated Negative Declaration were sent to adjacent cities and other governmental agencies. The City received several comments and inquiries regarding the proposal including comments from the Rolling Hills Community Association, the Gabrieleno Band of Mission Indians, the Gabrieleno Tongva Tribe, and the Fire Department. Additionally, agents for the property on 12 Buggy Whip reviewed the plans and the Initial Study/Mitigated Negative Declaration and had concerns regarding the building pads and the road elevation.

Section 9. The Planning Commission has reviewed the Mitigated Negative Declaration and finds that it represents the independent judgment of the City and that it was prepared in compliance with CEQA. Therefore, the Commission finds that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because mitigation measures have been added to the project and are incorporated herein by reference. Based upon these findings, the Planning Commission hereby adopts the Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program in accordance with the California Environmental Quality Act.

Section 10. Pursuant to Section 17.46.050 of the Rolling Hills Municipal Code, the Commission shall be required to make findings in acting to approve, conditionally approve, or deny a site plan review application. The Planning Commission has considered the evidence both written and oral, in connection with this application and

with respect to the site plan review for road construction to serve properties on Storm Hill Lane and adopting a Mitigated Negative Declaration the Planning Commission makes the following findings:

A. The project complies with and is consistent with the goals and policies of the general plan and all requirements of the zoning ordinance. The road construction does not deviate from any of the standards outlined in the zoning code, resulting in a project that is consistent with the goals and policies of the general plan.

B. The proposed road construction substantially preserves the natural and undeveloped state of the lot by minimizing building coverage (Land Use, p. 15). Lot coverage requirements are regarded as maximums, and the actual amount of lot coverage permitted depends upon the existing buildable area of the lot. No new development is proposed as part of this application, therefore the proposed road construction will have minimal impact to the natural and undeveloped state of the lots.

C. The project is harmonious in scale and mass with the site, the natural terrain and surrounding residences (Land Use, p. 15). The proposed road construction will only be 564 feet long. Very little disturbance, (0.17%) is proposed on Parcels 2, and 3; 2.31% of parcel 4 will be disturbed and 19.79% of parcel 1, for the road and stockpiling. Since no new development is proposed, the site will continue to be harmonious in scale and mass with the surrounding residences.

D. The project preserves and integrates into the site design, to the greatest extent possible (Land Use, p. 15), existing topographic features of the site, including surrounding native vegetation, mature trees, drainage courses, and landforms (such as hillsides and knolls). No grading of house pads and no new development is proposed, which means little to no upfront disturbance to the natural vegetation will be required. The proposed road will also continue to maintain the site's existing topographic features

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 (Land Use, p. 16). The grading that is required for the project will be entirely for the construction of the road and not for the building pads. The road construction will keep the amount of grading at a minimum and the natural contours of the site will not be impacted.

F. Grading will not modify existing drainage channels nor redirect drainage flow, unless such flow is redirected into an existing drainage course (Land Use, p. 16). The grading required for the road construction will not affect the drainage channels nor redirect drainage flow as no substantial modifications are being made other than the shortening of the originally approved road.

G. The project preserves surrounding native vegetation and mature trees and supplements these elements with drought-tolerant landscaping (Land Use, p. 15) 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. No new landscaping is proposed as part of this application and no existing landscaping, other than one (1) pine tree will be removed. The project will continue to preserve the surrounding native vegetation by requiring little disturbance to the overall site.

H. The project is sensitive and not detrimental to the convenient and safe movement of pedestrians and vehicles (Circulation, p. 12). The proposed road construction will take place solely on private property and will be

constructed pursuant to all of the current Fire and Building codes. As previously approved in the subdivision agreement dated June 8, 2005, the new street will include and meet all requirements by the County of Los Angeles Fire Department – including street width, and a cul-de-sac design that meets the code.

I. The project conforms to the requirements of the California Environmental Quality Act. Pursuant to the requirements of the California Environmental Quality Act, (CEQA), a Mitigated Negative Declaration was prepared for this project. The City followed the proper CEQA procedures and provided local, county, and State agencies 20-days to review the Mitigated Negative Declaration prior to its adoption by the Lead Agency. It was determined that with the proposed mitigation measures, no significant environmental effects will result from this project.

Section 11. Based upon the foregoing findings, the Planning Commission approves the site plan review and adopts the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program in Zoning Case No. 950; a request for site plan review approval for 2,800 cubic yards of grading for a new road to serve properties on Storm Hill Lane and construction of infrastructures; subject to the conditions contained in Section 12 of this resolution.

Section 12. Site Plan Review, Mitigated Negative Declaration, and Mitigation Monitoring Program in Zoning Case No. 950 (attached hereto as Exhibit A) shall be subject to the following conditions:

A. Pursuant to the Development Agreement executed between the applicants and the City of Rolling Hills on June 8 2005, as amended, the road and the infrastructure shall be constructed by June 2020, unless otherwise extended pursuant to the conditions of said agreement. Should the applicant desire to extend the time to complete the improvements, a letter indicating intent to file an extension should be filed at least sixty (60) days prior to the expiration date of June 8, 2020; and the request shall be reviewed and approved by the City Council.

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, if any, 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 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 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 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 set forth in this permit, or shown otherwise on an approved plan. The road shall be constructed to LA County Road construction standards, resolutions, engineering standards and other applicable standards that are in effect at the time that improvement permits are issued for the development.

D. In conjunction with the submittal of a final grading plan for the roadway extension to the Building and Safety Department for plan check, a detailed grading and drainage plan with related geology, soils and hydrology reports shall also be submitted; a copy of which shall be submitted to the Rolling Hills Planning Department staff. Cut and fill slopes shall not exceed a steepness of a 2 to 1 slope ratio.

E. The lot shall be developed and maintained in substantial conformance with the site plan on file received on October 11, 2019 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 approval shall be incorporated into the building permit working drawings, and where applicable complied with prior to issuance of a grading permit from the building department.
The conditions of approval of this Resolution shall be printed onto building plans submitted to the Building Department for review and shall be kept on site at all times.
Any modifications and/or changes to the approved project, including resulting from field conditions, shall be discussed and approved by staff prior to implementing the changes.

F. Prior to submittal of final working drawings to Building and Safety Department for plan check and later for issuance of grading or building 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.

G. 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 therein 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.

H. Prior to the issuance of a grading permit, the applicant shall obtain approval of, and all required permits from, the Rolling Hills Community Association.

I. Pursuant to the Parcel Map Approval and the Development Agreement, in conjunction with the development of the road, the applicants shall construct the following infrastructure within the roadway easement of Storm Hill Lane:

1. Water line to serve existing and future development along Storm Hill Lane and stems to serve future development along Storm Hill Lane. The water line shall be operational after construction and available for use
2. Fire Hydrant. The Fire Hydrant shall be operational after construction and available for use
3. Underground conduits for all utility lines, including electrical, cable, fiber and for future expansion, with underground stems leading from Storm Hill Lane to each parcel of this subdivision. There shall be no overhead utility lines across Storm Hill Lane
4. A private sewer line and appurtenant facilities and stems as required by the LA County Public Health Department to serve future development along Storm Hill Lane. Until such time as the sewer line is required to be connected to a main sewer line along Johns Canyon Road or other developed sewer line in the vicinity of the subject site, the sewer line on Storm Hill Lane will be a "Dry" sewer line.

5. Survey Monuments, as required by the City's Engineer and tie points in accordance with the Subdivision Laws.

J. The required infrastructure improvements shall be reviewed and approved by the respective reviewing agencies prior to obtaining a grading permit from the Building Department. A "will serve" letter from the California Water Service Company shall remain on file in the Planning Department.

K. The drainage plan shall provide for contributory drainage from adjoining properties; and shall consider the proper distribution of drainage beyond the proposed drainage for the road, or as otherwise required by the City's Drainage and Grading Engineer.

L. The road construction shall be subject to the Traffic Commission review and recommendation of the proposed location and sight distances of the intersection of Storm Hill Lane with Johns Canyon Road.

M. The applicants shall repair any broken or damaged pavement on streets abutting the subdivision. Prior to commencement of grading, the applicant shall take pictures of the existing road condition of Johns Canyon Road in the vicinity of the project site. Following the completion of the construction, should the road be damaged the applicants shall make the necessary repairs

N. The applicants shall be required to conform to the Regional Water Quality Control Board and County Public Works Department Best Management Practices (BMP's) requirements related to drainage, erosion control and storm water drainage facilities management.

O. Stockpiles of soil, sand and similar materials shall be stabilized by being enclosed, covered, watered twice daily, or with application of non-toxic soil binders. The stockpiled soil on Parcel 1 shall be compacted and hydro seeded.

P. The applicants shall be required to comply with the Mitigation Measures described in the Mitigation Monitoring and Reporting Program, attached hereto as Exhibit A and incorporated herein by this reference.

Q. Prior to finaling the project, letters shall be provided to the Planning Department from all of the Utility companies which serve or are proposed to serve the 4 parcels assuring that the required undergrounding work has been done.

R. A construction fence may be allowed or may be required by the City or the Building Department staff for the duration of the construction of the project. City staff shall approve the location and height of the fence. The construction fence shall not be placed more than 15 calendar days prior to commencement of the construction and shall be removed within 15 calendar days of substantial completion of the project as determined by City staff or at any given time at the discretion of City staff.

S. Placement of one construction and one office trailer may be permitted for the duration of on-site construction activities during an active building permit; each shall be no larger than 8' x 40' in size, and must be authorized by City staff with such authorization being revoked at any point deemed reasonable by City staff. Such trailers, to maximum extent practicable shall be located in a manner not visible from the street. Unless otherwise approved by staff, with proof of a good cause, such trailers shall not be located in any setback or front yard, may be placed on the site no more than 15 calendar days prior to commencement of construction and must be removed within 15 calendar days of expiration of a building permit, revocation, or finalization of the project

T. During construction, the property owners shall be required to schedule and regulate construction and related traffic noise throughout the day between the hours of

7 AM and 6 PM, Monday through Saturday, when construction and mechanical equipment noise is permitted, so as not to interfere with the quiet residential environment of the City of Rolling Hills.

U. The contractor shall not use tools that could produce a spark, including for clearing and grubbing, during red flag warning conditions. Weather conditions can be found at: **http://www.wrh.noaa.gov/lox/main.php?suite=safety&page=hazard_definitions#FIR**.
E. It is the sole responsibility of the property owner and/or his/her contractor to monitor the red flag warning conditions. Should a red flag warning be declared and if work is to be conducted on the property, the contractor shall have readily available fire distinguisher.

V. Construction vehicles or equipment, employees vehicles, delivery trucks shall not impede any traffic lanes to the maximum extend practical; and if necessary to block traffic in order to aid in the construction, no more than a single lane may be blocked for a short period of time and flagmen utilized on both sides of the impeded area to direct traffic.

X. During construction, all parking shall take place on the project site, and, if necessary, any overflow parking may take place within the unimproved roadway easement along the streets, and shall not obstruct neighboring driveways or pedestrian and equestrian passage. During construction, to the maximum extent feasible, employees of the contractor shall car-pool into the City.

Y. Prior to finalizing the project an "as constructed" set of 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 approved plans. In addition, any modifications made to the project during construction, shall be depicted on the "as built" plan.

Z. Future individual Site Plan Review approvals by the Planning Commission for development of the parcels for home sites, shall comply with the applicable conditions specified in Resolution No. 894, adopted by the City Council on November 27, 2000 for the Tentative Parcel Map.

AA. The applicant shall execute an Affidavit of Acceptance of all conditions of this permit pursuant to Zoning Ordinance, or the approval shall not be effective. The affidavit shall be recorded together with the resolution.

APPROVED AND ADOPTED THIS 19th DAY OF NOVEMBER 2019.

BRAD CHELF, CHAIRMAN

ATTEST:

YOHANA CORONEL, 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 Code of Civil Procedure Section 1094.6.

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

I certify that the foregoing Resolution No. 2019-17 entitled:

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING A SITE PLAN REVIEW APPROVAL FOR GRADING FOR A NEW ROAD TO SERVE PROPERTIES ON STORM HILL LANE; AND ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM IN ZONING CASE NO. 950, (STORM PROPERTIES, INC.)

was approved and adopted at a regular meeting of the Planning Commission on November 19th, 2019 by the following roll call vote:

AYES: COOLEY, SEABURN, AND CHAIRMAN CHELF.
NOES: NONE.
ABSENT: CARDENAS AND KIRKPATRICK.
ABSTAIN: NONE.

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

Administrative Offices

YOHANA CORONEL, CITY CLERK

CITY OF ROLLING HILLS
Approved by:
PLANNING DEPARTMENT
Date: 11/9/22
Subject to conditions in Res. No. 2019-17.

AS BUILT DRAWING
PLOTNIK & ASSOCIATES DATE 11/9/22

WDID: 4 19C397320

NO.	DATE	REVISION
	8/4/21	ADDED PERCOLATION TESTING DATA

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• CIVIL ENGINEERING • LAND SURVEYING

STORM HILL LANE IMPROVEMENTS
ROLLING HILLS, CA 90274

RES 2019-17 / COA'S - 11.19.2019 (PAGES 1-8)

PROFESSIONAL STAMP
REGISTERED PROFESSIONAL ENGINEER
JASON E. KLIMAN
NO. 42389
EXP. 3/31/24
CIVIL
STATE OF CALIFORNIA

DRAWN: JEK
CHECKED: PC
DATE: 2/14/22
SCALE: AS SHOWN
SHEET NO. C-8
PROJECT NUMBER 294.00

EXHIBIT A

DRAFT MITIGATED NEGATIVE DECLARATION

MITIGATION MONITORING AND REPORTING PROGRAM

(following this page)

MITIGATED NEGATIVE DECLARATION

MITIGATION MONITORING AND REPORTING PROGRAM

PURPOSE: This section lists mitigation measures contained in the MND for the proposed Storm Hill Lane Road Construction Project. Mitigation measures are provided in the format of a Comprehensive Mitigation Monitoring and Reporting Plan to ensure compliance with State Public Resources Code §21081.6 which requires public agencies approving a project under CEQA to establish a program for monitoring and reporting on the adopted mitigation plan.

ADOPTION OF MITIGATION MEASURES: As part of deliberations concerning the proposed project, the Planning Commission will be required to consider adoption of the mitigation measures listed herein. The Planning Commission may add additional conditions. If the Planning Commission members approve the project, they will also be required to specify whether these mitigation measures are to be incorporated as formal conditions of project approval.

MONITORING AND REPORTING PROCEDURES: The Rolling Hills staff will be responsible for ensuring that adopted mitigation measures are implemented through all project phases, ensure that mitigation measures are satisfactorily monitored, and for reporting to the Planning Commission regarding progress in implementing the measures. The City Council, representing residents of the City, will in turn be responsible for (1) considering the reports submitted by staff, and (2) determining whether the measures are being implemented and enforced as intended in this Mitigation Monitoring and Reporting Plan. It is the responsibility of the City Staff to amend the mitigation measure(s) if necessary to achieve the intended environmental protections.

REGULATORY AND CODE COMPLIANCE STANDARDS: The Storm Hill Lane Road Construction Project will be subject to a number of uniform code requirements and standard conditions of approval, many of which have been established to safeguard environmental resources, and/or to promulgate environmental goals and objectives. If the proposed project is approved, compliance with these measures will be mandatory (not discretionary). As such, these measures do not conform to the strict definition of mitigation. Although regulatory standards and codes are not generally incorporated into this mitigation program, the City will be required to ensure that the project is in full compliance with all relevant requirements.

COMPILATION OF MITIGATION MEASURES: The following measures are proposed to eliminate, avoid or reduce potential environmental effects of project implementation that have been found to be potentially adverse. In addition, the relevant conditions of approval for the road imposed during the Subdivision process are also included in these mitigation measures. Other City's standard conditions will be included in the Resolution of Approval, should the project be approved. They may include, but not be limited to restricting hours of construction, adherence to the Storm Water Quality Management requirements and others.

STORM HILL LANE ROAD MODIFICATION PROJECT MND
MITIGATION MONITORING AND REPORTING PROGRAM

Project Approval Date: November 19, 2019 **Project File Number:** ZONING CASE NO. 950

The following mitigation measures are being proposed to mitigate potentially significant impacts of the Storm Hill Lane Road and LLA Modification Project. These measures represent formal conditions of project approval, and City staff shall monitor progress in implementing these measures until it is determined that all measures have been fulfilled in accordance with their original purpose and intent. This monitoring form shall be available for public review and inspection, and final project clearance shall require that all verifications included in this form have been satisfactorily completed.

	MITIGATION MEASURES	VERIFICATION TIMING AND RESPONSIBILITY	VERIFICATION OF COMPLIANCE		
			AGENCY	SIGNATURE	DATE
	BIOLOGICAL RESOURCES				
BIO-1	Nesting Bird Avoidance: To avoid disturbance of nesting and special status birds, including raptor species protected by the MBTA and CFGC 3503 during activities related to the project including, but not limited to, ground disturbance, tree removal/trimming, vegetation clearing, and grading (i.e. land clearing activities), the applicant shall adhere to the following nesting bird avoidance procedures: • If construction must begin during the nesting bird season (February 1 through August 31), then a pre-construction nesting bird survey shall be conducted no more than seven days prior to initiation of ground disturbance and vegetation removal activities. • The nesting bird pre-construction survey shall be conducted on foot of the proposed road disturbance area, including a 100-foot buffer (300-foot for raptors), and in inaccessible areas (e.g., private lands) from afar using binoculars to the extent practicable. The survey shall be conducted by a qualified biologist familiar with the identification of avian species known to occur in southern California communities. • The results of the pre-construction survey shall be provided to the City of Rolling Hills in a written report within 14 days of the completion of surveys. The report shall include date of the report, authors and affiliations, contact information; introduction, methods, study location (include map), results, discussion, and literature cited. • If active nests are found, an avoidance buffer (dependent upon the species, the proposed work activity, and existing disturbances associated with land uses outside of the project site) shall be determined and	TIMING: To be included in construction specifications. RESPONSIBLE PARTY: City of Rolling Hills and Storm Properties or designee			

	demarcated by the qualified biologist with bright orange construction fencing, flagging, construction lathe, or other means to mark the boundary. All construction personnel shall be notified as to the existence of the buffer zone and to avoid entering the buffer zone during the nesting season. No ground-disturbing activities shall occur inside this buffer until the qualified biologist has confirmed that breeding/nesting is completed, juveniles have fledged, and there is no evidence of a second attempt at nesting. Encroachment into the buffer shall occur only at the discretion of the qualified biologist in coordination with the City. • If ground or tree/vegetation-construction related activities are initiated between September and January 31, a pre-construction nesting bird survey is not required. However, if there is a period of construction inactivity of 2 weeks or more between Febeuary 1 and August 31 and ground or tree/vegetation-construction related activities remain, then a nesting bird survey shall be conducted by a qualified biologist.				
BIO-2	Palos Verdes Blue Butterfly Preconstruction Surveys: Prior to grading and construction, an approved biologist shall conduct surveys for locoweed and deerweed, host plants of Palos Verdes Blue Butterfly. If host plants are located, they shall be avoided. If avoidance is not possible, focused surveys shall be conducted to determine presence or absence of the butterfly species. This may include transect surveys during the adult flight period (January through May), and/or inspection of host plants for all life forms (egg, larva, pupa, and adult). If individuals of any life stage are detected during focused surveys, a permit for relocation shall be obtained from USFWS and they shall be relocated by a USFWS-permitted biologist before issuance of a grading permit.	TIMING: To be included in construction specifications. RESPONSIBLE PARTY: City of Rolling Hills and Storm Properties or designee			
	CULTURAL RESOURCES				
CR-1	Archaeological Monitoring: Prior to commencement of grading, the applicant shall retain a qualified archaeologist and arrange a pre-grading conference. The archaeologist shall be present at the pre-grading conference, shall establish procedures for archaeological resource surveillance, and shall establish, in cooperation with the applicant, procedures for temporarily halting or redirecting work	TIMING: Requirements to be included in construction bid documents. RESPONSIBLE PARTY: City of Rolling Hills and Storm Properties or designee			

	to permit the sampling, identification, and evaluation of the artifacts as appropriate. Ground-disturbing construction activities (including grading, trenching, drilling with an auger greater than 3 feet in diameter, and other excavation) on the project site shall be monitored on a full-time basis by a qualified archaeologist. If additional or unexpected unique archaeological features are discovered during grading and other construction activities for the proposed road extension, the archaeologist shall report such findings to the project proponent and to the City Manager. If the archaeological resources are found to be significant, the qualified archaeologist shall determine appropriate action, in cooperation with the applicant, for exploration and/or salvage. The qualified archaeologist shall be retained at the expense of the applicant. The applicant shall comply with the actions recommended and approved by the City for the disposition, mitigation, or salvage of such material. These actions, as well as final mitigation and disposition of the resources, shall be subject to the approval of the City Manager. The City Manager's decision will be considered final unless an appeal is filed in accordance with Section 17.54 of the Rolling Hills Municipal Code. The applicant shall incur the cost of any professional investigation.				
CR-2	Discovery of Human Remains: If human remains are found during project construction, the State of California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the county coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. In the event of a discovery of human remains, the Los Angeles County Coroner must be notified immediately. Work within a 100-foot radius of the find shall be halted until the Coroner has inspected the remains. If the human remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission, who will determine and notify a most likely descendant (MLD). The MLD shall complete the inspection of the site within 48 hours and provide recommendations to the landowner as to the treatment of the human remains. Work may not recommence within the location of the find until the Coroner has released the location or the treatment of the human remains has been completed (e.g., remains have been excavated to prevent further damage).	TIMING: Requirements to be included in construction bid documents. RESPONSIBLE PARTY: City of Rolling Hills and Storm Properties or designee			
	GEOLOGY AND SOILS				
GEO-1	Paleontological Monitoring: Ground-disturbing construction activities (including grading, trenching, drilling with an auger greater than 3 feet in	TIMING: To be included in construction specifications.			

	diameter, and other excavation) on the project site shall be monitored on a full-time basis. Monitoring shall be supervised by a qualified paleontologist and shall be conducted by a qualified paleontological monitor, who is defined as an individual who meets the minimum qualifications per standards set forth by the Society of Vertebrate Paleontology (SVP 2010), which includes a B.S. or B.A. degree in geology or paleontology with one year of monitoring experience and knowledge of collection and salvage of paleontological resources. The duration and timing of the monitoring shall be determined by the qualified paleontologist. If the qualified paleontologist determines that full-time monitoring is no longer warranted, they may recommend reducing monitoring to periodic spot-checking or cease entirely. Monitoring would be reinstated if any new ground disturbances are required and reduction or suspension would need to be reconsidered by the qualified paleontologist.	RESPONSIBLE PARTY: City of Rolling Hills and Storm Properties or designee			
GEO-2	A grading plan and soils report shall be submitted and approved prior to the reconstruction and extension of Storm Hill Lane.	TIMING: Project has been submitted to LA County Public Works and Building and Safety for review. RESPONSIBLE PARTY: City of Rolling Hills and Storm Properties or designee			
	RECREATIONAL				
REC-1	Applicants will be required to address the bridle trail location with the RHCA Board of Directors. The applicants must show if the location of Storms Ridge Trail as well as whether the existing bridle connections from Storms Ridge Trial to John's Canyon Trail located on Lot 1 and Lot 3 will be relocated or eliminated.	TIMING: To be included in construction specifications. RESPONSIBLE PARTY: City of Rolling Hills, RHCA and Storm Properties or designee			
	UTILITES/SERVICE SYSTEMS				
UTI-1	The RHCA Board of Directors will review/approve the proposed easement modifications, drainage services located in RHCA easements and the proposed road. If Storm Properties is requesting the road be accepted into the RHCA's road system additional approvals are required.	TIMING: To be included in construction specifications. RESPONSIBLE PARTY: City of Rolling Hills, RHCA and Storm Properties or designee			

	TRIBAL CULTURAL RESOURCES				
TCR-1	The AB52/Section 106 consultation process enables the Tribe to have an equal opportunity in future mitigation measures that the City of Rolling Hills may implement that affect Tribal Cultural Resources. Tribal monitoring will occur on-site as requested during ground disturbance/excavation activity so that they may identify and assess the significance of any Tribal Cultural resource that may be encountered.	TIMING: To be included in construction specifications. RESPONSIBLE PARTY: City of Rolling Hills and Storm Properties or designee			
	AIR QUALITY				
AQ-1	The property owners shall be required to conform with South Coast Air Quality Management District, Los Angeles County and local ordinances and engineering practices during construction by using dust control measures to stabilize the soil from wind erosion and reduce dust generated by construction activities. Said dust control measures shall include at a minimum, the following 1. Minimization of Disturbance. Construction contractors shall minimize the area disturbed by clearing, grading, earth moving, or excavation operations to prevent excessive amounts of dust; 2. Soil Treatment. Construction contractors shall treat all graded and excavated material, exposed soil areas, and active portions of the construction site, including unpaved on-site roadways to minimize fugitive dust. Treatment shall include, but not necessarily be limited to, periodic watering, application of environmentally safe soil stabilization materials, and/or roll compaction as appropriate. Watering shall be done as often as necessary, and at least twice daily, preferably in the late morning and after work is done for the day; 3. Soil Stabilization. Construction contractors shall monitor all graded and/or excavated inactive areas of the construction site at least weekly for dust stabilization. Soil stabilization methods, such as water and roll compaction, and environmentally safe dust control materials, shall be applied to portions of the construction site that are inactive for over four days. If no further grading or excavation operations are planned for the area, the area shall be seeded and watered until landscape growth is evident, or periodically treated with environmentally safe dust	TIMING: To be included in construction specifications. RESPONSIBLE PARTY: City of Rolling Hills, and Storm Properties or designee			

	suppressants, to prevent excessive fugitive dust; 4. No Grading During High Winds. Construction contractors shall stop all clearing, grading, earth moving, and excavation operations during periods of high winds (20 miles per hour or greater, as measured continuously over a one-hour period); and 5. Street Sweeping. Construction contractors shall sweep all on-site driveways and adjacent streets and roads at least once per day, preferably at the end of the day, if visible soil material is carried over to adjacent streets and roads				
	FIRE DEPARTMENT				
FD-1	In conjunction with the construction of the extension of Storm Hill Lane, all required fire hydrants shall be installed, tested and accepted by the Los Angeles County Fire Department. Vehicular access shall be provided and maintained serviceable throughout construction.	TIMING: Project has been submitted to the Fire Department for review. RESPONSIBLE PARTY: City of Rolling Hills, and Storm Properties or designee			
FD-2	In conjunction with the construction of the extension of Storm Hill Lane, all existing fire hydrants on Storm Hill Lane shall be retrofitted to comply with Conditions 59(a) and (b) (listed below) of Resolution 894. • The required fire flow for public fire hydrants at this location is 1250 gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand. One hydrant flowing simultaneously shall be used to achieve the required fire flow. • One public/private fire hydrant shall be upgraded unless fire flow meets Fire Department requirement. The upgrade shall not be necessary if existing hydrant(s) meet(s) fire flow requirements. An original water availability form shall be submitted to the Los Angeles County Fire Department. The above requirements shall be complied with, unless otherwise required and approved by the Fire Department.	TIMING: Project has been submitted to the Fire Department for review. RESPONSIBLE PARTY: City of Rolling Hills, and Storm Properties or designee			
FD-3	In conjunction with the construction of the extension of Storm Hill Lane, all hydrants shall be installed in conformance with Title 20, Los Angeles County Government Code or appropriate City regulations. This installation shall include minimum six-inch diameter mains, or as otherwise required by the appropriate agencies. Arrangements to meet these requirements shall be made with the water purveyor and Fire Department serving the area.	TIMING: Project has been submitted to the Fire Department for review. RESPONSIBLE PARTY: City of Rolling Hills, and Storm Properties or designee			

CITY OF ROLLING HILLS
Approved by:
PLANNING DEPARTMENT
Date: 11/9/22
Subject to conditions in Res. No. 2019-17.

AS BUILT DRAWING
11/3/23
PLOTNIK & ASSOCIATES DATE

WDID: 4 19C397320

NO.	DATE	REVISION
	8/4/21	ADDED PERCOLATION TESTING DATA

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• CIVIL ENGINEERING • LAND SURVEYING

STORM HILL LANE IMPROVEMENTS
ROLLING HILLS, CA 90274

RES 2019-17 / COA'S - 11.19.2019 (PAGES 9-16)

PROFESSIONAL STAMP
REGISTERED PROFESSIONAL ENGINEER
JASON E. KIMURA
NO. 42389
EXP. 3/31/24
CIVIL
STATE OF CALIFORNIA

DRAWN: JEK
CHECKED: PC
DATE: 2/14/22
SCALE: AS SHOWN
SHEET NO. C-9
PROJECT NUMBER 294.00

Agenda Item No.: 10.A
Mtg. Date: 04/22/2024

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. 23-100: SITE PLAN REVIEW TO DEMOLISH AN EXISTING RESIDENCE, EXPAND THE RESIDENTIAL BUILDING PAD, CONSTRUCT A NEW RESIDENCE, ATTACHED GARAGE, SWIMMING POOL, RETAINING WALLS EXCEEDING A HEIGHT OF 3 FEET (UP TO A MAXIMUM HEIGHT OF 5 FEET), NON-EXEMPT GRADING, AND OTHER IMPROVEMENTS; AND VARIANCE TO EXCEED THE 40% DISTURBANCE FOR A PROPERTY LOCATED AT 4 SPUR LANE, ROLLING HILLS, CA, 90274, AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (LOT 11-B-CH) (LUKIC)**

DATE: **April 22, 2024**

BACKGROUND:

On January 16, 2024, the Planning Commission held a morning public field trip at 4 Spur Lane. There were three Commissioners present: Vice Chair Kirkpatrick, Commissioner Cardenas, and Commissioner Douglass. Also in attendance were staff and 9 public attendees. All viewed the silhouettes of the proposed project and walked the site. Luis de Moraes (architect) and staff provided presentations and answered questions. The proposed project was presented later that night at the evening Planning Commission Meeting at 6:30 p.m. The Planning Commissioners voted 3-0 (2 Commissioners were absent) to continue the item to the next meeting. The Planning Commission directed staff to work with the applicant on revising the plans to decrease the amount of grading for the Project. The Planning Commission directed the applicants to bring back the project when the relocated driveway and apron in the easements were approved by the Rolling Hills Community Association (RHCA).

The project was not presented at the February 19, 2024 Planning Commission meeting because the applicant needed more time to address the issues regarding the barn location and access on Cinchring Road, grading, and RHCA approval of the relocated driveway from the northeastern to the northwestern portion of the property. RHCA approval of the relocated driveway in the easement was crucial because a denial would require a complete redesign of the project.

On February 22, 2024, the RHCA approved the relocation of the driveway and apron in the easement on Spur Lane.

On March 6, 2024, the applicants addressed all of the issues from the January 16, 2024 Planning Commission meeting. The applicants submitted revised plans and calculations, and the following changes were made:

1. Raised building pad approximately 1 foot and 6 inches.
2. Reduced disturbed area by 2,090 square feet (SF). The current proposal is for 29,880 SF (63.49%) vs. the original proposal for 31,970 SF (67.9%).
3. Reduced total grading by 2,850 cubic yards (CY); current grading is 4,750 CY; original proposal was for 7,600 CY.
4. Moved entire building northeast (towards Spur Lane) by 7 feet and 7 inches.
5. Increased garage area by 302 SF.
6. Extended garage length by 11 feet and 6 inches, which increased total plate height length 8 feet and 6 inches or lower by 4%.
7. Raised entire building by 1 foot and 6 inches.
8. Raised garage finished floor elevation by 6 feet.
9. Removed pavilion.
10. Removed barn, driveway, and driveway approach from Cinchring Road.

On March 7, 2024, the project was re-noticed for the March 19, 2024 Planning Commission morning field trip and evening public hearing.

On March 19, 2024 the Planning Commission held a morning public field trip at 4 Spur Lane. There were four Commissioners present: Chair Chelf, Vice Chair Kirkpatrick, Commissioner Douglass, and Commissioner Cardenas (Commissioner Cooley was absent). The applicants addressed the issues from the last meeting and the site had been re-staked and re-silhouetted. All viewed the silhouettes of the proposed project and walked the site. Luis de Moraes (architect) and staff provided presentations and answered questions. The neighbors at 3 Spur Lane (Houske) expressed their concerns about the 18-inch height increase of the building pad that would negatively impair their view of the ocean. The Planning Commission, staff and attendees visited 3 Spur Lane to view the project. The public hearing was continued to the evening meeting.

At the evening Planning Commission meeting, the project was approved by a 4-0 vote, with the conditions that the building pad and ridgeline be decreased to 18 inches similar to the original proposal on January 16, 2024.
On April 1, 2024, the applicants addressed all of the issues from the March 16, 2024 Planning Commission meeting. The applicants submitted revised plans and calculations to staff. The flatwork, lot coverage, building pad coverage, disturbance, building elevations, and project square footage remained the same; only the grading calculations changed. The following changes were made to the project:

1. Lowered building pad by approximately 1 foot and 6 inches.
2. Retaining wall located on northeast portion parcel at the corner of the garage has changed to a maximum 4 feet and 5 inches with a maximum 2.4 average height (previously 3 feet maximum with an average height of 2.5 feet).
3. The outdoor BBQ and service yard encroach into the side yard setback, the applicants

will amend ZC 23-100 and request a Variance for the structure to encroach into the side setbacks.

4. The new grading quantities have been changed to 2,680 CY cut (previous 2,375 CY) and 2,230 CY fill (previous 2,375 CY) with 130 CY of exempt export. Total grading quantity is 5,230 CY.

Zoning, Location, and Lot Description

The property located at 4 Spur Lane is zoned RAS-1 and has a net lot area of 1.08 acre (47,063 square feet). Currently, there is only one building pad on the property developed with a 3,525-square-foot single-family residence and 536-square-foot attached garage. The residence was built in 1951 and is currently vacant. In 1962, the Planning Commission approved a variance for an addition.

The existing residence is located 14 feet from the front roadway easement, 25 feet from the west side property line, and 24 from the east side property line. The rear property line is located downslope of the building pad over 288 feet to the south. There is an existing 25-foot RHCA easement that extends along the west and south property lines. There is s 20-foot road easement located at the north of the parcel on Spur Lane, and 30-foot road easement at the southeast corner of the parcel on Cinchring Road. There is one building pad and the existing topography of the project site slopes down approximately 300 feet from the rear elevation to the lowest portion of the lot.

Applicant Request

On August 24, 2023, an application was filed by the applicant, Luis De Moraes, on behalf of the property owners Jennifer and Nebojsa Lukic to request a site plan review to demolish the existing residence and attached garage and construct a new 4,870-square-foot single-family residence and 967-square-foot garage with a new driveway and apron.

The proposed project includes a 1,010-square-foot swimming pool, 480-square-feet of attached covered porches, 168-square-foot pavilion, 166-square-foot barbecue, maximum five-foot high retaining walls, 123-square-foot service yard, hardscape, landscape, and other amenities. The proposed project will expand the existing residential building pad for the new swimming pool and amenities, and includes a new walkway/stairway that will descend down the slope to the new pavilion. The project will relocate the existing driveway on Spur Lane from the northeast side to the northwest side of the property within an easement management by the Rolling Hills Community Association (RHCA) (see Attachment 5). The new garage will be located at the northeast portion of the parcel and oriented toward the side property line requiring a curved driveway that slopes downward from the street. the driveway will be 22 feet wide maximum with a 29-foot-wide apron.

The project will expand the building pad from 7,260 square feet to 12,152 square feet by extending the southern portion of the existing building pad approximately 90 feet.

<u>Traffic Commission Review of Driveways</u>

The applicant proposed two new driveways: (1) main driveway on Spur Lane and (2) secondary driveway to a stable located on Cinchring Road. On December 11, 2023, the Traffic Commission held a meeting and the Traffic Engineer recommended approval of the main driveway but not the secondary driveway due to safety and drainage concerns. The secondary driveway is on a sharp curve with existing guardrails that would have to be removed or

relocated. The Traffic Commission voted 4-0 to recommend approval to the City Council of the main driveway on Spur Lane but not the secondary driveway for the stable on Cinchring Road. The applicants at this time have decided to remove the secondary access, barn, and driveway from Cinchring Road form the project approval.
On February 22, 2024, RHCA approved the relocation of the driveway and apron on Spur Lane. The applicants were granted access to use the RHCA easement for the new driveway and apron on Spur Lane.

DISCUSSION:

Setbacks

The new residence meets the requirements for reduced setbacks on a smaller lot. According to RHMC Section 17.24.045, reduced setbacks may apply to properties in the RAS-1 zoning district that have a lot area of 1.25 acres or less, excluding roadway easements. This property has a lot area of 1.23 acres (excluding roadway easements).

Site Plan Review

The applicants are requesting a Site Plan Review (SPR) to demolish a residence and construct a new 4,780-square-foot residence, attached 967-square-foot garage, 1,010-square-foot swimming pool, maximum 5-foot-high retaining walls, 22-foot-wide driveway, and other improvements.

Non-exempt grading

The January 16, 2024 proposal, the applicants requested a total of 4,750 cubic yards (CY) of grading, including 2,375 CY cut and 2,375 CY fill balanced onsite. The 245 CY of excavation for the swimming pool is exempt and could be exported from the site without relief from the Code. Grading is needed to expand the existing building pad, and support the new driveway, swimming pool, stairway yard area, and retaining walls. Included are 640 CY of over-excavation and 880 CY of recompaction. The grading from the cut for the residence, garage, and driveway will be used to fill and expand the existing building pad for the swimming pool/spa, deck, and stairs to the fire pit. The 205 cubic yards of excavation for the swimming pool is exempt and could be exported, but it will be balanced onsite.

At the March 16, 2024 Planning Commission meeting the Commissioners, as part of the approval, applicants are required to lower the building pad by 18 inches, which resulted in some changes to the grading. The new grading quantities have been changed to 2,680 CY cut (previous 2,375 CY cut) and 2,230 CY (previous 2,375 CY fill) with 130 CY of export (exempt). The total grading has increased by +480 CY.

Retaining Walls

All of the existing walls on the subject property will be demolished. The project includes two-and-one-half-foot-high retaining walls along the northwestern portion of the property supporting the new driveway. A new retaining wall is proposed along the eastern portion of the residence that extends down to the new stairway and fire pit. The project includes retaining walls at the southern portion of the residential building pad that will extend from the pavilion, stairway, fire pit, swimming pool and around to the west portion of residence. The maximum height of the retaining walls is five feet and the average height is not to exceed two and one-half feet.

- Retaining walls (maximum 3-feet in height) are located north along both sides of the driveway leading to the garage. The double walls are located at the north portion of the driveway closer to Spur Lane and there is a single wall on the southside of the driveway leading to the garage.
- Retaining walls located east perimeter of expanded building pad, double wall at the corner by the outdoor kitchen.
- Retaining walls located south portion of the expanded building pad, stair way, fire pit, infinity edge pool, and southeastern corner of the main residence (maximum height of 5 feet).
- Retaining walls located on west side of main residence within the limit of grading.

Variance

The applicant is requesting approval of a variance to exceed the 40% disturbance.

MUNICIPAL CODE COMPLIANCE

Lot Coverage

The existing structural coverage with deductions is 4,115 square feet (SF) or 8.74%. The proposed structural coverage on the lot will be 3,819 SF or 8.11% of the lot, the total structural coverage is 7,934 square feet or 16.86%, which is less than the lot coverage limitation of 20% maximum.

The existing flatwork is 6,670 SF or 14.36%. The total proposed flatwork is -175 SF or -.37%, for a total flatwork coverage of 6,585 square feet or 13.99%, and this is below the maximum allowable 15% flatwork coverage.

The proposed total coverage including structures and flatwork will be 14,519 SF or 30.85% of the lot area, which below the 35% maximum structural and flatwork coverage.

Building Pad

The existing building pad area (Pad 1) is relatively small at 7,260-square-feet, the RHMC has a 12,000-square-foot building pad area guideline. The enlargement of the building pad area to 13,380-square-feet, 40-foot expansion, and lowering the pad by 7-feet in depth will level and even out the lot for the new residence, swimming pool/spa, driveway, and amenities. The existing building structural coverage is 4,115 square feet or 56.68%, and the project proposes to add 3,688 square feet or 26.76% building structural coverage, for a total of 7,803 or 53% building structural coverage. The Project exceeds the minimum 30% building pad coverage guideline by 23%.

Setbacks

The existing residence encroaches into the 30-foot front setback. The new residence complies with all of the development standards in the municipal code: 30-foot front setback, 20-foot side setback, and 50-foot rear setback.

Future 1,000 square foot set aside area

The project includes a 1,000-square-foot set aside area that located at the south portion of the parcel. It includes a future 450-square-foot stable and 550-square-foot corral. The set aside area is accessible from the newly relocated driveway at the northwest corner of the parcel on

Spur Lane. The future stable access is 10 feet wide and extends 280 feet along the west property line and 20-foot RHCA easement.

Area of Disturbance

The project site has been previously disturbed due to development of the existing residence. The existing disturbance is 16,460 SF or 34.97%. The proposed project will add 13,420 SF or 28.51% of disturbance for a total of 29,880 SF, or 63.49% of the net lot area. The applicants are requesting a variance to exceed the maximum.

Height

The finished height of the proposed new residence is a maximum of 15 feet. The proposed ridgeline of the new residence will be lower due to the lowering of the existing grade by 7 feet.

Swimming Pool

The proposed swimming pool is 1,010 SF and located behind the proposed residence at the edge of the extended building pad. The pool will be designed to have an infinity edge in which water flows into a surge basin. The edge of the pool and building pad will be supported by retaining walls. Approval of a swimming pool greater than 800 SF requires a discretionary approval. The applicants have requested an approval of Site Plan Review for the proposed pool.

Landscaping

A Preliminary Landscape Plan has been included in the plans. There are existing trees front of the property that are protected and will remain. The project proposes 17,786 SF of existing landscaping to be altered (re-landscaped) and 39,883 SF of new areas to be landscaped. The Plan is being reviewed by the City's landscape consultant for compliance with water efficiency requirements. The Planning Commission should consider if conditions are necessary to limit the height of trees to protect neighboring views.

Environmental Review

The proposed project has been determined to not have a significant effect on the environment and is categorically exempt from the provisions of CEQA pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines, which exempts a single-family residence, swimming pool, and accessory structures.

Public Participation

Staff received three resident concerns. Maureen Hill sent a letter regarding her concerns about the proposed driveway access on Cinchring Road and the proposed barn (see Attachment 4). The Houske Family at 3 Spur Lane sent emails expressing their concerns regarding the 18-inch building pad height increase (see Attachment 8). The McNabb's sent a letter expressing their concerns regarding the drainage on 4 Spur Lane (see Attachment 9).

CRITERIA FOR SITE PLAN REVIEW
17.46.50 Required Site Plan Review findings.

1. The Commission shall be required to make findings in acting to approve, conditionally

approve, or deny a Site Plan Review application.

2. No project which requires Site Plan Review approval shall be approved by the Commission, or by the City Council on appeal, unless the following findings can be made:
3. The project complies with and is consistent with the goals and policies of the general plan and all requirements of the zoning ordinance;
4. The project substantially preserves the natural and undeveloped state of the lot by minimizing building coverage. Lot coverage requirements are regarded as maximums, and the actual amount of lot coverage permitted depends upon the existing buildable area of the lot;
5. The project is harmonious in scale and mass with the site, the natural terrain and surrounding residences;
6. The project preserves and integrates into the site design, to the greatest extent possible, existing topographic features of the site, including surrounding native vegetation, mature trees, drainage courses and land forms (such as hillsides and knolls);
7. Grading has been designed to follow natural contours of the site and to minimize the amount of grading required to create the building area;
8. Grading will not modify existing drainage channels nor redirect drainage flow, unless such flow is redirected into an existing drainage course;
9. The project preserves surrounding native vegetation and mature trees and supplements these elements with drought-tolerant landscaping which is compatible with and enhances the rural character of the community, and landscaping provides a buffer or transition area between private and public areas;
10. The project is sensitive and not detrimental to the convenient and safe movement of pedestrians and vehicles; and
11. The project conforms to the requirements of the California Environmental Quality Act.
12. If all of the above findings cannot be made with regard to the proposed project, or cannot be made even with changes to the project through project conditions imposed by City staff and/or the Planning Commission, the site plan review application shall be denied.

CRITERIA FOR VARIANCES

17.38.50 Required Variance 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:
Receive and file.

ATTACHMENTS:
Attachment 1: PL_ADR_4SpurLn_ZC23-100_240111_PC_VicinityMap.pdf
Attachment 2: 240418_4SpurLane_Development Table (ZC23-100)_3rd_CCMeeting4.22.24.pdf
Attachment 3: 2024-03_PC_Resolution_4SpurLane_ZC 23-100_Lukic_F_E.pdf
Attachment 4: CL_AGN_240116_PC_BlueFolderItem_10B_PublicComment01.pdf
Attachment 5: 240304_4SpurLane_RHCA_EasementApproval.pdf
Attachment 6: 240418_4SpurLane_ZC23-100_Grading Table_Revised.pdf
Attachment 7: CL_AGN_240319_PC_Item9A_PublicComment01.pdf
Attachment 8: 4SpurLane_ZC23-100_PublicComment_McNabb
Attachment 9: Approval of Minutes 2.22.24 RHCA approved 3-7-24.pdf
Attachment 10: 240415_4SpurLane_ZC23-100_DevelopmentPlans.pdf



City of Rolling Hills

TITLE VICINITY MAP

CASE NO. ZONING CASE NO. 23-100
Site Plan Review, Conditional Use Permit, Variance

OWNER LUKIC

ADDRESS 4 SPUR LANE, ROLLING HILLS, CA 90274

SITE

Development Table Zoning Case No. 23-100 4 Spur Lane			
SITE PLAN REVIEW, CONDITIONAL USE PERMIT, & VARIANCE	**EXISTING**	**PROPOSED**	**TOTAL**
RA-S-1 Zone	SINGLE FAMILY RESIDENCE, ATTACHED GARAGE, AND SERVICE YARD	NEW 4,870 SF SINGLE FAMILY RESIDENCE, 665 SF ATTACHED GARAGE, 1,010 SF SWIMMING POOL, 166 BBQ, 133 SF FIRE PIT, 123 SF SERVICE YARD, ROLOCATION EXISTING DRIVEWAY, MAXIMUM 5 FT RETAINING WALLS, & GRADING	
Net Lot Area	47,063 SF		47,063 SF
Residence	3,525 SF	1,345 SF	4,870 SF
Attached Garage	536 SF	431 SF	967 SF
Swimming Pools/Spa	0 SF	1,010 SF	1,010 SF
Pool Equipment	0 SF	34 SF	34 SF
Stable minimum: 450 SF Corral minimum: 550 SF	0 SF 0 SF	450 SF 550 SF	450 SF 550 SF
New Planter Box	0 SF	0 SF	0 SF
Recreation Court	0 SF	0 SF	0 SF
Attached Covered Porches	0 SF	480 SF	480 SF
Outdoor Kitchen	0 SF	166 SF	166 SF
Fire Pit	0 SF	133 SF	133 SF
Attached Trellis	0 SF	0 SF	0 SF
Service Yard	54 SF	69 SF	123 SF
Primary Driveway	4,540 SF	-1,820 SF	2,720 SF
Paved walkways	2,200 SF	875 SF	3,095 SF
Patios	0 SF	0 SF	0 SF
Pool Deck	0 SF	770 SF	770 SF
Parking Pads	0 SF	0 SF	0 SF
Grading (130 CY Export exempt)	0 CY	2,680 CY CUT 2,550 CY FILL	5,230 CY TOTAL
Structural Lot Coverage (20% maximum with deductions)	4,115 SF (8.74%)	3,819 SF (8.11%)	7,934 SF (16.86%)
Flatwork Lot Coverage (15% maximum)	6,760 SF (14.36%)	-175 SF (-0.37%)	6,585 SF (13.99%)
Total Lot Coverage (Structures and Flatwork) (35% maximum with deductions)	10,875 SF (23.11%)	3,644 SF (7.74%)	14,519 SF (30.85%)
Total Disturbed Area (40% maximum)	16,460 SF (34.97%)	13,420 SF (28.51%)	29,880 SF (63.49%)
Residential Building Pad 1 (30% Maximum Guideline)	7,260 SF PAD AREA 4,115 SF (56.68%)	6,520 SF PAD AREA 3,188 (23.13%)	13,780 SF PAD AREA 7,303 (53.00%)

Future Stable Building Pad 2 (30% Maximum Guideline)	0 SF PAD AREA 0 SF (08%)	1,100 SF PAD AREA 450 (40.91%)	1,100 SF PAD AREA 450 (40.91%)

RESOLUTION NO. 2024-03

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL OF ZONING CASE NO. 23-100 FOR A SITE PLAN REVIEW TO DEMOLISH AN EXISTING RESIDENCE, EXPAND THE RESIDENTIAL BUILDING PAD, CONSTRUCT A NEW RESIDENCE, ATTACHED GARAGE, SWIMMING POOL, RETAINING WALLS EXCEEDING A HEIGHT OF 3 FEET (UP TO A MAXIMUM HEIGHT OF 5 FEET), NON-EXEMPT GRADING, AND OTHER IMPROVEMENTS; AND VARIANCE TO EXCEED THE 40% DISTURBANCE FOR A PROPERTY LOCATED AT 4 SPUR LANE, ROLLING HILLS, CA, 90274, AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (LOT 11-B-CH) (LUKIC)

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

Section 1. An application was duly filed by Luis de Moraes of Envirotechno Architecture Inc, on behalf of the property owners Mr. Neb Lukic and Jennifer Lukic ("Applicants"), with respect to real property located at 4 Spur Lane, Rolling Hills (Lot 11-B-CH) requesting a site plan review to demolish an existing 3,525-square-foot single-family residence and construct a new 5,535-square-foot single-family residence and attached garage in a similar footprint, and construct maximum five-foot-high retaining walls in the rear portion of the building pad and in the side yards, expand the existing residential building pad to 13,920 square feet, conduct 4,685 cubic yards of non-exempt grading, a new 1,010-square-foot swimming pool, and 34-square-foot pool equipment. The project requires a new main driveway and removal of the existing driveway. The project also includes 34-square-foot pool equipment, 453-square feet of attached covered porches, 166-square-foot barbecue, 55 cubic yards grading (exempt), and 123-square-foot service yard, which are not subject to discretionary review. A variance is requested to exceed the 40% maximum disturbance and 35% total lot coverage. The applicants originally requested a 1,585-square-foot stable and driveway access in the rear portion of the property; however, this was withdrawn from the project.

Section 2. The existing single-family residence was built in 1951, and in 1962, the Planning Commission approved a variance for an addition to a single-family residence.

Section 3. The Planning Commission conducted duly noticed public hearings to consider the application at its morning field trip meeting and regular meeting 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 applicants and agent were notified of the public hearings in writing by first class mail and the agent was in attendance at the hearings. Evidence was heard and presented from all persons interested in affecting said proposal. 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 decrease the amount of grading for the Project. The Planning Commission directed the applicants to bring the project back when the relocated driveway and apron in the

relocated easements were approved by the Rolling Hills Community Association (RHCA). On February 22, 2024, the RHCA approved the relocation of the driveway and apron on Spur Lane. The applicants were granted access to use the RHCA easement for the new driveway and apron.

The Planning Commission conducted duly noticed public hearings to consider the application at its field trip meeting and regular meeting on March 19, 2024. Neighbors within a 1,000-foot radius were notified of the public hearings and a notice was published in the Daily Breeze on March 6, 2024. The applicants and agent were notified of the public hearings in writing by first class mail and were in attendance at the hearings. Evidence was heard and presented at the public hearing from all persons interested in affecting said proposal.

Section 4. On December 11, 2023, the Traffic Commission held a special meeting to review the two new proposed driveways and aprons. The main driveway apron is located on Spur Lane and the secondary driveway to the stable is located on Cinchring Road. On December 11, 2023, the Traffic Commission approved the main driveway and denied the secondary driveway for stable access. The Traffic Engineer did not recommend the secondary driveway due to safety and drainage concerns. The Traffic Commission directed staff to work with the applicants to consider alternative locations for the secondary driveway for stable access. The applicants decided to remove the stable and secondary driveway from the project at this time.

Section 5. The property is zoned RAS-1 and the net lot area excluding the roadway easement is 1.08 acre (47,063 square feet). Currently, there is only one building pad that exists on the property. The project includes an existing 7,260-square-foot building pad near the front of the property closest to the street. The existing residence is located 14-feet from the front roadway easement, 25-feet from the west side property line, and 24 from the east side property line. The rear property line is located downslope of the building pad over 288 feet to the south. The current residence encroaches into the 30-foot front setback by 10 feet.

Section 6. The Project is exempt from the California Environmental Quality Act (CEQA) Guidelines pursuant to Section 15303, Class 3 (New Construction or Conversion of Small Structures), which exempts the construction and location of a limited number of new, small facilities or structures, including single family residence and accessory structures, including but not limited to garages, carports, patios, swimming pools and fences. Here, the Project includes the demolition of a residence and construction of a new single-family residence and related improvements. Accordingly, the Project qualifies for the exemption pursuant to Section 15303. Further, no exceptions to the exemption apply; there is no reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The site has already been graded and existing structures are on site.

Section 7. Site Plan Review. Site Plan Review is required for demolition of an existing residence and for the construction of a new 4,780-square-foot residence and attached 665-square-foot garage pursuant to RHMC Section 17.46.020(A), for a retaining wall above three feet in height pursuant to RHMC Section 17.16.190(F), a 1,010-square-foot swimming pool pursuant to RHMC Section 17.46.020(A)2.b for swimming pool/spa more than 800-square-feet, expansion of existing residential building pad to 13,780-square-feet, and for non-exempt grading totaling 5,230 CY including 130 CY of export (exempt) pursuant to RHMC Section 17.46.020(A).

With respect to the Site Plan Review for the development, the Planning Commission hereby makes the following findings:

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

The proposed development, which includes demolition and construction of a residence and grading is compatible with the General Plan and Zoning ordinance, subject to a site plan review. The proposed structures comply with the General Plan requirement of low profile, low-density residential development with sufficient open space between surrounding structures. The new residence will be built on the existing 7,260-square-foot building pad that be enlarged to 13,780-square-feet, expanded 60 feet, and the existing grade will be lowered 7-feet in depth, which will reduce the visual impact. The site plan review for the retaining walls not to exceed the 5-foot maximum height along the southwest corner of the residence.

The new residence meets the requirements for reduced setbacks on a smaller lot. According to RHMC Section 17.24.045, reduced setbacks may apply to properties in the RAS-1 zoning district that have a lot area of 1.25 acres or less, excluding roadway easements. As such, the new residence will have a 30-foot front yard setback.

The project conforms to Zoning Code lot coverage requirements. The net lot area of the lot is 47,063-square feet or 1.08 acres per RHMC Section 17.16.060(A). The structural net lot coverage is proposed at 7,934 square feet or 16.86% (20% max. permitted) excluding exempt structures; the total flatwork coverage proposed is 6,775-square-feet or 14.40%, and the total lot coverage proposed, including structural & flatwork, would be 14,709 square feet or 31.25% (35% max. permitted). The disturbed area of the lot is proposed to be 29,880 square feet or 63.49% (40% permitted). The disturbed area exceeds the maximum 40% permitted by 22.49%. The applicant has requested a Variance to exceed the disturbance limitations to 29,880 square-feet or 63.49%.

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

The topography and the configuration of the lot have been considered, and the proposed grading and retaining wall for development will not adversely affect or be materially detrimental to adjacent uses, buildings, or structures; the grading and retaining wall allows the proposed construction to be constructed largely on an existing building pad which enables proposed project elements to be the least intrusive to surrounding properties. The existing building pad is relatively small at 7,260-square-feet, the RHMC requires a minimum 12,000-square-foot building pad. The enlargement of the building pad to 13,380-square-feet, 40-foot expansion, and lowering the pad by 7-feet in depth will level and even out the lot for the new residence, swimming pool/spa, driveway, and amenities.

The applicants are proposing to remove the existing driveway on Spur Lane located on the northeastern side of the property and construct a new driveway on the northwestern side of the

property. The new garage will be located at the northeastern portion of the parcel. The new driveway will be 90 feet long by 22 feet wide extending to the new garage.

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

The proposed development, as conditioned, is harmonious in scale and mass with the site, and is consistent with the scale of the neighborhood when compared to new residences in the vicinity of said lot. The development plan takes into consideration the visibility of the project from Spur Lane as it utilizes the enlarge and expand the existing building pad and has a similar footprint to the existing residence. The existing driveway will be relocated to the northwest portion of the lot and repaved to align with the new garage. The swimming pool/spa will be located at the edge of the expanded residential building pad. The retaining walls have been designed to support the expanded building pad.

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

A landscape plan has been prepared to for compliance with water efficient landscape ordinance requirements and low impact development standards. The landscape plan will introduce additional landscaping, which will be compatible with and enhances the rural character of the community, and the landscaping will provide a buffer or transition area between private and public areas. The grading and retaining wall are designed to preserve existing topography where possible and mimic the natural terrain.

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.

Grading consists of 2,680 CY of cut and 2,550 CY of fill. The grading and retaining walls are designed to preserve slopes where possible and mimic the natural terrain.

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 done to improve the residential building pad, driveway and walkways throughout the site. Drainage will not change and will follow the natural drainage courses of the lot.

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

Surrounding native vegetation and mature trees will not be affected and new landscaping will be considerate of the environment and will enhance the rural character of the community.

Landscaping will provide a buffer or transition between various pads on the property. As such, the rural character of the community is maintained and privacy is maintained with neighbors.

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

The garage has been relocated to the northeast portion of the parcel and the garage access is reoriented to the west. The new driveway is accessible from the relocated apron at the northeast corner of the parcel, extends 22 feet wide by 90 feet long at the north end of the parcel. The new driveway and apron will provide better circulation and parking for the property owners' family and guests. An adequate pathway is proposed to safely accommodate pedestrians around the residence to the backyard and the rear of the property. Adequate walkways will be provided to the pool and deck.

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

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

Section 8. Variance. Section 17.38.050 sets forth the required findings for granting variances to for the development to exceed the maximum 40% of the net lot area as identified in Section 17.16.170, Section 17.16.150(B). With respect to the 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 residence was developed prior to the City's incorporation and has a legal nonconforming front yard setback of 30 feet which may continue pursuant to Section 17.24.045. However, the small lot size and location of the building pad near the street are exceptional circumstances applicable to the property that do not apply generally to other properties in the same vicinity and zone. The variance is warranted due to the unique sloping topography that does not apply generally to other properties in the vicinity. The existing building pad is 7,260 square feet, and in order for the lot to conform to the minimum 12,000 building pad size, additional disturbance of 6,520 square feet will be added for a total of 13,780-square-foot building pad.

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.

Granting the requested variances are necessary for the preservation and enjoyment of property rights on the property. The existing main building pad is too small, therefore a larger building pad which requires additional disturbance of 23% will accommodate a new residence, garage, driveway, swimming pool, and improvements. Other properties in the vicinity enjoy these types of improvements.

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 the variances to exceed the maximum allowable 40% disturbance will not be detrimental to the public welfare and will not be injurious to properties in the vicinity; a new residence, garage, driveways, swimming pool/spa, and other improvements are allowed in the Rolling Hills community. Further, the project will be consistent with other developments in the area.

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

The project is harmonious in scale and mass with the site, the natural terrain, and surrounding residences because the proposed construction complies with the low-profile residential development pattern of the community and will not give the property an over-built look. The lot is sufficient to accommodate the proposed use.

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

The construction in the side setback allows a new single family home similar to others enjoyed by many properties throughout the City. The project, together with the variances, will be compatible with the objectives, policies, general land uses, and programs 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.

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

Granting the variance will be consistent with the General Plan of the City of Rolling Hills, which allows and encourages residential uses and property improvements. It will further the low-profile residential development pattern of the community and will not give the property an over-built look.

Section 9. Approval Conditions. Based upon the foregoing findings, and the evidence in the record, the Planning Commission hereby approves Zoning Case No. 23-100 subject to the following conditions:

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

B. If any condition of this resolution is violated, the entitlements granted by this resolution shall be suspended and the privileges granted hereunder shall lapse and upon receipt of written notice from the City, all construction work being performed on the subject property shall immediately cease, other than work determined by the City Manager or his/her designee required to cure the violation. The suspension and stop work order will be lifted once the Applicant cures the violation to the satisfaction of the City Manager or his/her designee. In the event that the Applicant disputes the City Manager or his/her designee's determination that a violation exists or disputes how the violation must be cured, the Applicant may request a hearing before the City Council. The hearing shall be scheduled at the next regular meeting of the City Council for which the agenda has not yet been posted; the Applicant shall be provided written notice of the hearing. The stop work order shall remain in effect during the pendency of the hearing. The City Council shall make a determination as to whether a violation of this Resolution has occurred. If the Council determines that a violation has not occurred or has been cured by the time of the hearing, the Council will lift the suspension and the stop work order. If the Council determines that a violation has occurred and has not yet been cured, the Council shall provide the Applicant with a deadline to cure the violation; no construction work shall be performed on the property until and unless the violation is cured by the deadline, other than work designated by the Council to accomplish the cure. If the violation is not cured by the deadline, the Council may either extend the deadline at the Applicant's request or schedule a hearing for the revocation of the entitlements granted by this Resolution pursuant to RHMC Chapter 17.58.

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

D. The lot shall be developed and maintained in substantial conformance with the site plan on file at City Hall and approved by the Planning Commission on March 19, 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 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 mature. Minor modifications are subject to approval by the City Manager or his or her designee. Major modifications are subject to approval by the Planning Commission after a public hearing. The applicant shall not implement modifications or changes to the approved project without the appropriate approval from the City Manager or designee or the Planning Commission, as required.

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

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

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

G. Structural lot coverage of the lot shall not exceed 7,934 square feet or 16.86% of the net lot area, in conformance with lot coverage limitations (20% maximum).The total lot coverage proposed, including structures and flatwork, shall not exceed 14,818 square feet or 31.49% of the net lot area, in conformance with lot coverage limitations (35% maximum).

H. The disturbed area of the lot, including the future stable and corral area shall not exceed 63.49%, or 29,880 square feet surface area. Grading for this project shall not exceed 2,375 CY of cut and 2,375 CY for a total of 4,750 cubic yards balanced on site.

I. The residential building pad is proposed at 13,780 square feet and shall not exceed coverage of 7,303 square feet or 53.00% with allowed deductions. The set aside pad for a future stable and corral is proposed at 1,000 square feet.

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

K. Access to the set aside area for the future stable and corral shall be decomposed granite or 100% pervious roughened material; the access route 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, or as otherwise required by the Fire Department.

M. The applicant shall lower the elevation of the building pad, finished floor, and roof ridges by 18 inches, and submit revised development plans to the City Planning Department for review and approval in accordance with this condition prior to submittal to building plan check.

N. A drainage plan, as required by the Building Department shall be prepared and approved by City Staff prior to issuance of a construction permit. Such plan shall be subject to LA County Code requirements and a pool barrier and/or fencing shall be required for the pool.

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

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

Q. 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.

R. 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.

S. 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 the proposed retaining wall with vegetation not to exceed 10 feet in height, and that the vegetation used for screening shall be planted in an offset manner, to prevent it, as it grows from forming a solid hedge. The landscaping plan shall utilize to the maximum extent feasible, plants that are native to the area, are water-wise and are consistent with the rural character of the community. Plants listed as high hazardous plants under RHMC Section 8.30.015 are prohibited.

T. 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.

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

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

U. The retaining walls shall not exceed five feet in height at any point along the walls and shall have an average height of two and one-half feet.

V. 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.

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

X. 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.

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

Z. *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.

AA. *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.

AB. *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.

AC. 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.

AD. 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.

AE. Storm water 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.

AF. *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.

AG. *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.

AH. 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.

AI. 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.

AJ. 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.

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

AL. 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.

AM. 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.

AN. 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.

AO. The outdoor kitchen and related structures located in the side yard setback shall be removed from the development plan prior to submittal to the building plan check.

PASSED, APPROVED AND ADOPTED THIS 19th DAY OF MARCH, 2024.

BRAD CHELF, CHAIRMAN

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. 2024-03 entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL OF ZONING CASE NO. 23-100 FOR A SITE PLAN REVIEW TO DEMOLISH AN EXISTING RESIDENCE, EXPAND THE RESIDENTIAL BUILDING PAD, CONSTRUCT A NEW RESIDENCE, ATTACHED GARAGE, SWIMMING POOL, RETAINING WALLS EXCEEDING A HEIGHT OF 3 FEET (UP TO A MAXIMUM HEIGHT OF 5 FEET), NON-EXEMPT GRADING, AND OTHER IMPROVEMENTS; AND VARIANCE TO EXCEED THE 40% DISTURBANCE FOR A PROPERTY LOCATED AT 4 SPUR LANE, ROLLING HILLS, CA, 90274, AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (LOT 11-B-CH) (LUKIC)

was approved and adopted at a regular meeting of the Planning Commission on March 19, 2024, by the following roll call vote:

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

NOES:

ABSENT: Cooley

ABSTAIN:

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

Administrative Offices.

CHRISTIAN HORVATH, CITY CLERK

January 16, 2024

RECEIVED
JAN 16 2024
City of Rolling Hills
by SG

To: Rolling Hills Mayor Leah Mirsch & City Council
Planning Commission
Traffic Commission
RHCA Board Members

Subject: 4 Spur Lane Proposal

To All Whom It May Concern:

I am the homeowner at 11 Cinchring Road, the home directly below 4 Spur Lane's proposed building changes/additions. I am extremely concerned about the location of the proposed road access and new barn that the new owners would like to build at the lower end of their property, which abuts the upper border of my steep-sloped property.

My primary concerns include:

1. Road access and building a structure at this dangerous curve does not seem reasonable—there have been guard rails in place along this entire curve since years before we moved here approximately 35 years ago.
2. Both my property and the proposed location for the new road access and barn are on or adjacent to steep, sloped areas.
3. There have been 2 major fires in our immediate location in years gone by, causing great damage to trees, brush, landscapes, and homes on our street. The damage caused by the fires resulted in serious concerns regarding ensuing heavy water flows due to heavier rains and consequent land slippage on our properties.
4. We have been recently notified that directly below our street and homes, trails in the entire Land Conservancy are now closed due to dangerous land movement and fissures.
5. Our Rolling Hills Portuguese Bend slide area is also directly below our homes on Cinchring Road, with continuous land movement ongoing over the course of many decades.
6. Recently there has been land slippage at a home immediately below Crest Road in Rolling Hills near the fire station.
7. Rancho Palos Verdes is currently experiencing increased land movement and major water leakage in their Seaside residential area, which is also below us.
8. We have all felt more frequent earthquake activity, with the epicenter of one earthquake being in RPV just a couple of weeks ago.

With all of these crucial hazards surrounding us, and for the safety of our beautiful Rolling Hills community, I am extremely hopeful that all entities involved in this important decision-making will take these major concerns under careful consideration, accordingly suggesting a different approach for the new homeowners at 4 Spur Lane to accomplish their plans for improvements to their property. I look forward to welcoming them as new neighbors to our very special community!

Most Respectfully,

Maureen Hill

Maureen Hill

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

February 28, 2024

Nebojsa & Jennifer Lukic
4 Spur Lane
Rolling Hills, CA 90274
Email: JHUGUS72@yahoo.com

Re: Request for License Agreement for Driveway and Drainage in West Side Easement.

Dear Mr. and Mrs. Lukic,

This letter is to inform you that at the February 22, 2024 Board of Directors meeting, the Board approved your request for a license agreement for a driveway and drainage west side easement of your property.

The following documents are required to complete the license agreement process:

1) The legal description of the area of the easement being used for the driveway and drainage(needed)
2) A survey showing the location of swale in the easement (received with application)

Once we receive the legal description, the Association's attorney will draw up the license agreement for you to sign and invoice for the legal and recording fee. The license agreement requires your signatures to be notarized and we have a notary in the office available to provide this service at your convenience and at no cost to you.

When we receive the signed documents with payment for the legal and recording fee, the Association's attorney will have it recorded with the county. Legal fees and recording costs for the process will be $450 and will be due on receipt of the license agreement and invoice.

You may not begin construction until after the license agreement is recorded with the county and the RHCA mails you a copy of the recorded license agreement.

*** This approval does not include City of Rolling Hills approval or Building and Safety approval. **Please contact these agencies prior to construction*****

Please feel free to contact the office if you have any questions.

Sincerely,

Myrna Jacott
Administrative Assistant

Grading Table for April 22, 2024 City Council Meeting

4 Spur Lane (Zoning Case No. 23-100) (REVISED ON APRIL 1, 2024)

Table 1. GRADING

Cut/Excavation

AREA OF GRADING	MAX DEPTH CUT	LOCATION	CUBIC YARDS (CY)
House/Addition	7.00 FT	At S/E Corner of House	1,010 CY
Future Stable	2.40 FT	2nd Building Pad	90 CY
Driveways	6.00 FT	Driveway at garage lip	265 CY
Yard Areas	5.00 FT		470 CY
Pool/Excavation	6.00 FT	Top of 2:1 slope	205 CY
Overexcavation	2.00 FT		640 CY
TOTAL CUT			**2,680 CY**

FILL/RECOMPACTION

AREA OF GRADING	MAX DEPTH FILL	LOCATION	CUBIC YARDS (CY)
House/addition	5.00 FT	At S/W corner of house	165 CY
Future Stable	2.50 FT		85 CY
Driveways	2.00 FT	At the driveway apron	85 CY
Yard Areas	8.00 FT	At the top of the slope	885 CY
Pool/spa			
Recompaction	2.00 FT		1,330 CY
TOTAL FILL			**2,550 CY**

(2,680 CY cut + 2,550 CY fill) = **TOTAL GRADING 5,230 CY**

Total Export 130 CY (Exempt)

*Grading Quantities (Source: Grading calculations provided by applicant)

Christian Horvath

From: Christian Horvath
Sent: Tuesday, March 19, 2024 3:28 PM
To: City Clerk
Subject: Neighbor of 4 spur lane/concerns

From: Houske <houske@aol.com>
Sent: Tuesday, March 19, 2024 8:31 AM
To: John Signo <jsigno@cityofrh.net>
Cc: Chesley Houske <drchip4u@aol.com>; larscars2075@yahoo.com; Stephanie Grant <sgrant@cityofrh.net>; City Clerk <cityclerk@cityofrh.net>; Karina Banales <kbanales@cityofrh.net>
Subject: Re: Neighbor of 4 spur lane/concerns

Good Morning John,

I did not know about today's 7:30 am on-site visit until this morning!

The pink flags (there is probably a more technical term!) on the proposed roofline clearly show significant obstruction of our Catalina and ocean view. I have attached a photo taken last week as well as a cloce-up of the same. Of course you can zoom in and see the flags more clearly. Are you saying that they want to go even higher?! Yikes, it's unacceptable already!

As my brother wrote to you earlier, we have always been good neighbors and will continue to be, however we can't allow our view to be blocked. It has been eroded over the years by trees and bushes, and this proposed roofline would be just terrible.

What is the process for us to more formally object?

Thank you,

Marta Houske

From: Houske <houske@aol.com>
Sent: Monday, March 18, 2024 3:30 PM
To: John Signo <jsigno@cityofrh.net>
Cc: Chesley Houske <drchip4u@aol.com>; larscars2075@yahoo.com; houske <houske@aol.com>
Subject: Fw: Neighbor of 4 spur lane/concerns

Hi John

Is the meeting still on for tomorrow?

My concern is that the pink flags are still up on the old 4 Spur Lane house, despite from what I heard, that the new owner said that the actual construction was going to be moved downhill. (Therefore making the current pink flags invalid.)

So if the current pink flags are no longer accurate, they should be removed/updated. Please advise.

As Chip pointed out, we want to be good neighbors, and at the same time, we want to protect our beautiful view of the ocean and Catalina. If time is of the essence, please advise.

Thank you,

Marta Houske

From: CHESLEY HOUSKE <drchip4u@aol.com>
Sent: Sunday, February 18, 2024 6:07 PM
To: John Signo <jsigno@cityofrh.net>
Cc: larscars2075@yahoo.com; Marta Houske <Houske@aol.com>
Subject: Neighbor of 4 spur lane/concerns

Hello John

My name is Chip Houske and I am representing the Houske family. We live directly across the street from 4 spur lane(Lukic family). It seems about 1.5 years ago I contacted Mr Lukic about concerns for consideration for view preservation and enhancement if possible. He was very nice and cordial and I enjoyed speaking with him. The only reason I am writing is because of the notification we have received from the city regarding the on site meeting that is going to take place this Tuesday if weather permits. We have been advised professionally to do so. Specifically we are concerned about roofline height and any new foliage that may be planted in the future that will impair the Catalina ocean view we have from our property. Over the years neighbors rooflines have been developed and along with growth of foliage, much of our view is gone and we need to preserve and hopefully enhance what is remaining. It is our sincere desire to maintain a friendly relationship in all ways possible.
I would appreciate it greatly if you could acknowledge receipt of this email. We are looking forward to moving forward in a positive direction with all parties involved.
Sincerely,
Chip Houske (representing the Houske's)

April 17, 2024

To: Rolling Hills City Council Members
John Signo, Director of Planning and Community Services
Stephanie Grant, Assistant Planner
2 Portuguese Bend Rd
Rolling Hills, CA 90274

From: Dustin and Melissa McNabb
11 Quail Ridge Road S
Rolling Hills, CA 90274

Subject: Drainage from 4 Spur Lane, Rolling Hills, CA

To All Whom It May Concern,

We are writing to bring up our concern regarding the planned installation of drainpipe(s) and riprap to channel water from 4 Spur Lane (ZC 23-100) into the easement located along the east side of our property which lies downhill from 4 Spur Lane. While a natural drainage gully exists from 4 Spur Lane, there is already an 18" drainpipe that channels stormwater from Cinchring Road onto our property. This year, the McNabbs suffered significant erosion along the east side of their property[1]. An additional drainpipe flowing from 4 Spur Lane will create even more erosion on our property, unless a drainage system to handle both the Cinchring Road drain and the 4 Spur Lane drain is installed. Additional drainpipe(s) and/or rip rap will need to be laid to carry drainage water beyond the McNabb's and other Cinchring neighbors who abut the gully downhill.

Other residents in the area have communicated concerns about this project. Our neighbor Maureen Hill, 11 Cinchring Rd, wrote a letter dated Jan 16, 2024, citing issues of land movement due to water runoff, and Mr. Fred Visco, 15 Cinchring Rd, discussed his concerns at the Mar 19, 2024, Planning Commission Meeting.

As far as we know, currently there is no existing drainpipe and riprap on the 4 Spur Lane property.

We respectfully request to be notified when updated site plans for the 4 Spur Lane project, which include the new location of the drainpipe and riprap, as required by the RHCA (see attached RHCA letter and RHCA Board Meeting minutes, page 2, **Old Business,** Request for License Agreement for New Driveway and Retaining Wall in West Side Easement-4 Spur Lane), are received by the Planning Department. We also respectfully request to be notified when the Planning Dept receives the drainage plan for 4 Spur Lane (as called for in Planning Commission Resolution 2024-03, section 9N) from LA County. These 2 documents will help us plan how to best manage the increase in waterflow across our property.

Thank you,
Dustin & Melissa McNabb

CC: Rolling Hills Community Association Board Members and Manager

[1]See video dated 2-1-24, taken and provided by the McNabbs, of water flowing down the eastside gully from 4 Spur Lane. Sent under separate email to Stephanie Grant 4-17-24.

DRAFT

MINUTES OF THE
MEETING OF THE BOARD OF DIRECTORS
ROLLING HILLS COMMUNITY ASSOCIATION

February 22, 2024

A regular meeting of the Board of Directors of the Rolling Hills Community Association was held at 7:30 P.M., Thursday, February 22, 2024, in the Association Administration Building at 1 Portuguese Bend Road, Rolling Hills, California.

ROLL CALL

PRESENT: Directors Bobit, Lorig, McKinnie, and Smith

ZOOM: Director Occhipinti

ALSO PRESENT:

Adrian Adams, Association Legal Counsel
Kristen Raig, RHCA Manager
Myrna Jacott, Administrative Assistant
Mark Grindle, Gate Supervisor
Arty Beckler, Maintenance Supervisor
Association Members

CALL TO ORDER

President Lorig called the meeting to order at 7:30 P.M.

REPORT ON EXECTUIVE SESSION

President Lorig reported that the Board took the following actions at the February 22, 2024 executive session:

- Approved the Executive minutes for the February 8, 2024 meeting.
- Discussed Colyear v. RHCA.
- Discussed the encroachment on to lot 127.
- Discussed the road drain at 18 Crest Road East.
- Discussed the road drain at 15 Upper Blackwater Canyon Road.
- Deferred personnel matters to the next meeting.
- Discussed the member petition for lots 72 and 127.
- Deferred Roadside easement vegetation management to the next meeting.
- Approved hiring legal counsel to assist with amending RHCA franchise agreement with Cox.
- The Board had Director Smith step out of the boardroom while the Board discussed her request to access the easement on 2 Morgan Lane to remove eucalyptus trees from her property.

APPROVAL OF MINUTES – February 8, 2024

A motion was made to approve the draft minutes of the February 8, 2024 Board meeting as submitted: m. Director Bobit. s. Director McKinnie, the motion passed unanimously.

PAYMENT OF BILLS

Director McKinnie made a motion to approve checks numbered 26700 through 26723, and two online payments for a total of $22,242.87. s. Director Bobit, the motion passed unanimously.

BALANCE TRANSFERS

Director McKinnie made a motion to approve a fund transfer of $200,000 to the US Bank checking account. s. Director Lorig, the motion passed unanimously.

FINANCIAL STATEMENTS – January 31, 2024

The January 31, 2024 financial statements were accepted for the file.

OLD BUSINESS

Request for License Agreement for New Driveway and Retaining Wall in West Side Easement – 4 Spur Lane

President Lorig recused himself from participating in the decision due to the proximity of his home to the applicant's property.

Director Smith agreed to preside over this matter because V.P. Occhipinti was attending the meeting by Zoom. Director Smit reported that Mr. Lukic is asking for a license to use the entire 25-foot side easement for a retaining wall and driveway as part of a plan for a new home and garage. She added that the request is being revised to also include a drain in the side easement with a drain inlet at the street and a pipe that runs down the side easement to a rip rap located in the side and rear easement.

Manager Raig stated that during the field trip she suggested to the architect that the license application should include all structures that are proposed to encroach into the side easement.

Mr. Lukic owner of 4 Spur Lane and his engineer explained that the driveway was designed to meet fire department requirements and to allow maximum parking on the driveway because there is almost no area to park on the street. They added that the City's planning commission has been out to the site and tentatively approved the grading and location of the new driveway.

Director Smith said that based on the Association's easement policy, she is reluctant to give away all 25-feet of the easement, noting that because the entire building site is being graded and lowered, the driveway design could be re-studied to allow the 10-feet of the easement adjacent to the property line to remain open and the driveway would encroach 15-feet.

She also expressed concern about a private drain being entirely in an Association easement and asked to have the pipe and rip rap moved out of the easement.

The Board and Mr. Lukic's engineer discussed the possible changes to the design of the house if the driveway was changed to keep a portion of the driveway open.

Following discussion Director McKinnie made a motion to approve the new retaining wall and driveway to encroach entirely into the 25-foot easement and to allow the drain inlet at the street to encroach in the easement but the drain pipe and riprap must be located on private property. s. Director Bobit, the motion failed by the following votes:

Abstain:	Director Lorig
Nay:	Directors Smith and Occhipinti
Ayes:	Directors Bobit and McKinnie.

Director Smith stated that she felt that the applicants should consider other design options for the driveway that keep a portion of the easement open, in deference to the Association's easement policy and that she would be willing to approve a license for the driveway to encroach 15 feet into the 25 foot easement.

President Lorig stated that because he is a neighbor he had recused himself from voting, however since there was a tie, he feels the need to vote. He explained that he is voting yes because it is an unusable easement, and they are willing to move the drain towards the house and out of the easement. He called for a revote of the motion. The motion passed by the following vote:

Nay:	Directors Smith and Occhipinti
Ayes:	Directors Bobit, Lorig and McKinnie

Request for License Agreement for New Three-rail Fence and Entry Gate in West Side Easement – 5 Eastfield Drive

Levi Brooker owner of 5 Eastfield Drive informed the Board that they are asking to install a 3-rail fence on a portion of the property line between his property and 7 Eastfield Drive and to tie into the RPV neighbor's fence at the rear of his property to contain their animals and deter coyotes from their yard.

Following discussion and review of the site plan, the Board agreed to hold the matter on the agenda and asked Mr. Brooker provide them with a revised plan with the location for the fence.

The matter was held on the agenda.

NEW BUSINESS

Request from 12 Johns Canyon Road For Access to Easement at 2 Morgan Lane for Tree Removal at 12 Johns Canyon Road

Director Smith recused herself took a seat in the audience. She stated that they are planning to remove 6 to 8 eucalyptus trees that are in her property's easement next to the barn and she is asking the Board to authorize her tree company to use the adjacent easement for 2 Morgan

Lane for the removal. She explained that they are removing the trees due to safety concerns about them falling on the barn or house. The trees have been evaluated by an arborist and recommended for removal. She added that in November a healthy-looking eucalyptus tree had fallen over and blocked her driveway. She tried to work with Mr. Gray but he has declined to give her tree trimmers permission to use the easement.

She said she believes that RHCA has the authority to grant them permission to access the easement. She stated that owners have the right and responsibility to maintain the trees and these are a safety risk to her home, the barn, and her animals.

Member Michael Gray presented photos of the trees between the Grey and Smith properties. He stated that these trees have been in Rolling Hills for at least sixty years and have a potential life span of 120 years. He said he had sent the Board a report from his arborist that the tree that fell on the Smith's property in November failed because the surface roots had been cut the driveway had been installed. He stated that all of the trees are the legacy of Rolling Hills, and he is upset that Mrs. Smith wants to remove them. He added that he did not believe that the Board could ignore the section in the CC&R's that requires approval to remove a tree just to avoid liability and cost. He said he thought the Board should be protecting the trees and asked the Board to have a field trip.

President Lorig informed Mr. Gray that a previous RHCA Board had passed a resolution granting blanket approval for owners to trim or remove trees on their property and the Smiths are exercising that right. He also informed Mr. Gray that the City no longer allows eucalyptus trees to be planted for fire safety reasons.

Legal Counsel Adams stated that the Association controls and manages the easements and the Board can grant an owner use of those easements for safety reasons. and Mr. Gray cannot tell Mrs. Smith that she cannot remove her trees and she can use the Association's easements to remove the trees.

President Lorig asked Mr. Gray if he would agree to indemnify or hold the Smiths harmless if they agreed to not remove some of the trees and only trim them.

Mr. Gray stated he was not willing to accept the risks if a tree fell on his house or the Smith's house.

Following discussion, the Board scheduled a field trip for Tuesday, February 27, 2024 at 7:30 A.M. and a special meeting on the same day after the field trip at 8:30 A.M.

The matter was held on the agenda.

9:17 P.M. Legal Counsel Adams left the meeting.

OLD BUSINESS

Request for Lot Line Adjustment to Merge Three Parcels and Vacate Interior Easement – 2 Williamsburg Lane

President Lorig reported that owners are proposing a lot line adjustment to merge three parcels that make up the single building site at 2 Williamsburg Lane. The applicants are asking for the RHCA to approve merging the parcels and eliminate the easements along the lot lines that will be removed.

The Board heard comments from members of the community in favor of the lot merger.

Following discussion, Director Bobit made a motion to approve merging the three parcels into one at 2 Williamsburg Lane. RHCA to extinguish the easements along the lot lines to be removed. s. Director Occhipinti, the motion passed unanimously.

Emergency Power for RHCA Office

Maintenance Supervisor Arty Beckler went over the revised proposal from LT Generator and maintenance plans for both bidders.

The Board noted that with the maintenance plan the proposal from All-American is comparable to LT Generators.

Following discussion, President Lorig made a motion to accept the proposal from LT Generators for a new natural gas generator, back up fuel tank and maintenance for the RHCA administration building at a cost of $38,495. s. Director Occhipinti, the motion passed unanimously.

NEW BUSINESS

Proposed Change to RHCA Building Regulations – ADU's

President Lorig reported that Legal Counsel Adams had revised the proposed regulations on ADU's as requested by the Board. He recommended that the Board schedule a public hearing for April.

Director Smith said she thought the new draft was easier to understand.

The Board heard the following comments from member Fred Visco:

- That the governing bodies need to opt in to the sale of the condos, and note that the City has not indicated it intended to opt-in and asked if the RHCA adopts these guidelines, if it is indicating it is opting in.
- Eliminate the reference to the County.
- He questioned whether the regulations do not comply with the Davis-Stirling act.
- CC&R's do not allow separate sales of two units on one building site because a subdivision must be done. Any regulation passed can not contradict the CC&R's.

Following discussion, the Board agreed to hold the draft changes on the agenda for the next meeting so legal counsel can consider Mr. Visco's comments.

Bids for Spring Chipping Program

Director Lorig made a motion to accept the bids from the two lowest bidders American Arbor care for $1,100/day and Travers Tree Co. for $1,140/day. Chipping is scheduled for the week of May 6 and they estimate it will take 3-5 days to complete the work. s. Director Smith, the motion passed unanimously.

Proposals for New Lighting At Gatehouses

The matter was held on the agenda.

OPEN AGENDA & MATTERS PRESENTED BY MEMBERS OF THE ASSOCIATION

Thank you to RHCA Staff for Assistance with Trespasser

Member Leah Mirsch thanked Gate Supervisor Mark Grindle, Maintenance Supervisor Arty Beckler, and Maintenance staff Jose Jimenez and Sylvester Jimenez for their assistance in locating and removal of a trespasser from the city in the area of Crest Road East.

Gate Supervisor Mark Grindle reported that the gate received a notification of a trespasser at 91 Crest East. He and Supervisor Arty Beckler went to investigate and on their way to the call they received another phone call stating that the person was heading to the fire gate and the maintenance staff members Jose and Sylvester Jimenez found the person on the Ripley Trail. He was escorted out of the City through the fire gate and Mr. Grindle kept an eye on him until the Sheriff arrived.

Manager Raig stated that the Sheriff was appreciative of Gate Supervisor Grindle's report.

Request from 12 Johns Canyon road for Access to Easement at 2 Morgan Lane for Tree Removal

Resident Jim Aichle commended member Anne Smith for wanting to clear her easement of dangerous trees.

MATTERS PRESENTED BY THE BOARD

No matters were presented.

MATTERS PRESENTED MEMBERS OF THE STAFF

Request to Update GSR Uniforms

Gate Supervisor Mark Grindle asked the Board to approve updating the the gate uniforms to navy blue polo shirts (long and short sleeve) with the RHCA logo and lightweight windbreaker jackets, the grey slacks would remain the same.

Director Smith suggested adding "Staff" to the logo to distinguish the staff uniforms from the resident's RHCA logo wear. She also suggested staff working outside the gates having ID badges on lanyards.

Following discussion, President Lorig made a motion to approve the staff request to update the GSR uniforms to polo shirts with a modified RHCA logo and the word "Staff". s. Director Smith, the motion passed unanimously.

Proposed Plan for RHCA Community Patrol

Director Bobit reported that the Board compared the cost of in-house patrol vs. Allied Universal and there is a substantial savings to in-house and an added benefit of having patrol with knowledge of the city.

The Board reviewed and accepted the proposed duties and procedures for all in-house patrol Director Smith suggested RHCA buy a pickup truck for the patrol instead of reimbursing the gate staff for using their personal cars.

The Board heard questions from members of the community about the patrol.

Maintenance Supervisor Report

Maintenance Supervisor Arty Beckler reported that the maintenance department has been doing the following:

- Checking all the drains and opening the drain at 18 Crest East.
- Cleaning the roads.
- Re-stocked sand and sand bags at all three locations.
- Re-capped the road in slide area on Portugues Bend Road South and Ranchero.
- Filled the crack in the road shoulder with dirt at Ranchero Road and covered it with plastic and sandbags.

MATTERS TO BE PRESENTED BY LEGAL COUNSEL

No matters were presented.

ADJOURNMENT

The meeting adjourned at 9:59 P.M..

_____

President, Fred Lorig

APPROVED:

_____

Secretary, Anne Smith

Drawings and specifications as instruments of service are and shall remain the property of the design professional. Copies of the drawings and specifications retained by the client may be utilized only for his use and for occupying the project for which they were prepared, and not for the construction of any other projects. Any use or reproduction of this drawing in whole or part by any means whatsoever is strictly prohibited except with specific written consent of EnviroTechno Architecture.

LUKIC RESIDENCE

4 SPUR LANE

ROLLING HILLS, CA 90274

ABBREVIATIONS

AIR CONDITIONING	A/C	FLOOR	FLR.	PLASTIC LAMINATE	P.L.
ACOUSTICAL	ACOUS.	FLOURESCENT	FLOUR.	POLISHED	POL.
ABOVE FIN. FLOOR	A.F.F.	FACE OF STUD	F.O.S.	PAIR	PR.
ALUMINUM	ALUM.	FABRIC WALLCOVERING	F.W.C.	QUARRY TILE	Q.T.
AT	@	GAUGE	GA.	RADIUS	RAD.
BUILDING	BLDG.	GALVANIZED	GAL.	REFRIGERATOR/FREEZER	R/F
BRUSHED	BR.	GARBAGE DISPOSAL	GD.	REFERENCE	REF.
CEMENT	CEM.	GLASS	GL.	REQUIRED	REQ.
CEILING	CLG.	GRANITE TILE	G.T.	ROOM	RM.
CLEAR	CL.	GYPSUM BOARD	GYP. BD.	RESTROOM	R.R.
OPENING	OPNG	HARDWOOD	HDWD.	SEPARATE CIRCUIT	S.C.
CONSTRUCTION NOTE	C.N.	HARDWARE	HDWR.	SECTION	SECT.
COLUMN	COL.	HOLLOW METAL	H.M.	SHEET	SHT.
CONCRETE	CONC.	HEIGHT	HGT.	SIMILAR	SIM.
CONTINUOUS	CONT.	HEATING, VENTILATING	H.V.A.C.	SPECIFICATIONS	SPECS.
CONTRACTOR	CONTR.	LAVATORY	LAV.	STOVE/RANGE	S/R
CERAMIC TILE	C.T.	MAXIMUM	MAX.	STAINLESS	S.
DETAIL	DET.	METAL	MTL.	STEEL	STL.
DRINKING FOUNTAIN	D.F.	MANUFACTURER	MFG.	STANDARD	STD.
DIAMETER	DIA.	MINIMUM	MIN.	SUSPENDED	SUSP.
DIMENSION	DIM.	MIRROR	MIR.	TRASH COMPACTOR	T.C.
DOOR	DR.	MARBLE TILE	M.T.	TO BE DETERMINED	TBD.
DISHWASHER	DW.	MULLION	MUL.	TELEPHONE	TELE.
DRAWING	DWG.	MICROWAVE	MW.	THICK	THK.
ELEVATION	ELEV.	NOT IN CONTRACT	N.I.C.	TYPICAL	TYP.
ELECTRICAL	ELEC.	NOT TO SCALE	N.T.S.	UNLESS NOTED OTHERWISE	U.N.O.
ELEVATOR	ELEVAT.	OVER ALL	O.A.	VERTICAL	VERT.
ENVIROTECHNO	ET.	ON CENTER	O.C.	VERIFY IN FIELD	V.I.F.
EXISTING	EXIST.	PARTITION	PART.	VOLTS	VOL.
FLOOR DRAIN	F.D.	PLASTIC LAMINATE	P.L.	VINYL COMPOSITION TILE	V.C.T.
FIRE EXTINGUISHER	F.E.	POLISHED	POL.	VINYL SHEET FLOORING	V.S.F.
FIRE HOSE CABINET	F.H.C.	PAIR	PR.	VINYL WALL COVERING	V.W.C.
FINISH FACE	F.F.	QUARRY TILE	Q.T.	WITH	W/
FINISH	FIN.			WALL COVERING	WC.

PROJECT INFORMATION

OWNER:	MR. & MRS. LUKIC 2105 RUHLAND AVENUE REDONDO BEACH, CA 90277
ARCHITECT:	ENVIROTECHNO ARCHITECTURE, INC. 3635 NEWTON STREET TORRANCE, CALIFORNIA 90505 CONTACT: MR. LUIS DE MORAES, AIA VOICE: (310) 377-7873 EMAIL: luis@envirotechno.com
PROJECT ADDRESS:	4 SPUR LANE ROLLING HILLS, CA 90274
LEGAL DESCRIPTION:	PORTION OF LOT 11 RECORD OF SURVEY, MB 57, 35/36 APN: 7582-011-028
ZONE:	RAS-1
CONSTRUCTION TYPE:	V-B FULLY SPRINKLERED
OCCUPANCY:	R-3/U

CONSULTANTS

ARCHITECT:	ENVIROTECHNO ARCHITECTURE INCORPORATED 116 SOUTH CATALINA AVE. # 102 REDONDO BEACH, CA 90277 LUIS DE MORAES, AIA-ASID-LEED AP BD+C PHONE: (310) 379-9716 EMAIL: luis@envirotechno.com
CIVIL ENGINEER AND SURVEYING:	BOLTON ENGINEERING CORP. 25834 NARBONNE AVE. SUITE 210 LOMITA, CA 90717 PHONE: (310) 325-5580 FAX: (310) 325-5581
LANDSCAPE ARCHITECT:	RICHIE-BRAY, INC. 904 SILVER SPUR ROAD #395 ROLLING HILLS ESTATES, CA 90274 PH: (310) 377-5868

SCOPE OF WORK

NEW SINGLE FAMILY MAIN RESIDENCE: 4,870 SQ.FT. WITH 3 CAR ATTACHED GARAGE: 967 SQ.FT. MAIN RESIDENCE AREA: 5,837 SQ.FT. SWIMMING POOL AND SPA, COVERED PATIO, BAR-B-QUE/BAR AREA, FIRE PIT, PATIOS HARDSCAPE, GARDEN WALLS, AND DRIVEWAY AND MOTOR COURT

SHEET INDEX

GENERAL SHEETS

CS-1 COVER SHEET
CS-2 PLATE HEIGHT CALCULATION PLAN

GRADING AND DRAINAGE

C-0 OVERALL SITE PLAN
C-1 EXISTING SITE CONDITIONS
C-2 SITE SECTIONS
C-3 COLOR CUT AND FILL MAP

ARCHITECTURAL

A-0.0 SITE DEMOLITION PLAN
A-1.0 SITE PLAN
A-3.0 MAIN RESIDENCE FLOOR PLAN
A-6.0 MAIN RESIDENCE ROOF PLAN
A-7.0 MAIN RESIDENCE ELEVATIONS
A-7.1 MAIN RESIDENCE ELEVATIONS

PROJECT DATA

DATE: 3/25/2024 ZONING CASE NO.: 0 ADDRESS: 4 Spur Lane

ALL STRUCTURES MUST BE SHOWN ON THE PLAN
CALCULATION OF LOT COVERAGE

AREA AND STRUCTURES	EXISTING	PROPOSED	TOTAL
NET LOT AREA	47,063 sq.ft	0 sq.ft	47,063
RESIDENCE	3,525 sq.ft	1,345 sq.ft	4,870 sq.ft
GARAGE	536 sq.ft	431 sq.ft	967 sq.ft
SWIMMING POOL/SPA	0 sq.ft	1,010 sq.ft	1,010 sq.ft
POOL EQUIPMENT	0 sq.ft	34 sq.ft	34 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	0 sq.ft	450 sq.ft	450 sq.ft
RAISED DECK	0 sq.ft	0 sq.ft	0 sq.ft
ATTACHED COVERED PORCHES	0 sq.ft	480 sq.ft	480 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: (circle all that applies)	0 sq.ft	0 sq.ft	0 sq.ft
Outdoor Kichen	0 sq.ft	166 sq.ft	166 sq.ft
Fire Pit	0 sq.ft	133 sq.ft	133 sq.ft
over 15 ft. high and over 120 sq.ft. in area	0 sq.ft	0 sq.ft	0 sq.ft
SERVICE YARD/SHED	54 sq.ft	69 sq.ft	123 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	4,115 sq.ft	4,118 sq.ft	8,233 sq.ft
%STRUCTURAL COVERAGE	8.74% sq.ft	8.75% sq.ft	17.49% sq.ft
TOTAL STRUCTURES EXCLUDING UP TO 5 AND UP TO 800 sq.ft. detached structures that are not higher than 12 ft.	4,115 sq.ft	3,819 sq.ft	7,934 sq.ft
% STRUCTURAL COVERAGE	8.74% sq.ft	8.11% sq.ft	16.86% sq.ft

DATE: 3/25/2024 ZONING CASE NO.: 0 ADDRESS: 4 Spur Lane

GRADING AND EXCAVATION INFORMATION

Grading Quantities:	Cubic Yds.	Max Depth (ft.)	Max Depth Location
CUT/EXCAVATION			
For house/addition	1010	7.0	at S/E corner of House
For other structures (i.e. walls)			
List **Future Stable**	90	2.4	
For driveway(s)	265	6.0	Driveways at Garage Lip
For yard areas	470	5.0	
For basement excavation	0		
For pool/spa excavation	205		Top of 2:1 slope
Overexcavation	640	2.0	
TOTAL CUT	**2,680**		
TOTAL EXPORT	**Export:** 130 **Export (less exempt):** 0		
FILL			
For house/addition	165	5.0	at S/W corner of House
For other structures (i.e. walls)			
List **Future Stable**	85	2.5	
	0		
For driveway(s)	85	2.0	at Driveway Apron
For yard areas	885	8.0	at top of slope
For basement excavation	0		
For pool/spa excavation	0		
Recompaction	1,330	2.0	
TOTAL FILL	**2,550**		
TOTAL GRADING(Sum of total cut and total fill	**5,230**		

PAD/FLOOR ELEVATIONS

	House	Stable
Existing pad elevations		
Finished Floor	1307.20	n/a
Finished Grade	1307.20	n/a
Proposed pad elevations		
Finished floor	1301.00	n/a
Finished grade	1300.50	n/a
Basement	n/a	n/a

DATE: 3/25/2024 ZONING CASE NO.: 0 ADDRESS: 4 Spur Lane

ALL FLATWORK MUST BE SHOWN ON THE PLAN

	EXISTING	PROPOSED	TOTAL
PRIMARY DRIVEWAY	4,540 sq.ft	-1,820 sq.ft	2,720
PAVED WALKS, PATIO AREAS, COURTYARDS	2,220 sq.ft	875 sq.ft	3,095 sq.ft
POOL DECKING	0 sq.ft	770 sq.ft	770 sq.ft
OTHER PAVED DRIVEWAYS, ROAD EASEMENTS, PARKING PADS	0 sq.ft	0 sq.ft	0 sq.ft
TOTAL FLATWORK	6,760 sq.ft	-175 sq.ft	6,585 sq.ft
%TOTAL FLATWORK COVERAGE	14.36%	-0.37%	13.99%
TOTAL STRUCTURAL & FLATWORK COVERAGE	10,875 sq.ft	3,943 sq.ft	14,818 sq.ft
%TOTAL COVERAGE	23.11%	8.38%	31.49%
TOTAL STRUCTURAL & FLATWORK COVERAGE Excl. the allowance of up to 5- 800 sq.ft. structures from previous page.	10,875 sq.ft	3,644 sq.ft	14,519 sq.ft
% TOTAL COVERAGE	23.11%	7.74%	30.85%
TOTAL DISTURBED AREA	16,460 sq.ft	13,420 sq.ft	29,880 sq.ft
% DISTURBED AREA	34.97%	28.51%	63.49%
GRADING QUANTITY (include future stable, corral, and access way; basement and all other areas to be graded)			5,230 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: 3/25/2024 ZONING CASE NO.: 0 ADDRESS: 4 Spur Lane

CONCEPTUAL LANDSCAPE PLAN REQUIREMENTS

THE FOLLING PROPOSED ELEMENTS MUST BE SHOWN ON THE SITE PLAN SUBMITTED WITH THE PLANNING APPLICATION. A complete landscaping packet, 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 39,883 sq.ft.
2. EXISTING LANDSCAPING TO BE ALTERED (RE-LANDSCAPED) 17,786 sq.ft.
3. TOTAL LANDSCAPING: NEW AND ALTERED AREAS 57,669 sq.ft.

OTHER LANDSCAPE ELEMENTS

4. CHECK OFF ANY OF THE FOLLOWING ELEMENTS THAT MAY BE PROPOSED, AND SHOW LOCATIONS ON THE PROJECT SITE PLAN:

WATER FEATURE	☐
GARDEN WALL	☒
SITTING WALL OR BENCH	☒
WALKWAY OR PATIO	☒
TRELLIS, CANOPY OR SIMILAR STRUCTURE	☒

DATE: 3/25/2024 ZONING CASE NO.: 0 ADDRESS: 4 Spur Lane

CALCULATION OF BUILDING PAD COVERAGE

PAD NO. 1- RESIDENCE PAD

BUILDABLE PAD AREA AND STRUCTURES	EXISTING	PROPOSED	TOTAL
BUILDING PAD	7,260 sq.ft	6,520 sq.ft	13,780
RESIDENCE	3,525 sq.ft	1,345 sq.ft	4,870 sq.ft
GARAGE	536 sq.ft	431 sq.ft	967 sq.ft
SWIMMING POOL/SPA	0 sq.ft	1010 sq.ft	1,010 sq.ft
POOL EQUIPMENT	0 sq.ft	34 sq.ft	34 sq.ft
GUEST HOUSE	0 sq.ft	0 sq.ft	0 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	54 sq.ft	69 sq.ft	123 sq.ft
ATTACHED COVERED PORCHES			
Primary Residence	0 sq.ft	500 sq.ft	500 sq.ft
Accessory Structures	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	13 sq.ft	13 sq.ft
ENTRYWAY/PORTE COCHERE, BREEZEW	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	299 sq.ft	299 sq.ft
ALL DETACHED STRUCTURES (From 1st page not including allowed deductions)	0 sq.ft	0 sq.ft	0 sq.ft
OTHER:	sq.ft	0 sq.ft	0 sq.ft
TOTAL STRUCTURES ON PAD NO. 1	4,115 sq.ft	3,688 sq.ft	7,803 sq.ft
%BUILDING PAD COVERAGE	56.68% sq.ft	26.76% sq.ft	56.63% 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	4,115 sq.ft	3,188 sq.ft	7,303 sq.ft
% BUILDING PAD COVERAGE	56.68% sq.ft	23.13% sq.ft	53.00% sq.ft

DATE: 3/25/2024 ZONING CASE NO.: 0 ADDRESS: 4 Spur Lane

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

	EXISTING	TOTAL PROPOSED
TOTAL DRIVEWAYS	4,540 sf	2,720 sf
TOTAL MOTOR COURTS AND PARKING PADS	0 sf	0 sf
AREA OF FRONT SETBACK	6,690 sf	6,690 sf
AREA OF SIDE SETBACK	7,866 sf	6,833 sf
AREA OF DRIVEWAYS IN SIDE SETBACK	**2,564** sf	**622** sf
% OF SIDE SETBACK COVERED	**32.6%**	**9.1%**
AREA OF MOTORCOURT IN SIDE SETBACK	0 sf	**0** sf
% OF SIDE SETBACK COVERED	0.0%	0.0%
AREA OF DRIVEWAYS IN FRONT SETBACK AREA	0 sf	**665** sf
% OF FRONT SETBACK COVERED	0.0%	**9.9%**
AREA OF MOTORCOURT IN FRONT SETBACK	0 sf	0 sf
% OF FRONT SETBACK COVERED	0.0%	0.0%
IMPERVIOUS SURFACE	**4,540** sf	**2,720** sf
PERVIOUS SURFACE	**0** sf	**0** sf

DATE: 3/25/2024 ZONING CASE NO.: 0 ADDRESS: 4 Spur Lane

CALCULATION OF BUILDING PAD COVERAGE

PAD NO. 2- FUTURE STABLE PAD

BUILDABLE PAD AREA AND STRUCTURES	EXISTING	PROPOSED	TOTAL
BUILDING PAD	0 sq.ft	1,100 sq.ft	1,100 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	0 sq.ft	0 sq.ft
CABANA	0 sq.ft	0 sq.ft.	0 sq.ft
STABLE	0 sq.ft	450 sq.ft	450 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	450 sq.ft	450 sq.ft
%BUILDING PAD COVERAGE	0.00% sq.ft	40.91% sq.ft	40.91% 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	0 sq.ft	450 sq.ft	450 sq.ft
% BUILDING PAD COVERAGE	0.00% sq.ft	40.91% sq.ft	40.91% sq.ft

SYMBOLS

DETAIL NUMBER / SHEET NUMBER
ELEVATION NUMBER / SHEET NUMBER
WINDOW NUMBER
DOOR NUMBER
NAME / ROOM NAME
100 / ROOM NUMBER
1 / KEY NOTES
REVISION CLOUD
PC-00 / PLUMBING CONTROL
PF-00 / PLUMBING FIXTURE

VICINITY MAP



ENVIROTECHNO
INTERACTIVE ARCHITECTURE + INTERIOR DESIGN
3635 Newton Street
Torrance, California 90505
Tel: 310/379-9716
e-mail: luis@envirotechno.com
website: envirotechno.com

ARCHITECTURAL STAMP:

CLIENT NAME: LUKIC RESIDENCE
4 SPUR LANE
ROLLING HILLS, CA 90274

PROJECT TITLE: LUKIC RESIDENCE
4 SPUR LANE
ROLLING HILLS, CA 90274

SHEET TITLE: COVER SHEET - PROJECT INFO.

PLANNING SET - 03/29/2024

JOB NO:	21-015
DATE:	10-12-2022
SCALE:	AS NOTED
DRAWN BY:	SG, ENM
CHECKED BY:	LDM
SHEET NO:	

CS-1

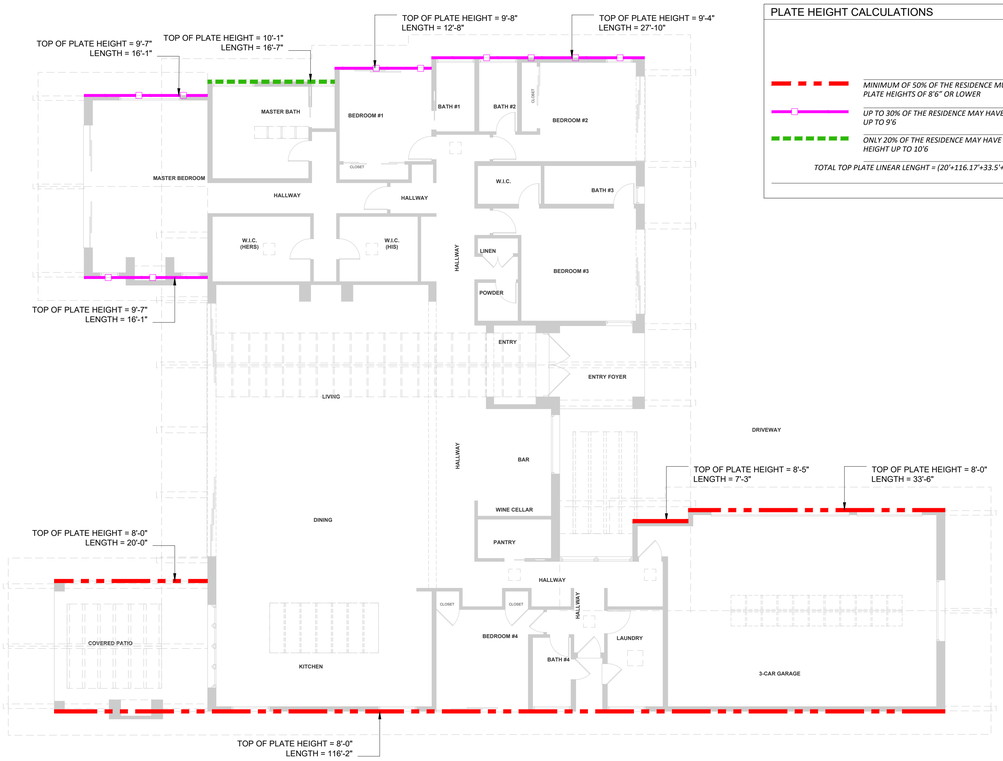


PLATE HEIGHT CALCULATIONS

		LINEAR FEET OF TOP OF PLATE AT EACH HEIGHT RANGE	% OF 266.15'
	MINIMUM OF 50% OF THE RESIDENCE MUST HAVE PLATE HEIGHTS OF 8'6" OR LOWER	(20'+116.17'+33.5'+7.25') = 176.92' =	67%
	UP TO 30% OF THE RESIDENCE MAY HAVE A PLATE HEIGHT UP TO 9'6	(27.82'+12.67'+16.08'+16.08') = 72.65' =	27%
	ONLY 20% OF THE RESIDENCE MAY HAVE A PLATE HEIGHT UP TO 10'6	(16.58') = 16.58' =	6%
	TOTAL TOP PLATE LINEAR LENGHT = (20'+116.17'+33.5'+7.25'+27.82'+12.67'+16.08'+16.08'+16.58') = 266.15' =		100%

PLATE HEIGHT CALCULATION PLAN

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

NORTH

ENVIROTECHNO
INTERACTIVE ARCHITECTURE + INTERIOR DESIGN
3635 Newton Street
Torrance, California 90505
Tel: 310/379-9716
e-mail: luis@envirotechno.com
website: envirotechno.com

ARCHITECTURAL STAMP:

CLIENT NAME:
LUKIC RESIDENCE
4 SPUR LANE
ROLLING HILLS, CA 90274

PROJECT TITLE:
LUKIC RESIDENCE
4 SPUR LANE
ROLLING HILLS, CA 90274

SHEET TITLE:
PLATE HEIGHT CALCULATION PLAN

PLANNING SET - 03/29/2024

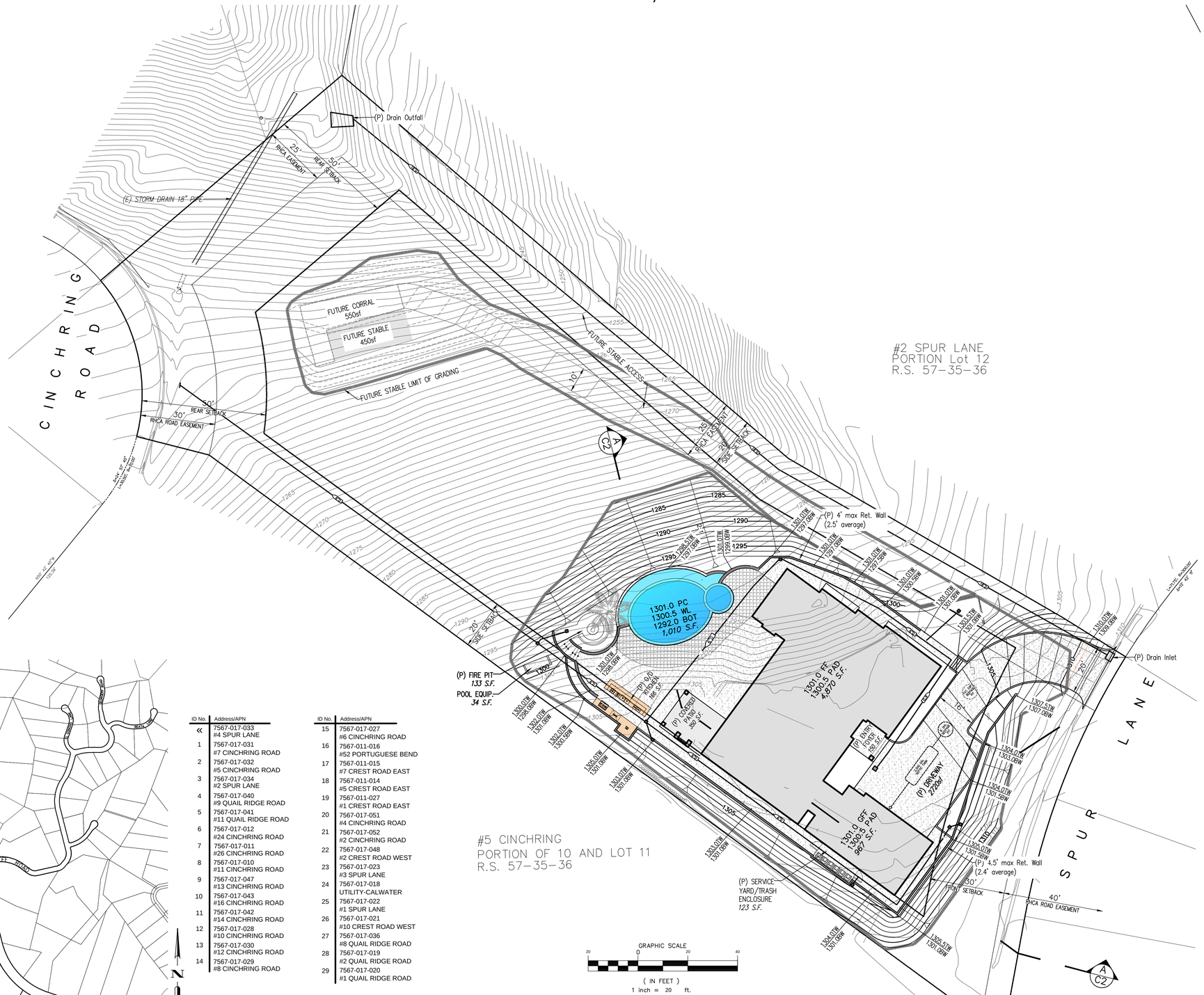
JOB NO:	21-015
DATE:	10-12-2022
SCALE:	AS NOTED
DRAWN BY:	SG, ENM
CHECKED BY:	LDM
SHEET NO:	

CS-2

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LUKIC RESIDENCE

4 SPUR LANE
ROLLING HILLS, CA 90274





VICINITY MAP

SCALE: 1" = 500'

ID No.	Address/APN
«	7567-017-033 #4 SPUR LANE
1	7567-017-031 #7 CINCHRING ROAD
2	7567-017-032 #5 CINCHRING ROAD
3	7567-017-034 #2 SPUR LANE
4	7567-017-040 #9 QUAIL RIDGE ROAD
5	7567-017-041 #11 QUAIL RIDGE ROAD
6	7567-017-012 #24 CINCHRING ROAD
7	7567-017-011 #26 CINCHRING ROAD
8	7567-017-010 #11 CINCHRING ROAD
9	7567-017-047 #13 CINCHRING ROAD
10	7567-017-043 #16 CINCHRING ROAD
11	7567-017-042 #14 CINCHRING ROAD
12	7567-017-028 #10 CINCHRING ROAD
13	7567-017-030 #12 CINCHRING ROAD
14	7567-017-029 #8 CINCHRING ROAD
15	7567-017-027 #6 CINCHRING ROAD
16	7567-011-016 #52 PORTUGUESE BEND
17	7567-011-015 #7 CREST ROAD EAST
18	7567-011-014 #5 CREST ROAD EAST
19	7567-011-027 #1 CREST ROAD EAST
20	7567-017-051 #4 CINCHRING ROAD
21	7567-017-052 #2 CINCHRING ROAD
22	7567-017-048 #2 CREST ROAD WEST
23	7567-017-023 #3 SPUR LANE
24	7567-017-018 UTILITY-CALWATER
25	7567-017-022 #1 SPUR LANE
26	7567-017-021 #10 CREST ROAD WEST
27	7567-017-036 #8 QUAIL RIDGE ROAD
28	7567-017-019 #2 QUAIL RIDGE ROAD
29	7567-017-020 #1 QUAIL RIDGE ROAD

GRAPHIC SCALE

20 0 20 40

(IN FEET)

1 inch = 20 ft.

OVERALL SITE PLAN

SCALE: 1" = 20'

PROJECT INFORMATION

Owner

Owner: Mr & Mrs. Lukic
2105 Ruhland Avenue
Redondo Beach, CA 90277

Legal Description

Address: 4 Spur Lane
Rolling Hills, CA 90274

APN: 7567-017-033

Tract: Record of Survey (RS057-035)

Lot: Portion of Lot 11

Zoning Summary

Zone: RAS-1

Setbacks:

Front:	50'
Rear:	50'
Side:	20'
Equestrian:	25' from Side Roadway Easement or Rear Property Line

Required Reviews:
Site Plan Review: Grading, Retaining walls

Variance: Disturbed Area
Total Lot Coverage

Conditional Use Permit:

Project Summary

Work Description: Construction of new single family residence, swimming pool and spa, patios hardscape, garden walls, and driveways.

Low Impact Development

Designated Project: No. Less than 10,000 s.f. of impervious surfaces

Selected BMPs: n/a

Consultants

Civil Engineer Dan Bolton RCE63290
Bolton Engineering Corporation
25834 Narbonne Ave. Suite 210
Lomita, CA 90717

Architect Luis De Moraes, AIA
Envirotecnino
116 South Catalina Ave. Suite 102
Redondo Beach, CA 90277

Soils & Geology (pending)

Landscape Architect Deborah Richie, PLA
Richie-Ray, Inc
904 Silver Spur Road, Suite 395
Rolling Hills Estates, CA 90274

ACRONYMS

(E) EXISTING
(P) PROPOSED
BW BOTTOM OF WALL
FF FINISHED FLOOR
FS FINISHED SURFACE
FG FINISHED GRADE
SF SQUARE FEET
TW TOP OF WALL

LEGEND

- PROPERTY LINE
- EASEMENT
- SETBACK
- EXISTING STRUCTURE
- 1250 EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- 1250 PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- LIMIT OF GRADING
- FILL / CUT CUT/FILL DAYLIGHT LINE
- PROPOSED STRUCTURE
- PROPOSED POOL
- PROPOSED RETAINING WALL
- PROPOSED 2:1 SLOPE
- PROPOSED HARDSCAPE

INDEX OF SHEETS:

C0	PROPOSED SITE PLAN
C1	EXISTING SITE CONDITIONS
C2	SITE ECTIONS
C3	COLOR CUT AND FILL MAP

Revisions	By

BOLTON ENGINEERING CORP.
boltonengineering.com | 310.325.5580

BEC

CLIENT: MR. & MRS. LUKIC
4 SPUR LANE
ROLLING HILLS, CA 90274

TITLE: OVERALL SITE PLAN
NEW SINGLE FAMILY RESIDENCE AND STABLE
4 SPUR LANE
ROLLING HILLS, CA 90274

Date: Mar 21, 2024
Scale: AS-SHOWN
Drawn: JPD
Checked: DJB
Job No. 22105
Sheet C0
Of 4 Sheets

#2 SPUR LANE
PORTION Lot 12
R.S. 57-35-36

#4 SPUR LANE
PORTION OF LOT 11
R.S. 57-35-36

#5 CINCHRING
PORTION OF 10 AND LOT 11
R.S. 57-35-36

#7 CINCHRING
PORTION LOT 10
R.S. 57-35-36

POR. LOT 17 OF R.S. 57-35-36
AND POR. LOT 1 OF TRACT NO. 26343
MB 815 PG 26
#11 QUAIL RIDGE ROAD

LOT 18
R.S. 57-35-36

SPUR LANE

CINCHRING ROAD

FD. 2"ø I.P. WITH TAG RE 7191 ON PROPERTY CORNER

FD. 2"ø I.P. WITH TAG RCE 26120 ON PROPERTY CORNER

FD. 2"ø I.P. WITH TAG RCE 26120 ON PROPERTY CORNER

FD. 2"ø I.P. "OPEN" ON PROPERTY CORNER

N61° 28' 10"E 241.16'

N16° 57' 00"W 94.15'

N32° 31' 00"W 23.47'

25' RHCA EASEMENT

50' REAR YARD SETBACK

20' SIDEYARD SETBACK

LEGEND

- PROPERTY LINE
- EASEMENT
- SETBACK
- EXISTING STRUCTURE
- 800 EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR

GRAPHIC SCALE
20 0 20 40
(IN FEET)
1 inch = 20 ft.

N

EXISTING SITE CONDITIONS
SCALE: 1" = 20'

Revisions	By

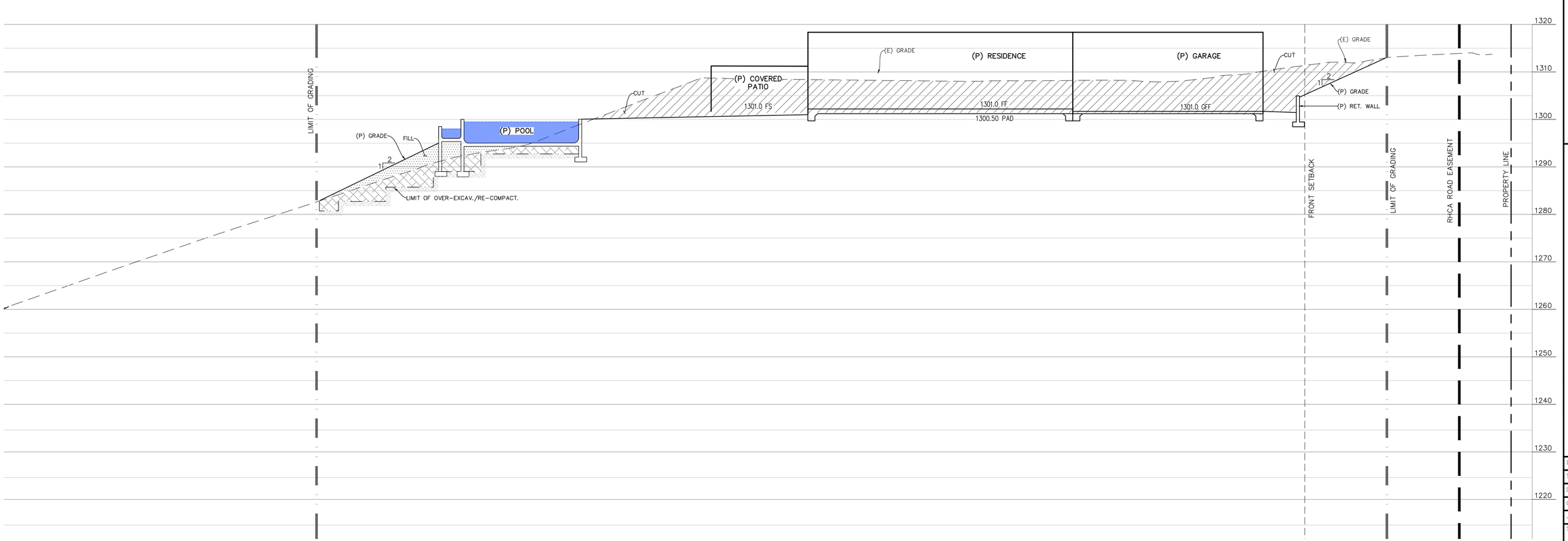
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ENGINEERING CORP.
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BEC

CLIENT: MR. & MRS. LUKIC
4 SPUR LANE
ROLLING HILLS, CA

TITLE: EXISTING SITE CONDITIONS
NEW SINGLE FAMILY RESIDENCE AND STABLE
4 SPUR LANE
ROLLING HILLS, CA 90274

Date: Mar 21, 2024
Scale: AS-SHOWN
Drawn: JPD
Checked: DJB
Job No. 22105
Sheet C1
Of 4 Sheets



SITE SECTION A-A

SCALE: 1" = 10'

Revisions	By

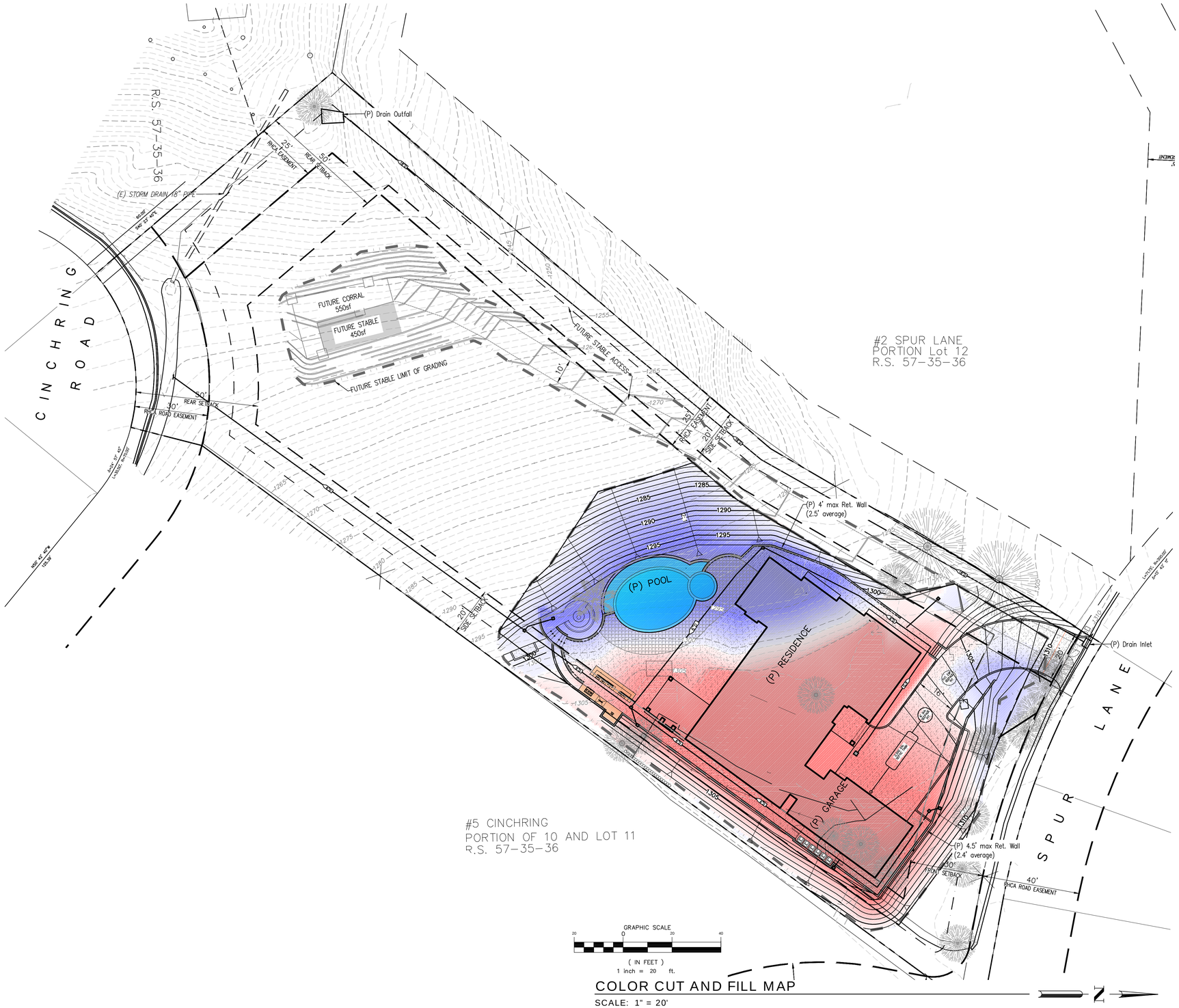
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BEC

CLIENT: MR. & MRS. LUKIC
4 SPUR LANE
ROLLING HILLS, CA 90274

TITLE: SITE SECTIONS
NEW SINGLE FAMILY RESIDENCE AND STABLE
4 SPUR LANE
ROLLING HILLS, CA 90274

Date: Mar 21, 2024
Scale: AS-SHOWN
Drawn: JPD
Checked: DJB
Job No. 22105
Sheet
C2
Of 4 Sheets



GRAPHIC SCALE
20 0 20 40
(IN FEET)
1 inch = 20 ft.

COLOR CUT AND FILL MAP
SCALE: 1" = 20'

EARTHWORK ESTIMATE

EXCAVATION:	2040 cy
OVEREXCAVATION:	640 cy
TOTAL EXCAVATION	2680 cy
EMBANKMENT:	1220 cy
RECOMPACTION:	1330 cy
TOTAL EMBANKMENT:	2550 cy
EXPORT:	130 cy
EXPORT (less exempt)	0 cy:(Balanced)

LEGEND

- PROPERTY LINE
- EASEMENT
- SETBACK
- EXISTING STRUCTURE
- 1250 EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- 1250 PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- LIMIT OF GRADING
- FILL / CUT CUT/FILL DAYLIGHT LINE
- PROPOSED STRUCTURE
- PROPOSED POOL
- PROPOSED RETAINING WALL
- PROPOSED 2:1 SLOPE
- PROPOSED HARDSCAPE
- CUT AREA
- FILL AREA

Revisions	By

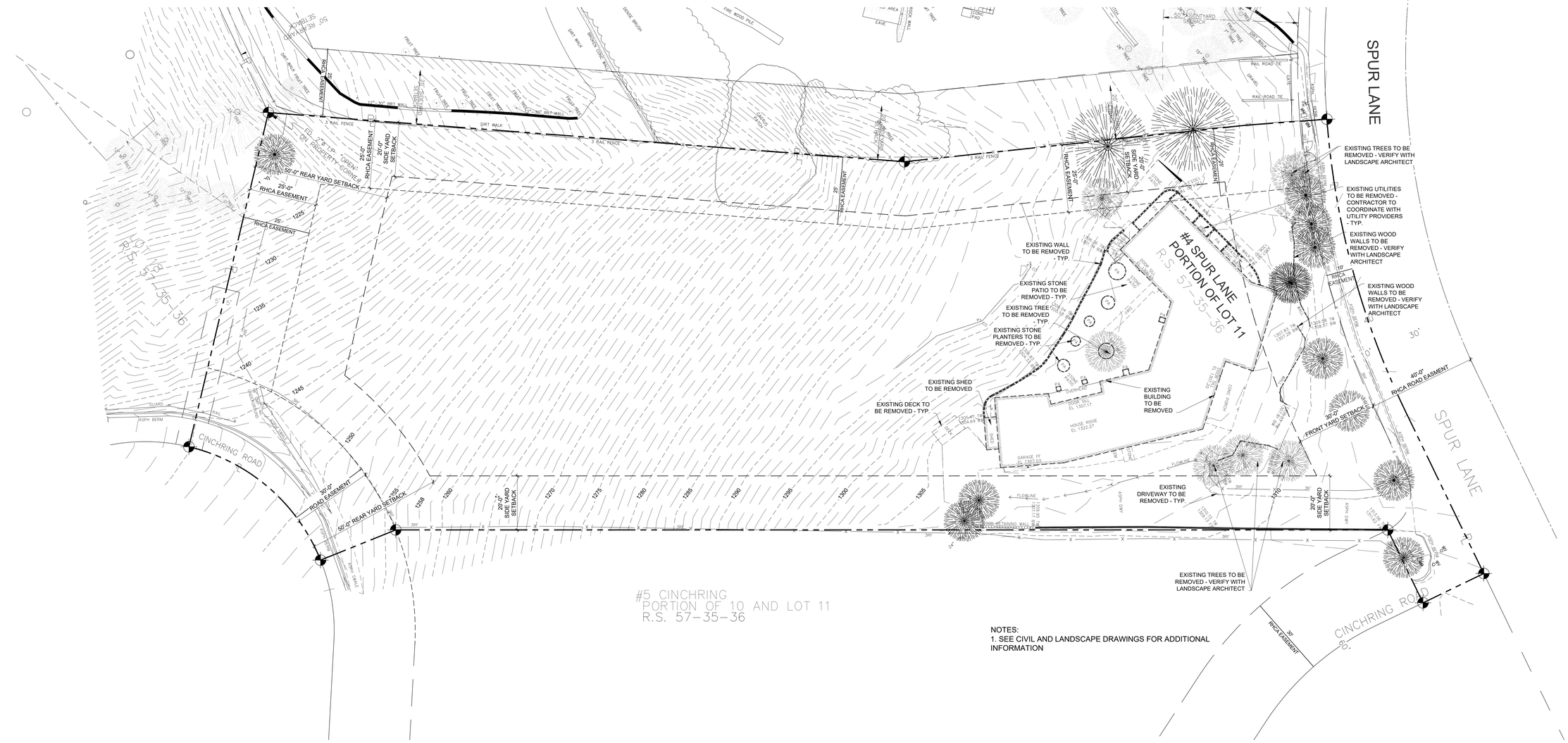
BOLTON ENGINEERING CORP.
boltonengineering.com | 310.325.5580

BEC

CLIENT: MR. & MRS. LUKIC
4 SPUR LANE
ROLLING HILLS, CA 90274

TITLE: COLOR CUT AND FILL MAP
NEW SINGLE FAMILY RESIDENCE AND STABLE
4 SPUR LANE
ROLLING HILLS, CA 90274

Date: Mar 21, 2024
Scale: AS-SHOWN
Drawn: JPD
Checked: DJB
Job No. 22105
Sheet C3
Of 4 Sheets



NOTES:
1. SEE CIVIL AND LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION

SITE DEMOLITION PLAN

SCALE: 1/16" = 1'-0"

NORTH

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website: envirotechno.com

ARCHITECTURAL STAMP:

CLIENT NAME:
LUKIC RESIDENCE
4 SPUR LANE
ROLLING HILLS, CA 90274

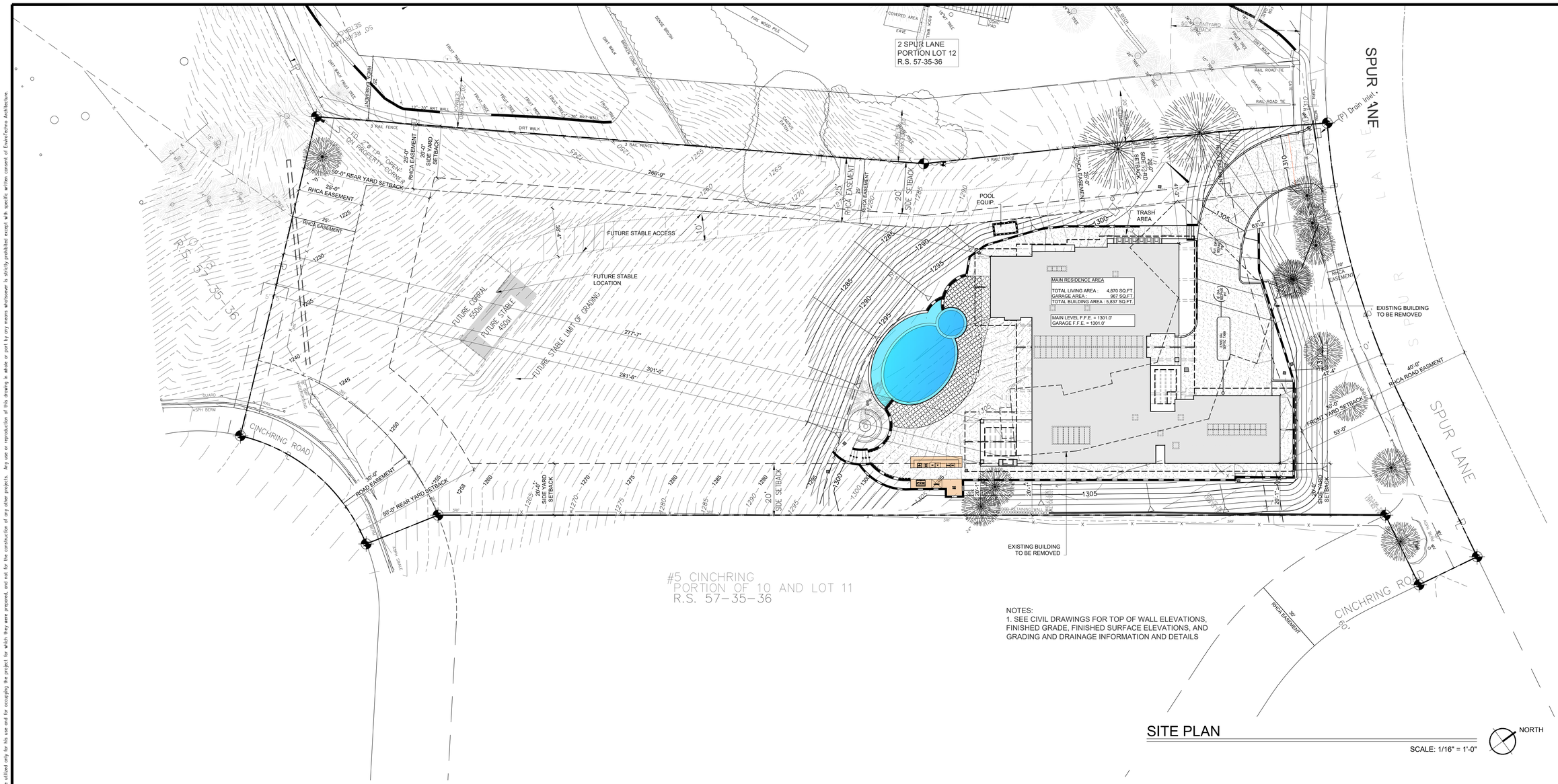
PROJECT TITLE:
LUKIC RESIDENCE
4 SPUR LANE
ROLLING HILLS, CA 90274

SHEET TITLE:
SITE DEMOLITION PLAN

PLANNING SET - 03/29/2024

JOB NO:	21-015
DATE:	10-12-2022
SCALE:	AS NOTED
DRAWN BY:	SG, ENM
CHECKED BY:	LDM
SHEET NO:	

A-0.0



NOTES:
1. SEE CIVIL DRAWINGS FOR TOP OF WALL ELEVATIONS, FINISHED GRADE, FINISHED SURFACE ELEVATIONS, AND GRADING AND DRAINAGE INFORMATION AND DETAILS

SITE PLAN

SCALE: 1/16" = 1'-0"

NOTES

1. SEE CIVIL DRAWINGS FOR TOP OF WALL ELEVATIONS, FINISHED GRADE, FINISHED SURFACE ELEVATIONS, AND GRADING AND DRAINAGE INFORMATION AND DETAILS

LEGEND

- ENTRY FLOOR PLAN
- GARAGE
- FUTURE STABLE
- 1235 NEW CONTOUR LINES
- 1235 EXISTING & NATURAL CONTOUR LINES
- DRAINAGE FLOW LINE
- 6'-0" HIGH W.I. FENCE AT PROP. LINE TYP.
- RAILING
- NEW DRIVEWAY
- HARDSCAPE
- PROPERTY MARKER

BP - BOTTOM OF POOL
EC - EDGE OF COPING
FG - FINISHED GRADE
FS - FINISH SURFACE
NG - NATURAL GRADE

TCT - TOP OF COUNTERTOP
TC - TOP OF CURB
TD - TRENCH DRAIN
TF - TOP OF FENCE
TG - TOP OF GATE

TP - TOP OF PILASTER
TR - TOP OF RAIL
TT - TOP OF TRELLIS
TW - TOP OF WALL

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PROJECT TITLE:
LUKIC RESIDENCE
4 SPUR LANE
ROLLING HILLS, CA 90274

SHEET TITLE:
SITE PLAN

PLANNING SET - 03/29/2024

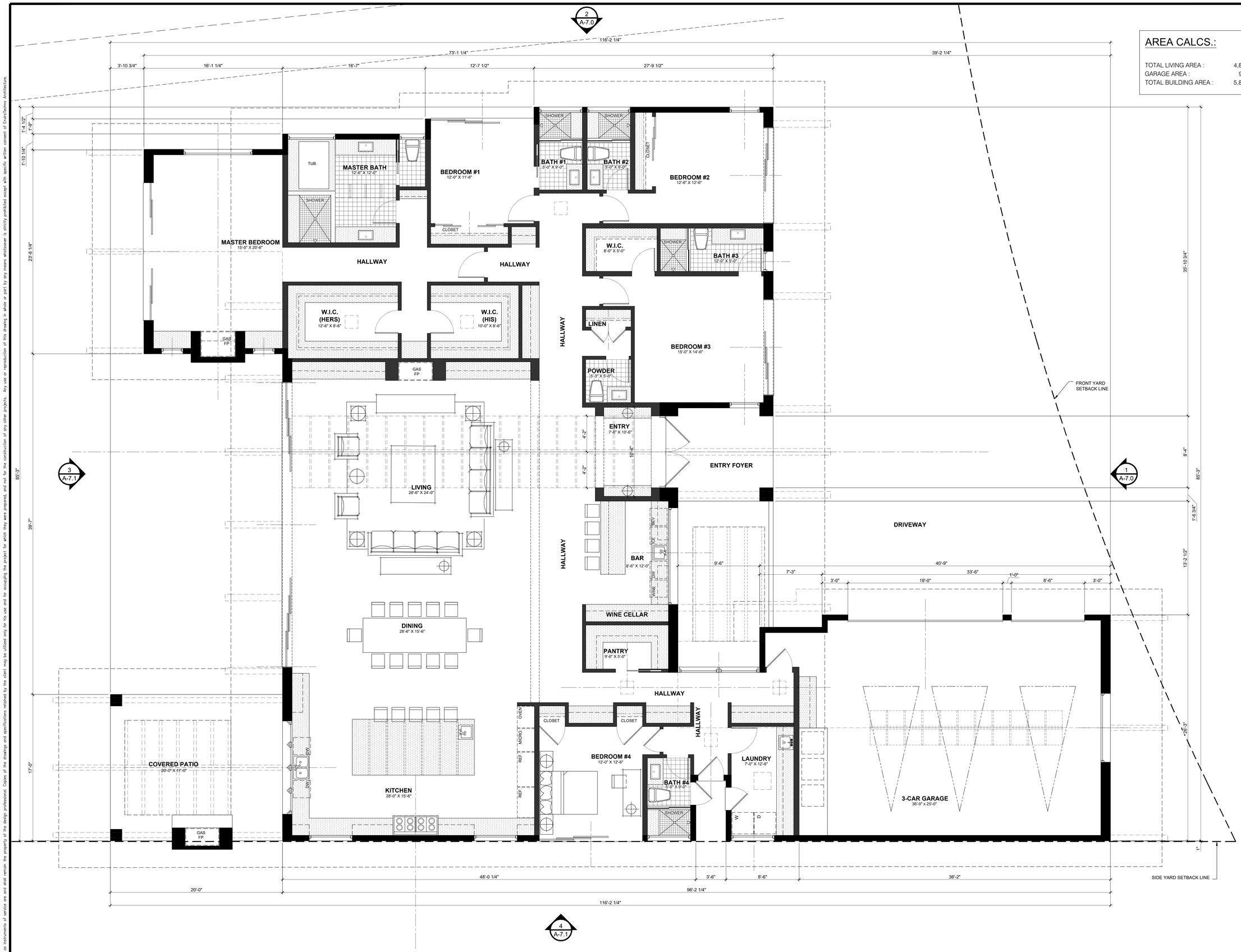
JOB NO:	21-015
DATE:	10-12-2022
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DRAWN BY:	SG, ENM
CHECKED BY:	LDM
SHEET NO:	

A-1.0

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AREA CALCS.:

TOTAL LIVING AREA :	4,870 SQ.FT.
GARAGE AREA :	967 SQ.FT.
TOTAL BUILDING AREA :	5,837 SQ.FT.



MAIN RESIDENCE FLOOR PLAN

SCALE: 1/4" = 1'-0"

NORTH

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4 SPUR LANE
ROLLING HILLS, CA 90274

PROJECT TITLE:
LUKIC RESIDENCE
4 SPUR LANE
ROLLING HILLS, CA 90274

SHEET TITLE:
MAIN RESIDENCE FLOOR PLAN

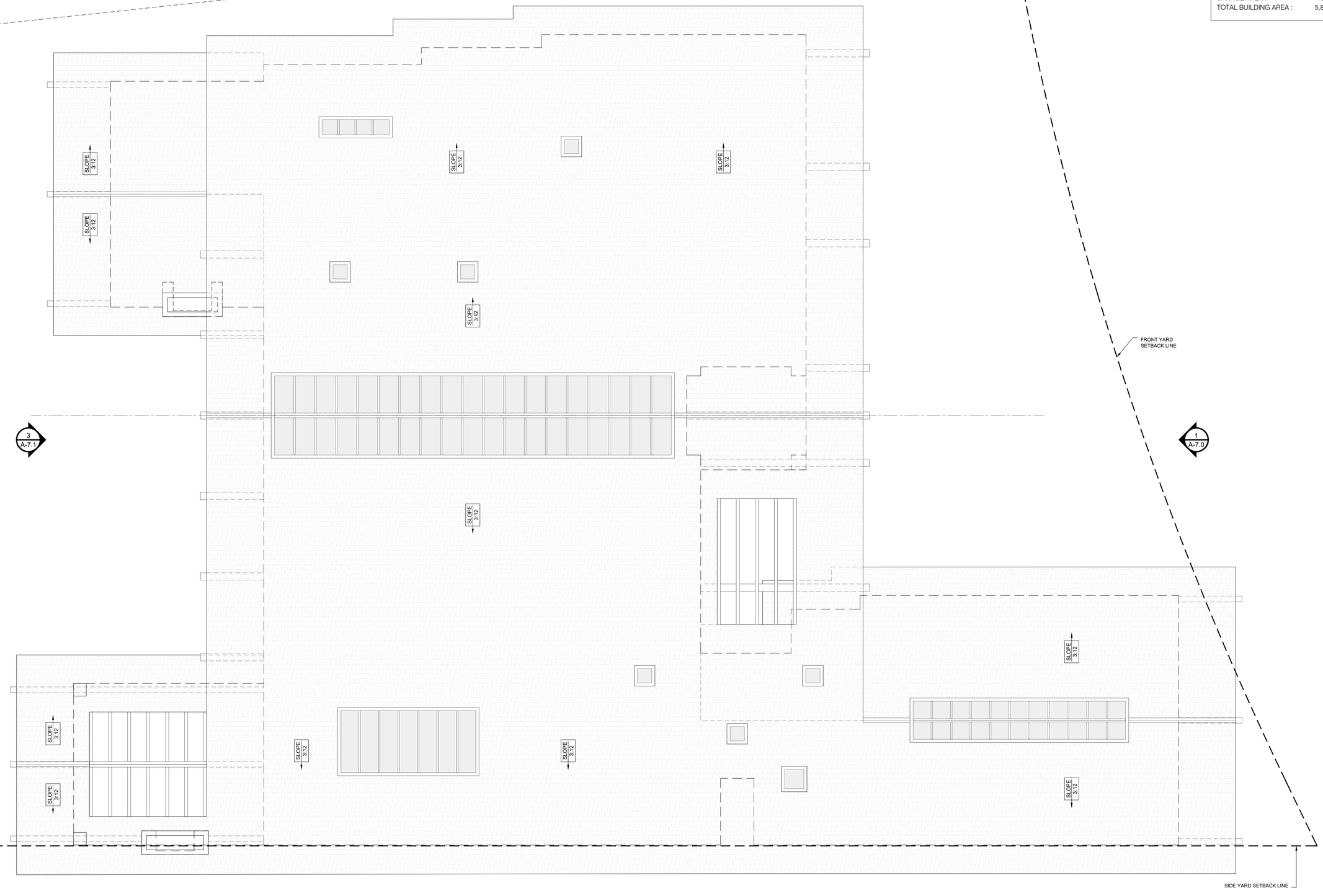
PLANNING SET - 03/29/2024

JOB NO:	21-015
DATE:	10-12-2022
SCALE:	AS NOTED
DRAWN BY:	SG, ENM
CHECKED BY:	LDM
SHEET NO:	

A-3.0

AREA CALCS.:

TOTAL LIVING AREA :	4,870 SQ.FT.
GARAGE AREA :	967 SQ.FT.
TOTAL BUILDING AREA :	5,837 SQ.FT.



MAIN RESIDENCE ROOF PLAN

SCALE: 1/4" = 1'-0"

NORTH

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PROJECT TITLE:
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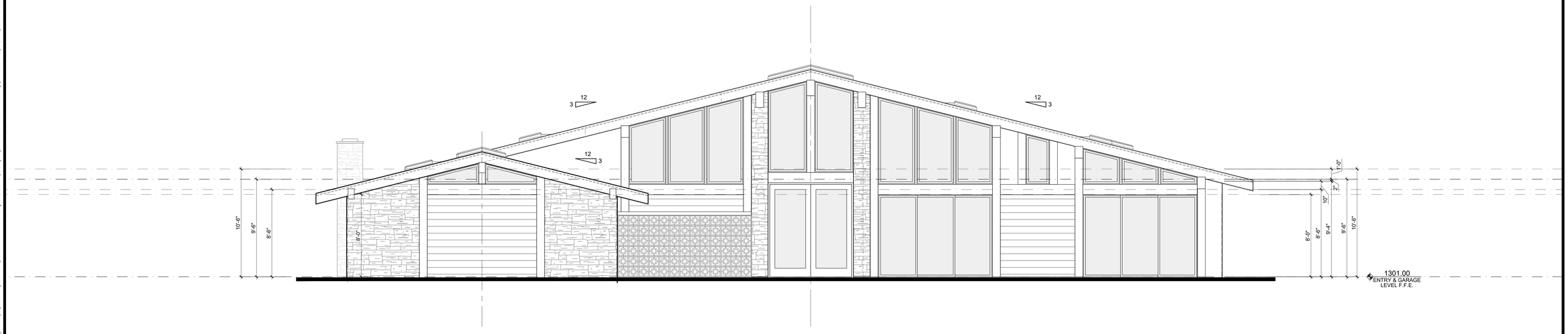
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MAIN RESIDENCE ROOF PLAN

PLANNING SET - 03/29/2024

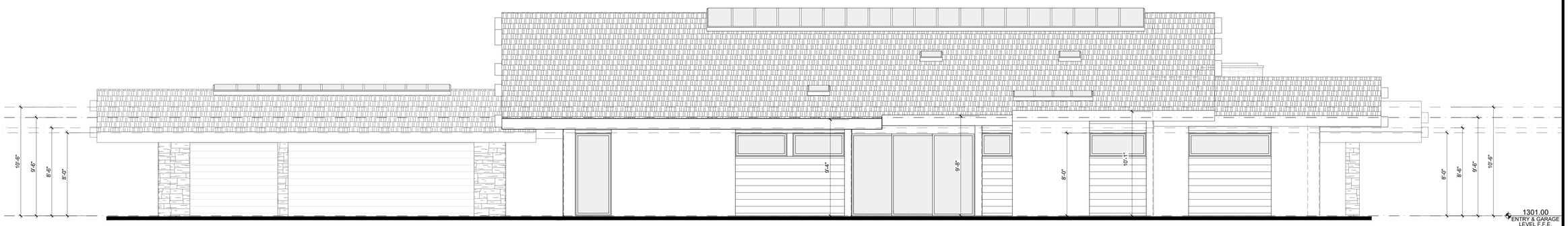
JOB NO:	21-015
DATE:	10-12-2022
SCALE:	AS NOTED
DRAWN BY:	SG, ENM
CHECKED BY:	LDM
SHEET NO:	

A-6.0

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NORTH ELEVATION (1)
SCALE: 1/4" = 1'-0"



WEST ELEVATION (2)
SCALE: 1/4" = 1'-0"

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ROLLING HILLS, CA 90274

PROJECT TITLE:

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ROLLING HILLS, CA 90274

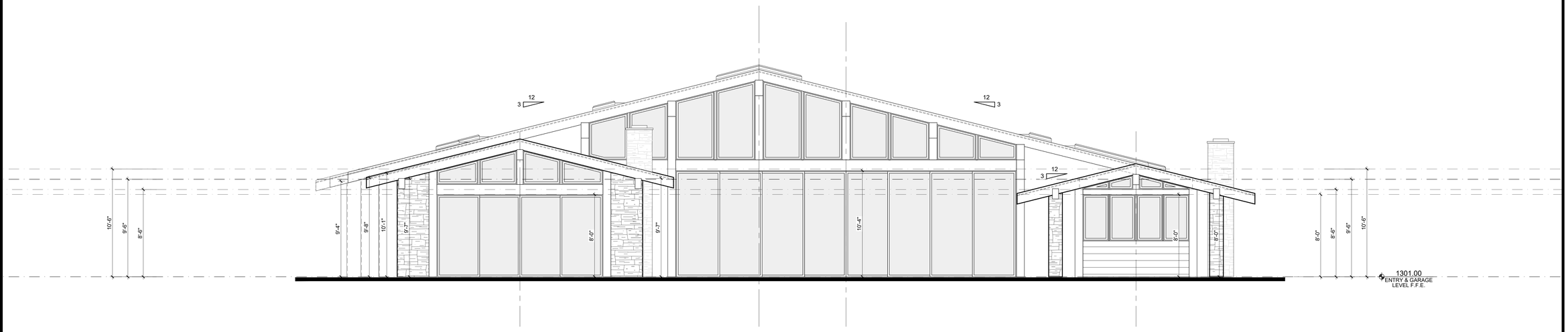
SHEET TITLE:
MAIN RESIDENCE ELEVATIONS

PLANNING SET - 03/29/2024

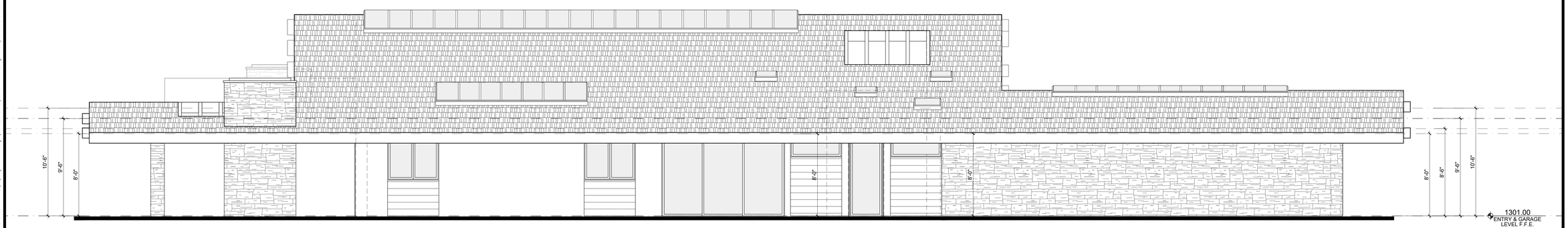
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A-7.0

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SOUTH ELEVATION 3
SCALE: 1/4" = 1'-0"



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

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PROJECT TITLE:
LUKIC RESIDENCE
4 SPUR LANE
ROLLING HILLS, CA 90274

SHEET TITLE:
MAIN RESIDENCE ELEVATIONS

PLANNING SET - 03/29/2024

JOB NO:	21-015
DATE:	10-12-2022
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CHECKED BY:	LDM
SHEET NO:	

A-7.1

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Agenda Item No.: 10.B
Mtg. Date: 04/22/2024

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. 23-137: SITE PLAN REVIEW TO CONSTRUCT AN ADDITION TO AN EXISTING RESIDENCE GREATER THAN 999 SQUARE FEET, ATTACHED COVERED PORCHES, OUTDOOR KITCHEN, AND OTHER IMPROVEMENTS; AND VARIANCE REQUESTS TO CONSTRUCT IN THE FRONT YARD SETBACK AND WAIVE THE REQUIREMENT FOR A STABLE AND CORRAL SET ASIDE AREA, FOR A PROPERTY LOCATED AT 29 EASTFIELD DRIVE, ROLLING HILLS, CA, AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (LOT 45-EF) (AQUINO)**

DATE: **April 22, 2024**

BACKGROUND:
On March 16, 2024, the Planning Commission held a field trip and evening meeting for Zoning Case No. 23-137. The field trip was called to order with three Commissioners present: Vice Chair Kirkpatrick, Commissioner Cardenas, and Commission Douglass. There were two public attendees (Judith Haenel and Brett Buckman). Staff gave a presentation on the project and the Commissioners and public were able to walk the site to view the silhouettes and staking. Judith Haenel expressed concerns regarding the height of the proposed additions and a portion of the existing driveway encroachment on her property. After the field trip, staff walked over to Judith Haenel's house to view the project from her property and observe the height of the addition.

At the evening meeting, three Commissioners were present, and staff gave a presentation. There were two residents opposed to the project: Judith Haenel and Jaynee Barile (31 Eastfield Drive). They expressed concerns with the height of the new additions, the re-orientation of the garage creating car lights reflecting down onto their bedrooms when parking at night in the driveway, and a portion of the existing driveway encroaching onto their property. The Planning Commission discussed the project and voted 3-0 to adopt Resolution No. 23-137, approving the project. The Planning Commission informed Judith Haenel that the issue

with the driveway encroachment was separate from the project and not under their purview. The Planning Commission directed staff to work with Judith Haenel and Jaynee Barile to find a solution to resolve the driveway encroachment issue. Staff have met with the residents, but in granting approval, the Planning Commission did not require any changes to the existing driveway and there is landscaping between the properties to provide screening.

The property is zoned RAS-1, and the net lot area is 54,998 square feet (1.26 acres). The lot is currently developed with a 1,889-square-foot single-family residence, 433-square-foot attached garage, 490-square-foot covered porch, and 52-square-foot shed. The lot size, easements, and existing topography limit the size and location of any proposed improvements on site.

The existing residence is a legal non-conforming structure that already encroaches into the existing front setback. There is one building pad, and the existing topography of the project site slopes down approximately 211 feet from the front to the rear property line near the bottom of a canyon. The existing topography of the entire site limits a safe buildable area for a future 1,000-square-foot equestrian set-aside area.

DISCUSSION:

Applicant Requests

On November 15, 2023, applications were duly filed by Brett Buchman of Buchmann Design, on behalf of Arnold and Lulu Aquino, requesting a Site Plan Review for a 1,075-square-foot addition to the existing main residence. Variances were also requested for portions of the additions and porches to encroach into the front set back and exemption from the requirement to provide the 1,000 square foot equestrian set aside area.

The overall project proposes:

- A new 342-square-foot covered porch to the northwest portion of the existing residence adjacent to the existing living room with new 52-square-foot outdoor kitchen and BBQ
- The existing garage will be expanded by a 146 square feet addition (at the west side of garage). The total garage area will be 579 square feet. The orientation of the garage will change to the southern elevation.
- A 962-square-foot addition will be added to the southwestern portion (primary bedroom addition).
- A 113-square-foot addition will be added to the southeastern portion of the residence (secondary bedroom addition). The existing main residence is 1,899 square feet, and the project will add 1,075 square feet for a total of 2,974 square feet.
- A new 182-square-foot covered porch will be added to southeast portion of the residence (adjacent to the secondary bedroom and existing garage).
- The project will add a 29-square-foot trash enclosure to the southern portion of the residence adjacent to the garage area.
- A new retaining wall is proposed in the rear of the property within the existing retaining wall located along the southwestern section of the existing building pad. The maximum height of the new retaining wall is three feet. The new retaining wall will match the same design & color of the existing located along the northwestern section of the building pad.
- There is very minimal grading required for the new retaining wall a total of 24 cubic yards (CY) including 12 CY cut and 12 CY fill balanced onsite.

- The existing walkways located on the north and east of the residence will remain the same. The walkways located on the west of the residence will be redesigned.
- The existing 679-square-foot parking pad will be converted to the primary driveway.
- The existing building height is 13 feet, 3 inches and the project will match the existing height.

Site Plan Review

The Rolling Hills Municipal Code requires a Site Plan Review for the expansion, modification, alteration or repair of any existing building or structure addition which increases the size of the residence by more than 999 square feet pursuant to RHMC Section 17.46.020.A. The Project proposes a 1,075-square-foot addition to the main the residence (2,974 square feet total) and 146-square-foot addition to the attached garage (579 square feet total).

Variance

The Rolling Hills Municipal Code requires a Variance for deviations from development standards. Variances are requested for a portion of the addition to encroach into the front set back and exemption from the requirement to provide the 1,000 square foot equestrian set aside area.

Variance request for encroachment into the front yard setback

The existing residence was built in 1957 and encroaches 24 feet into the 50-foot front yard setback, which is considered legal nonconforming. However, any new addition must meet the required 50-foot front yard setback. A variance is requested for a 113-square-foot bedroom addition, 146-square-foot garage addition, and 182-square-foot covered porch to encroach into the front yard setback.

MUNICIPAL CODE COMPLIANCE

Setbacks

The project complies with the required 20-foot side setbacks and 50-foot rear setback in the RAS-1 Zone. However, due to the smaller lot size, rear slope, and easements, the existing main residence encroaches into the front setback.

Lot Coverage and Building Pad Coverage

The Project complies with the Development Standards in the Rolling Hills Municipal Zoning Code. The existing structural coverage is 2,840.5 square feet or 5.26%, and the project proposes a net of 1,709.8 square feet or 3.11%, for a total of 4,550.3 square feet or 8.27%. This is still under the maximum allowed 20% structural coverage.

The existing flatwork coverage is 2,998 square feet or 5.45%, and the project proposes 224 square feet or 0.41%, for a total of 3,222 square feet or 5.86%. This is still under the maximum allowable 15% structural coverage. The existing structural and flatwork coverage is 5,890.5 square feet or 10.71%, and the project increases that by 1,962.8 square feet or 3.57%. The total overall structural and flatwork coverage will result in 7,853.3 square feet or 14.28%, which is still well under the maximum allowed 35% structural and flatwork coverage.

Building Pad #1 is a total of 20,900 square-feet. The existing Building Pad #1 Coverage with deductions is 7,066 square feet or 34.4%, and with an increase of 1,632 square feet or 7.8%, and the total proposed Building Pad Coverage with deductions is 8,698 square feet or 42.2%, this exceeds the maximum 30% guideline by 12.2%.

Disturbance

The existing disturbed area is 13,131 square feet or 23.88% which is still below the maximum allowed 40%. There is no increase of disturbance because the proposed project is in an area that is already disturbed.

Neighbor Concerns

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

Review by RHCA

The Rolling Hills Community Association will review this project.

Environmental Review

The Project has been determined *to* be exempt from the California Environmental Quality Act, (CEQA) pursuant to Class 5, Section 15305, Minor Alterations in Land Use Limitations, of the CEQA Guidelines.

Field Visit

On March 19, 2024 at 7:50 a.m., the Planning Commission viewed the project in the field, opened the hearing to enable brief public testimony and continued the meeting to the evening meeting of the Planning Commission.

Environmental Review

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

CRITERIA FOR SITE PLAN REVIEW

17.46.050 - Required Site Plan Review findings

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

1. The project complies with and is consistent with the goals and policies of the general plan and all requirements of the zoning ordinance;
2. The project substantially preserves the natural and undeveloped state of the lot by minimizing building coverage. Lot coverage requirements are regarded as maximums, and the actual amount of lot coverage permitted depends upon the existing buildable

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

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

17.38.050 - Required Variance findings.

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

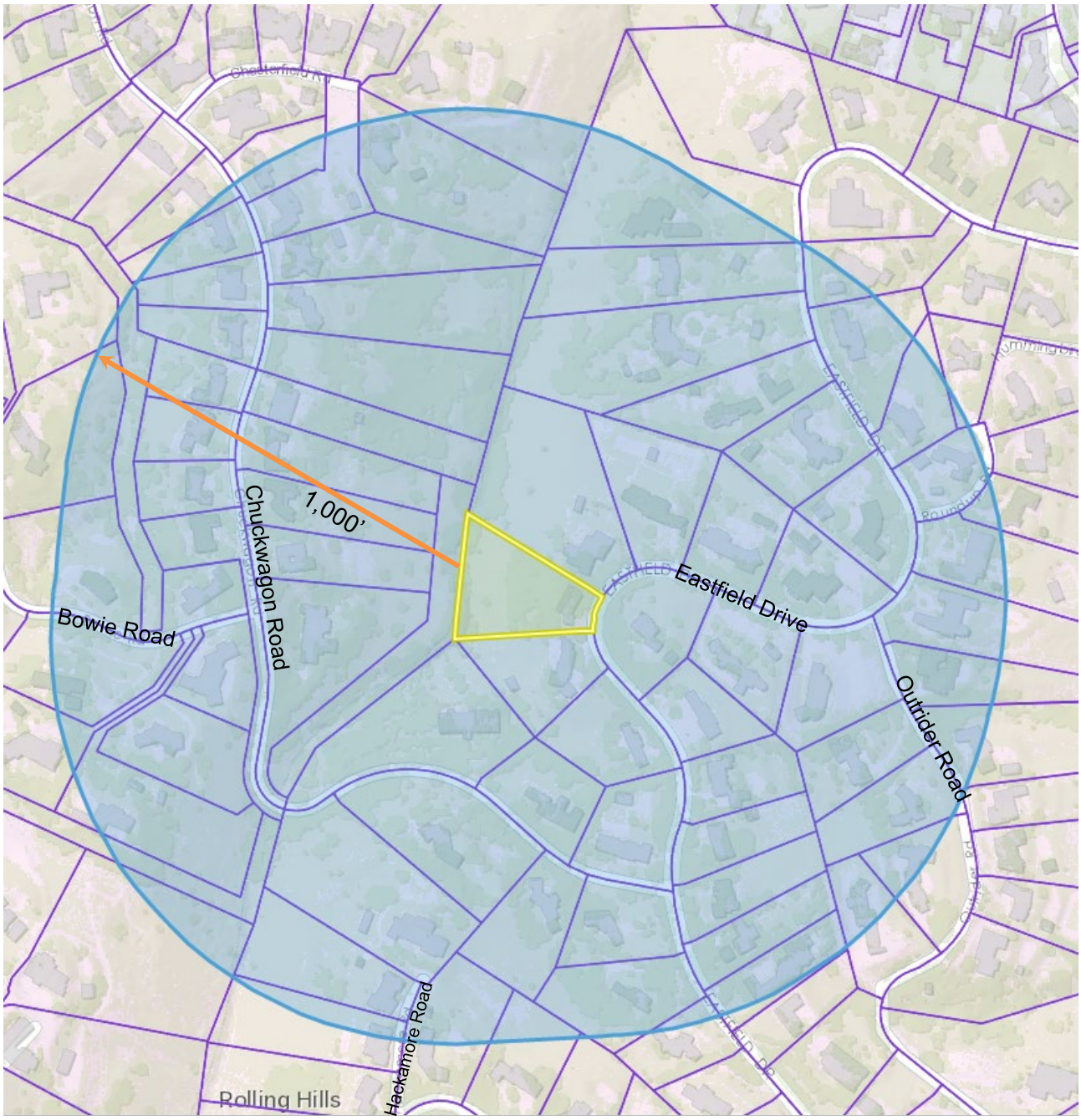
A. That there are exceptional or extraordinary circumstances or conditions applicable to the property that do not apply generally to other properties in the same vicinity and zone;
B. That such variance is necessary for the preservation and enjoyment of substantial property rights possessed by other properties in the same vicinity and zone but which is denied the property in question;
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
D. That in granting the variance, the spirit and intent of this title will be observed;
E. That the variance does not grant special privilege to the applicant;
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
G. That the variance request is consistent with the general plan of the City of Rolling Hills.

FISCAL IMPACT:
None.

RECOMMENDATION:
Receive and file.

ATTACHMENTS:
Attachment 1: PL_ADR_240306_29EastfieldDrive_ZC23-137_RadiusMap_js.pdf
Attachment 2: 240214_29EastfieldDrive_Development Table (ZC23-137).pdf

Attachment 3: 2024-04_PC_Resolution_29EastfieldDrive_ZC23-137_Aquino_F_E.pdf
Attachment 4: 240311_Photos 29 Eastfield Drive.pdf
Attachment 5: 240214_29EastfieldDrive_ZC23-137_Plans.pdf



City of Rolling Hills ROLLING HILLS, CA 90274

TITLE VICINITY MAP **CASE NO.** Zoning Case No. 23-137
Site Plan Review & Variances

OWNER Aquino

ADDRESS 29 Eastfield Drive, Rolling Hills 90274 **SITE**

Development Table Zoning Case No. 23-137 29 Eastfield Drive			
SITE PLAN REVIEW, & VARIANCE	**EXISTING**	**PROPOSED**	**TOTAL**
RA-S-1 Zone	SINGLE FAMILY RESIDENCE AND ATTACHED GARAGE	MAJOR REMODEL AND 1,075 SF ADDITION TO EXISTING SINGLE-FAMILY RESIDENCE, 146 SF ADDITION TO GARAGE, 439 SF COVERED PORCH, & 29 SF SERVICE YARD	
Net Lot Area	(1.26 AC) 54,998 SF		(1.26 AC) 54,998 SF
Residence	1,899 SF	1,075 SF	2,974 SF
Attached Garage	433 SF	146 SF	579 SF
Swimming Pools/Spa	0 SF	0 SF	0 SF
Pool Equipment	0 SF	0 SF	0 SF
ADU	0 SF	0 SF	0 SF
Stable minimum: 450 SF Corral minimum: 550 SF	0 SF 0 SF	0 SF 0 SF	0 SF 0 SF
New Planter Box	0 SF	0 SF	0 SF
Recreation Court	0 SF	0 SF	0 SF
Attached Covered Porches	490.5 SF	438.8 SF	929.3 SF
Detached Sheds	52 SF	0 SF	52 SF
Attached Trellis	0 SF	0 SF	0 SF
Service Yard	0 SF	29 SF	29 SF
Primary Driveway	941 SF	570 SF	1,511 SF
Paved walkways	1,378 SF	333 SF	1,711 SF
Patios	0 SF	0 SF	0 SF
Outdoor BBQ	0 SF	50 SF	50 SF
Pool Deck	0 SF	0 SF	0 SF
Other Paved Driveways, Parking Pads,	679 SF	-679 SF	0 SF
Grading (balanced onsite)	0 CY	12 CY CUT 12 CY FILL	24 CY TOTAL
Structural Lot Coverage (20% maximum with deductions)	2,840.5 SF (5.26%)	1,709.8 SF (3.11%)	4,550.3 SF (8.27%)
Flatwork Lot Coverage (15% maximum)	2,998 SF (5.45%)	224 SF (0.41%)	3,222 SF (5.86%)
Total Lot Coverage (Structures and Flatwork) (35% maximum with deductions)	5,890.5 SF (10.71%)	1,962.8 SF (3.57%)	7,853.3 SF (14.28%)
Total Disturbed Area (40% maximum)	13,131 SF (23.88%)	0 SF (0%)	13,131 SF (23.88%)
Residential Building Pad 1 (30% Maximum Guideline)	13,131 SF PAD AREA 2,332 SF (17.76%)	0 SF PAD AREA 1,250 SF (9.52%)	13,131 SF PAD AREA 3,582 SF (27.28%)
Stable Building Pad 2 (30% Maximum Guideline)	0 SF (0%)	0SF PAD AREA 0 SF (0%)	0 SF PAD AREA 0 SF (0%)

RESOLUTION NO. 2024-04

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL OF ZONING CASE NO. 23-137 FOR A SITE PLAN REVIEW TO CONSTRUCT AN ADDITION TO AN EXISTING RESIDENCE GREATER THAN 999 SQUARE FEET, ATTACHED COVERED PORCHES, OUTDOOR KITCHEN, AND OTHER IMPROVEMENTS; AND VARIANCE REQUESTS TO CONSTRUCT IN THE FRONT YARD SETBACK AND WAIVE THE REQUIREMENT FOR A STABLE AND CORRAL SET ASIDE AREA, FOR A PROPERTY LOCATED AT 29 EASTFIELD DRIVE, ROLLING HILLS, CA, AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (LOT 45-EF) (AQUINO)

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

Section 1. An application was duly filed by Brett Buchmann on behalf of Buchmann Design with respect to real property located at 29 Eastfield Drive, Rolling Hills (Lot 45-EF) requesting a Site Plan Review for a 1,075-square-foot addition to the main residence and 146-square-foot addition to the attached garage, a Variance for a portion of the additions to encroach into the front yard setback, and a Variance request to waive the requirement for a stable and corral set aside area.

Section 2. The subject property is developed with one building pad with an 1,889-square-foot single-family residence, 433-square-foot attached garage, 490 square feet of covered porches, and 52-square-foot storage shed. The property is zoned RAS-1 and the net lot area is 54,998 square feet (1.26 acres).

Section 3. The Planning Commission conducted duly noticed public hearings to consider the application at a field trip meeting and regular meeting on March 19, 2024. Neighbors within a 1,000-foot radius were notified of the public hearings and a notice was published in the Daily Breeze on March 7, 2024. The applicant and agent were notified of the public hearings in writing by first class mail and the agent was in attendance at the hearings. Evidence was heard and presented from all persons interested in affecting said proposal.

Section 4. The Project is exempt from the California Environmental Quality Act (CEQA) Guidelines pursuant to Section 15303, Class 3 (New Construction or Conversion of Small Structures), which exempts the construction and location of a limited number of new, small facilities or structures, including single family residence and accessory structures, including but not limited to garages, carports, patios, swimming pools and fences. Here, the Project includes the construction of a new single-family residence and related improvements. Accordingly, the Project qualifies for the exemption pursuant to Section 15303. Further, no exceptions to the exemption apply; there is no reasonable possibility that the activity will have

a significant effect on the environment due to unusual circumstances. The site has already been graded and existing structures are on site.

Section 5. Site Plan Review. Site Plan Review is required for the expansion, modification, alteration or repair of any existing building or structure addition which increases the size of the residence by more than 999 square feet pursuant to RHMC Section 17.46.020.A. The Project is for a 1,075-square-foot addition to the main residence, 146-square-foot addition to the attached garage, and 438 square feet for covered patios. 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 proposed additions are expansions of areas that are already developed, disturbed, and encroaches into the front yard setback. The existing main residence and garages already encroaches into the front setback and front yard, meaning the addition will be consistent with the appearance of the existing property.

The Project conforms to Zoning Code lot coverage requirements. The net lot area of the lot is 54,998 square feet (1.26 acres) per RHMC Section 17.16.060(A). The structural net lot coverage is proposed at 4,550 square feet or 8.27% (20% max. permitted) excluding exempt structures; and the total lot coverage proposed, including flatwork, would be 7,853 square feet or 14.28% (35% max. permitted). The disturbed area is 13,131 square feet or 23.88% (40% max permitted), which will not change since the location of the Project is already disturbed.

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 on the existing building pad 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 lot has an existing building pad area of 2,332 square feet or 17.76%, the project proposes 1,250 square feet or 9.52%, for a total of 3,582 square feet or 27.28%. The lot is already 23.88% disturbed with no further disturbance because the additions and improvements are in areas that are already disturbed.

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 improvements are of similar scale with existing houses in the neighborhood.

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 changes to the overall drainage features on the lot. The Project is located on an existing building pad. The natural site design, native vegetation, and mature trees will not be affected. The proposed addition will not further increase disturbance of the site and the grading for the retaining wall located in the rear yard is limited to 24 cubic yards.

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 proposed grading is limited to the southwest portion of the building pad for the new retaining wall and the proposed cut and fill will be balanced on site. The proposed additions are located in areas that are already disturbed, so there is no further disturbance.

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

There is very minimal grading a total of 24 cubic yards (balanced onsite). Existing drainage flow will not be changed or redirected. Drainage will follow the natural drainage courses of the lot.

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

Surrounding native vegetation and mature trees will not be affected. 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.

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

The orientation of the garage will change from the east to the south elevation, but there are no changes to the existing circulation for the pedestrians or vehicles.

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 an addition to a developed residential property. Accordingly, the Project qualifies for the exemption pursuant to Section 15303. Further, no exceptions to the exemption apply; there is no reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

Section 6. Variance. Sections 17.38.010 through 17.38.050 of the Rolling Hills Municipal Code permit approval of a Variance granting relief from the standards and requirements of the Zoning Ordinance when exceptional or extraordinary circumstances applicable to the property prevent the owner from making use of a parcel of property to the same extent enjoyed by similar properties in the same vicinity or zone. The applicant requests a variance from the requirements of Section 17.16.200(H) of the Zoning Code to encroach into the front setback. The applicant requests a second variance from the requirements of Section 17.16.170 (stable and corral site required) of the Zoning Ordinance to waive the requirements of a stable and corral set aside. With respect to the aforementioned request, the Planning Commission finds as follows:

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

The areas for the additions to the residence (secondary bedroom), garage, and covered patio are located in the front setback. However, the existing residence and garage encroaches 24 feet into the front setback due to the configuration and topography of the lot. This condition does not apply generally to other properties in the same vicinity and zone.

The natural slope of the subject property, the location of the building pad, and the shape of the lot constrain development. The building pad is small, constrained, and sloped down in the rear of the property, the building pad does not allow for a reasonably sized pad for a stable and corral.

If a stable and corral is built on the property, a variance request would be needed to build in a required setback area on slopes greater than 4:1; non-exempt grading may also require variance.

The size, topography, and configuration of the lot do not support the construction of a stable and corral. By granting this variance, the current or future property owners are not precluded from applying for approval to construct a stable and corral at a future date if a suitable location or construction plan is later identified. The property owner is merely relieved from the obligation to identify and set aside an area for a stable and corral.

B. The variances are necessary for the preservation and enjoyment of a substantial property right possessed by other properties in the same vicinity and zone but which is denied to the property in question.

The variances to encroach into the front yard is necessary for the preservation and enjoyment of the property. The area for the additions and covered patio are located in areas that are already encroaching into the front setback due to the configuration and topography of the lot.

The variance to deviate from the stable and corral set aside area is necessary for the preservation and enjoyment of the property owner since the property contains a steep slopes not suitable for a new pad. The ability to provide a stable and corral or a set aside area is an amenity enjoyed by most property owners in the City. The subject property is not capable of providing such an amenity due to constraints with size, topography, and configuration. The limited building pad on the property prevents the construction of a new stable and corral or placement of a set aside area. By granting this variance, the current or future property owners are not precluded from applying for approval to construct a stable and corral at a future date if a suitable location or construction plan is later identified. The property owner is merely relieved from the obligation to identify and set aside an area for a stable and corral.

C. The granting of the variances would not be materially detrimental to the public welfare or injurious to the properties or improvements in such vicinity.

Granting the variance to encroach into the front yard setback is not materially detrimental to the public welfare or injurious to properties or improvements in the vicinity. The additions and covered patio are located in areas that are already in the front setback. It is not in close proximity to other properties or improvements in the vicinity.

The lack of a stable and corral set aside area will not be detrimental to the public welfare or injurious to the properties or improvements in the vicinity since no development would occur. Eliminating a set aside area will not negatively affect drainage or traffic circulation to and from the property.

The variance from the stable and corral set aside will not be detrimental to the public, on the contrary, it will be beneficial to the public welfare and other properties because by not constructing a stable and corral, there will be no grading on the lot. If the set aside area was placed on the lot, it would located on the steep slope.

D. In granting the variances, the spirit and intent of the Zoning Ordinance will be observed.

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

The elimination of a set aside area is consistent with other properties in the area that do not have a stable and corral nor have a set aside area. The variance will make the property more cohesive with the rural character of the neighborhood by eliminating grading needed for a building pad.

The waiver to the stable and corral set aside area meets the intent of the Zoning Ordinance as it will prevent extensive grading and disturbance on the property. It will also preserve the environmentally sensitive nature of the site by protecting the slopes from any construction. The size, topography, and configuration of the lot does not support the construction of a stable and corral. By granting this variance, the current or future property owners are not precluded from applying for approval to construct a stable and corral at a future date if a suitable location or construction plan is later identified. The property owner is merely relieved from the obligation to identify and set aside an area for a stable and corral.

E. The variances will not grant special privilege to the applicant.

The area for the garage addition and bedroom addition are located on the same building pad as the existing residence. However, due to the configuration and topography of the lot, the existing residence and garage already encroach into the front yard setback. The variance will not grant a special privilege to the applicant.

The waiver of the stable and corral set aside area in this case will not grant special privilege to the applicant. There are several properties in the City that do not lend themselves to construction of a stable and corral, and if they were forced to either set aside an area or construct such equestrian facilities it would require large grading quantities and large disturbance of the lot. This would not meet the goal of the General Plan, which is to maintain to the maximum extent feasible the natural terrain of the lots. The size, topography, and configuration of the lot does not support the construction of a stable and corral. By granting this variance, the current or future property owners are not precluded from applying for approval to construct a stable and corral at a future date if a suitable location or construction plan is later identified. The property owner is merely relieved from the obligation to identify and set aside an area for a stable and corral.

F. The variances are consistent with the portions of the County of Los Angeles Hazardous Waste Management Plan relating to siting and siting criteria for hazardous waste facilities.

The project site is not listed on the current State of California Hazardous Waste and Substances Sites List. It will not affect any existing hazardous waste management facilities.

G. The variances are consistent with the General Plan of the City of Rolling Hills.

Approvals granting the variance to allow the additions to encroach into the required setback will be consistent with the General Plan of the City of Rolling Hills, which encourages residential uses. The size, topography, and configuration of the lot does not support the construction of a stable and corral. By granting this variance, the current or future property owners are not precluded from applying for approval to construct a stable and corral at a future date if a suitable location or construction plan is later identified. The property owner is merely relieved from the obligation to identify and set aside an area for a stable and corral.

Section 7. Approval Conditions. Based upon the foregoing findings, and the evidence in the record, the Planning Commission hereby approves Zoning Case No. 23-137 subject to the following conditions:

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

B. If any condition of this resolution is violated, the entitlements granted by this resolution shall be suspended and the privileges granted hereunder shall lapse and upon receipt of written notice from the City, all construction work being performed on the subject property shall immediately cease, other than work determined by the City Manager or his/her designee required to cure the violation. The suspension and stop work order will be lifted once the Applicant cures the violation to the satisfaction of the City Manager or his/her designee. In the event that the Applicant disputes the City Manager or his/her designee's determination that a violation exists or disputes how the violation must be cured, the Applicant may request a hearing before the City Council. The hearing shall be scheduled at the next regular meeting of the City Council for which the agenda has not yet been posted; the Applicant shall be provided written notice of the hearing. The stop work order shall remain in effect during the pendency of the hearing. The City Council shall make a determination as to whether a violation of this Resolution has occurred. If the Council determines that a violation has not occurred or has been cured by the time of the hearing, the Council will lift the suspension and the stop work order. If the Council determines that a violation has occurred and has not yet been cured, the Council shall provide the Applicant with a deadline to cure the violation; no construction work shall be performed on the property until and unless the violation is cured by the deadline, other than work designated by the Council to accomplish the cure. If the violation is not cured by the deadline, the Council may either extend the deadline at the Applicant's request or schedule a hearing for the revocation of the entitlements granted by this Resolution pursuant to RHMC Chapter 17.58.

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

D. The lot shall be developed and maintained in substantial conformance with the site plan on file at City Hall and approved by the Planning Commission on March 19, 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 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 mature. Minor modifications are subject to approval by the City Manager or his or her designee. Major modifications are subject to approval by the Planning Commission after a public hearing. The applicant shall not implement modifications or changes to the approved project without the appropriate approval from the City Manager or designee or the Planning Commission, as required.

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

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

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

G. Structural lot coverage of the lot shall not exceed 4,550 square feet or 8.27% of the net lot area, in conformance with structural lot coverage limitations (20% maximum with deductions). The flatwork coverage shall not exceed 3,222 square feet or 5.86%.

The total lot coverage proposed, including structures and flatwork, shall not exceed 7,853 square feet or 14.28% of the net lot area, in conformance with lot coverage limitations (35% maximum).

H. The disturbed area of the lot shall not exceed 13,131 square feet or 23.88%, and the Project does not propose any additional disturbance.

I. The existing Building Pad 1 coverage is 2,332 square feet or 17.76%, and the Project proposes an additional 1,250 square feet or 9.52%, and shall not exceed coverage of 3,582 square feet or 27.28% with allowed deductions. This is below the 30% maximum guideline.

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

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

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

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

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

O. Prior to issuance of building permit, the landscaping plan, if required, 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. A construction fence may be required. If needed, it shall be reviewed and approved by the Planning Department for location, height, and screening material prior to installation.

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

R. 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.

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

T. *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.

U. *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.

V. *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.

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

X. 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.

Y. Storm water shall drain in accordance with the approved grading and drainage plan at the discretion of the Building Official. Drainage dissipaters shall be constructed outside of any easements. The drainage system shall be approved by the Department of Building and Safety if applicable. If an above ground swale and/or dissipater is required, it shall be designed

in such a manner as not to cross over any equestrian trails or discharge water onto a trail, shall be stained in an earth tone color, and shall be screened from any trail, road and neighbors' view to the maximum extent practicable, without impairing the function of the drainage system.

Z. *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.

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

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

CC. 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.

DD. 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.

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

FF. 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.

GG. 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.

HH. The project shall at all times comply with the conditions set forth in Chapters 17.46 and 17.38 of the RHMC in that the Project: 1) the additions shall not exceed 1,075-square feet; 2) the additions may encroach into the front yard setback; and 3) the waiver of the requirement for a stable and corral set aside area shall be granted.

II. 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.

PASSED, APPROVED AND ADOPTED THIS 19th DAY OF MARCH, 2024.

BRAD CHELF, CHAIRMAN

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. 2024-04 entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL OF ZONING CASE NO. 23-137 FOR A SITE PLAN REVIEW TO CONSTRUCT AN ADDITION TO AN EXISTING RESIDENCE GREATER THAN 999 SQUARE FEET, ATTACHED COVERED PORCHES, OUTDOOR KITCHEN, AND OTHER IMPROVEMENTS; AND VARIANCE REQUESTS TO CONSTRUCT IN THE FRONT YARD SETBACK AND WAIVE THE REQUIREMENT FOR A STABLE AND CORRAL SET ASIDE AREA, FOR A PROPERTY LOCATED AT 29 EASTFIELD DRIVE, ROLLING HILLS, CA, AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (LOT 45-EF) (AQUINO)

was approved and adopted at a regular meeting of the Planning Commission on March 19, 2024, by the following roll call vote:

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

NOES:

ABSENT: Cooley

ABSTAIN:

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

Administrative Offices.

CHRISTIAN HORVATH, CITY CLERK

Photos 29 Eastfield Drive

1st : The new 182 SF covered porch projection area. The garage 146 SF garage addition and the garage door will be reoriented and accessible from the south. The addition and porches encroach into the front setback.



Photo taken from standing at the end of the driveway facing west

2~~nd~~: The south corner of the addition on the west side of the residence. The addition extends to the existing wall, and the entire wall will be demolished. The new wall will be extended out 8.2 feet and filled with 12 cubic yards of dirt.



Photo taken from standing at the southwest portion of the backyard facing east

3rd : New attached covered patio and primary bedroom addition to the west side of the residence



The photo was taken from the north in the backyard looking down towards the south

~~4th~~: The yard area will be expanded out west 8.2 feet, cut 12 CY, and the existing retaining wall will be demolished, and replaced with a maximum 3’ retaining wall and filled with 12 CY of dirt.



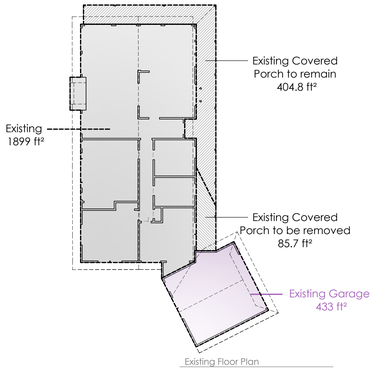
This photo was taken on the lower level of the building pad looking south

Renderings are for Reference Only. Not for Construction, Refer to Plans and details for construction

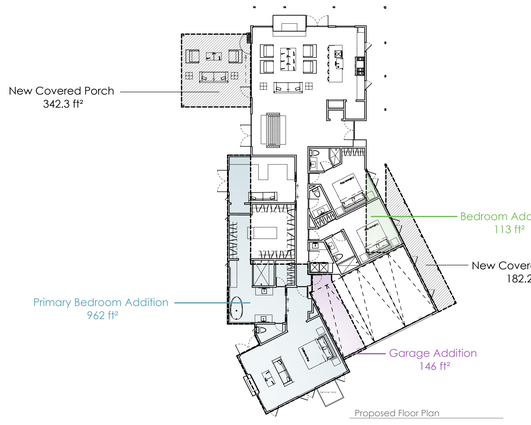


Scope of Work

Single Family Residence Remodel/Addition
- Change orientation of Garage & create a 3rd space in the garage
- New covered porch at garage to match existing
- Primary Suite Addition
- New Covered porch at rear



Existing Floor Plan



Proposed Floor Plan

Project Summary

Project Address	29 Eastfield Dr
Legal Description	RECORD OF SURVEY AS PER BK 58 PG 6 TO 10 OF RECORD OF SURVEYS LOT 45
Assessors Parcel No.	7567-002-004
Zoning	RAS-1
Scope of Work	Single Family Residence Remodel/Addition
Type of Construction:	V-B
Occupancies:	R3/U
Sprinklers:	No

Code Compliance

This project shall comply with the requirements of the following codes. In addition, contractor and subcontractors shall conform to all local codes and requirements which supersede all notes and specifications in these plans.

2022 California Building Code (CBC)
2022 California Mechanical Code (CMC)
2022 California Electrical Code (CEC)
2022 California Green Building Standards Code
All Applicable Local Codes and Ordinances

2022 California Residential Code
2022 California Plumbing Code (CPC)
2022 California California Energy Code
2022 California L.A. Fire Code

The intent of the Drawings and Specifications is to Provide Building Construction in Accordance with California Building Code. Should any Conditions Develop not Covered by the Contract Documents Wherein the Finished Work will not Comply with Said Title 24, California Code of Regulations, a Change Order Detailing and Specifying the Required Work Shall be Submitted to and Approved by the City Before Proceeding with the Work.

Separate Permits

Separate Permits may be required for work not proposed in these documents. These items may include but not limited too; Spas, Pools, Solar Equipment, Demolition, Shoring, Major Electrical and Mechanical work, and Sewer cap of existing buildings

Calculations of Building Pad Coverage (Pad #1)

Buildable Pad Area and Structures	Existing		Proposed		Total	
Building Pad	13,131	ft²	0	ft²	13,131	ft²
Residence	1,899	ft²	1,075	ft²	2,974	ft²
Garage	433	ft²	146	ft²	579	ft²
Pool / Spa	0	ft²	0	ft²	0	ft²
Pool Equipment	0	ft²	0	ft²	0	ft²
Cabana / Rec. Rm.	0	ft²	0	ft²	0	ft²
Guest House	0	ft²	0	ft²	0	ft²
Stable	0	ft²	0	ft²	0	ft²
Sports Court	0	ft²	0	ft²	0	ft²
Service Yard	0	ft²	29	ft²	29	ft²
Attached Covered Porches:						
Primary Residence	490.5	ft²	438	ft²	928.5	ft²
Accessory Structures	0	ft²	0	ft²	0	ft²
Area of Attached Covered Porches that exceed 10% of the size of residence/ accessory structure	0	ft²	0	ft²	0	ft²
Entryway / Porte Corchere, Breezeways	0	ft²	0	ft²	0	ft²
Attached Trellises	0	ft²	0	ft²	0	ft²
(from lot coverage proge) All Detached Structures	70	ft²	50	ft²	120	ft²
(minus deductions) All Detached Structures	0	ft²	0	ft²	0	ft²
Other	0	ft²	0	ft²	0	ft²
Total Structures on Pad #1	2,892.5	ft²	1,738	ft²	4,630.5	ft²
% Pad Coverage	22.03	%	13.24	%	35.26	%
Total Structures on Pad #1 (Not including attached trellises, not including allowed deductions, and including the area of covered porches that exceed 10% of the size of the residence/ accessory structure.	2,332	ft²	1,250	ft²	3,582	ft²
% Pad Coverage	17.76	%	9.52	%	27.28	%

Grading and Excavation Information

Grading Quantities	Cubic Yards		Max Depth		Max Depth Location
Cut/Excavation					
For House / Addition	12	yd³	3	ft	At Rear Yard
For other structures (i.e. walls)	0	yd³	0	ft	-
List _____	0	yd³	0	ft	-
	0	yd³	0	ft	-
For driveway(s)	0	yd³	0	ft	-
For yard areas	0	yd³	0	ft	-
For basement excavation	0	yd³	0	ft	-
For pool/spa excavation	0	yd³	0	ft	-
Overexcavation	0	yd³	0	ft	-
TOTAL CUT	12	yd³			
TOTAL EXPORT	12	yd³			
Fill					
For House / Addition	0	yd³	3	ft	
For other structures (i.e. walls)	12	yd³	5	ft	At Rear Yard
List _____	0	yd³	0	ft	-
	0	yd³	0	ft	-
For driveway(s)	0	yd³	0	ft	-
For yard areas	0	yd³	0	ft	-
For basement	0	yd³	0	ft	-
For basement wells	0	yd³	0	ft	-
For pool/spa	0	yd³	0	ft	-
Recompaction	0	yd³			
TOTAL FILL	12	yd³			
TOTAL GRADING (Sum of total cut and total fill)	24	yd³			

Calculations of Lot Coverage

Area and Structures	Existing		Proposed		Total	
Net Lot Area					54,998	ft²
Residence	1,899	ft²	1,075	ft²	2,974	ft²
Garage	433	ft²	146	ft²	579	ft²
Swimming Pool / Spa	0	ft²	0	ft²	0	ft²
Pool Equipment	0	ft²	0	ft²	0	ft²
Guest House	0	ft²	0	ft²	0	ft²
Cabana	0	ft²	0	ft²	0	ft²
Stable	0	ft²	0	ft²	0	ft²
Recreation Court	0	ft²	0	ft²	0	ft²
Attached Covered Porches	490.5	ft²	438.8	ft²	929.3	ft²
Entryway / Porte Corchere, Breezeways	0	ft²	0	ft²	0	ft²
Attached Trellises	0	ft²	0	ft²	0	ft²
*Detached Structures:						
Sheds, Trellises, Gazebo	52	ft²	0	ft²	52	ft²
Barbeque, Outdoor Kitchen (over 12' high + over 120ft)	0	ft²	50	ft²	50	ft²
Roofed Play Equipment	0	ft²	0	ft²	0	ft²
Water Features, etc.	18	ft²	0	ft²	18	ft²
Service Yard	0	ft²	29	ft²	29	ft²
Other _____	0	ft²	0	ft²	0	ft²
Basement Area	0	ft²	0	ft²	0	ft²
_____Yd³ (Volume of Dirt) Depth of Basement						
Total Structures	2,892.5	ft²	1,738.8	ft²	4,631.3	ft²
% Structural Coverage	5.26	%	3.16	%	8.42	%
Total Structures Excluding (up to 3 & up to 800 ft² detached structures that are not higher than 12' high)	2,840.5	ft²	1,709.8	ft²	4,550.3	ft²
% Structural Coverage	5.16	%	3.11	%	8.27	%

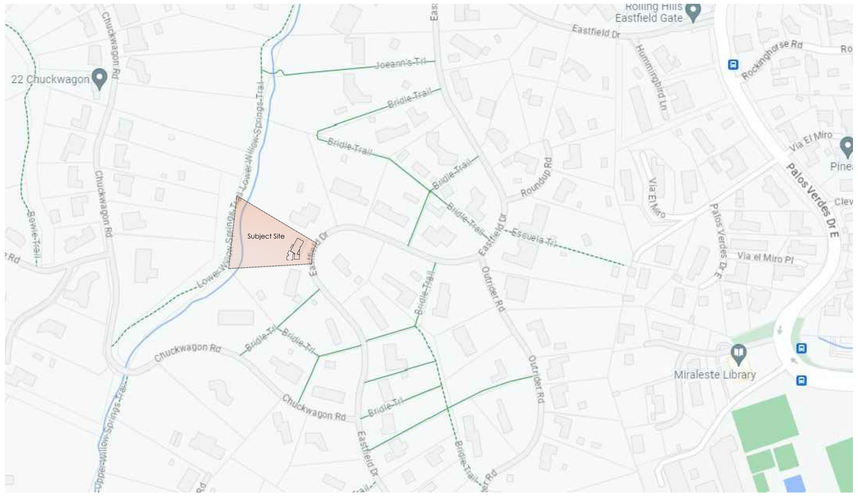
Flatwork

Primary Driveways	941	ft²	570	ft²	1,511	ft²
Paved Walks, Patio Areas, Courtyards	1,378	ft²	333	ft²	1,711	ft²
Pool Decking	0	ft²	0	ft²	0	ft²
Other Paved Driveways, Road Easements, Parking Pads	679	ft²	-679	ft²	0	ft²
Total Flatwork	2,998	ft²	224	ft²	3,222	ft²
% Structural Coverage	5.45	%	0.41	%	5.86	%
Total Structural & Flatwork	5,890.5	ft²	1,962.8	ft²	7,853.3	ft²
% Structural Coverage	10.71	%	3.57	%	14.28	%
Total Sq.Ft. of Pervious Surfaces (Other than landscaping i.e. SDs, Pavers in sand, grass crete)				ft²		
Total Disturbed Area	13,131	ft²	0	ft²	13,131	ft²
% Disturbed Area	23.88	%	0	%	23.88	%

* Free standing accessory structures such as sheds, trellises, covered patios, gazebo, fountains, barbecue, outdoor fireplace, etc., are not counted towards coverages unless larger than 120 ft², their combined area exceeds 800 ft², or if there are more than 5 such structures on the property.

Pad/Floor Elevations

Existing pad elevations	Residential Pad	Other Pad
Finished floor	200	
Finished grade		
Proposed Pad Elevations		
Finished floor	200	
Finished grade		
Basement-finished floor		
Basement-finished window well wall		



Vicinity Map
Scale 1"=256'

Architect & Consultants

Architect:
Buchmann Design, Architectural Corp.
746 4th Street
Hermosa Beach, CA 90254
(310) 896-8331 Office

Applicant
Arnold & Lulu Aquino
29 Eastfield Dr
Rolling Hills, CA 90274
(424) 206-9824

Surveyor
Pacific Land Consultants, Inc.
28441Highridge Rd, Suite 230
Rolling Hills Estates, CA 90574
(310) 544-8689 Office
info@plcsurveying.com

Soils Engineer
Tony Lee
T.I.N. Engineering Company
17834 Bailey Drive
Torrance, California 90504
(310)371-7045 Office
(310)371-5856 Fax
tinsoilsheep@yahoo.com

Sheet Index

Cover Sheet + Project Information	CS
Calculations	Calc
Site Plan	SP
Existing Plans + Existing Elevations	0.0
Floor Plan	1.0
Roof Plan	4.0
Proposed Building Elevations	5.0
Soils Report	9.6
Topographic Survey	10.1

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BRETT ALOIS BUCHMANN LICENSED ARCHITECT C-32801 7.31.25 STATE OF CALIFORNIA

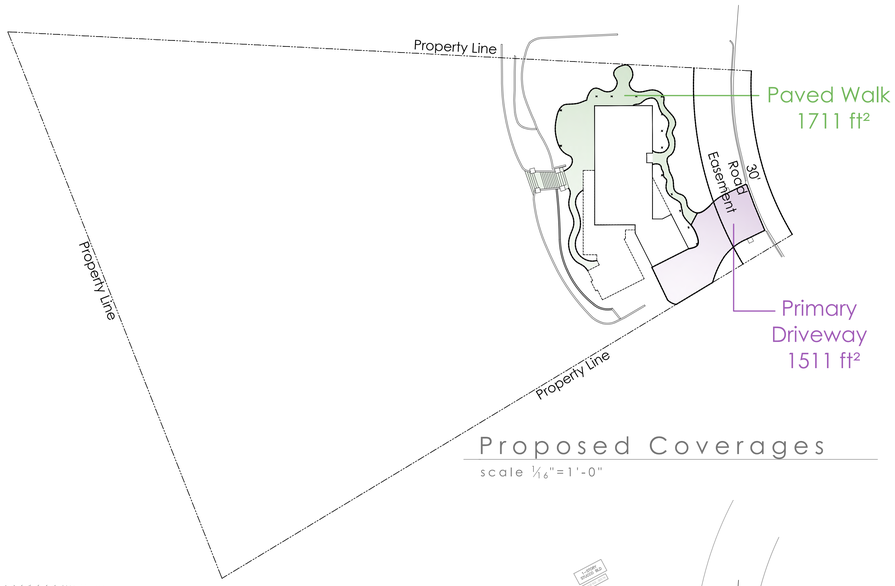
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CS

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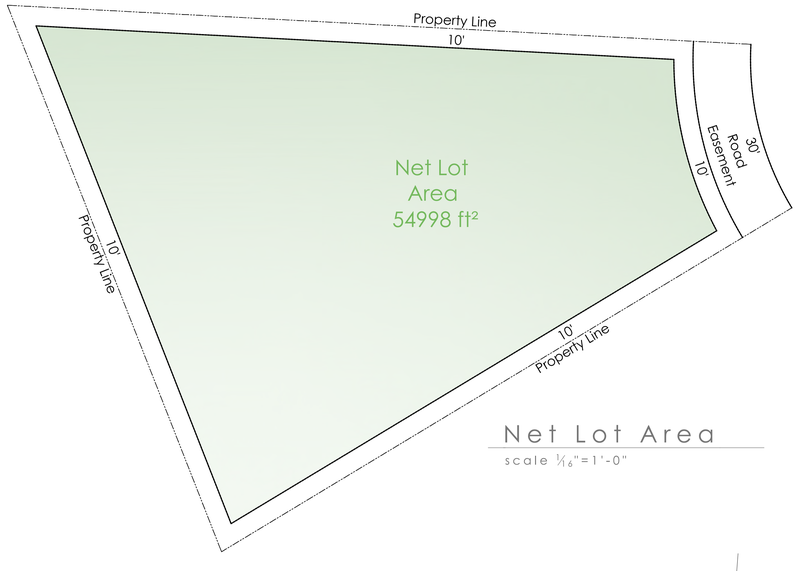
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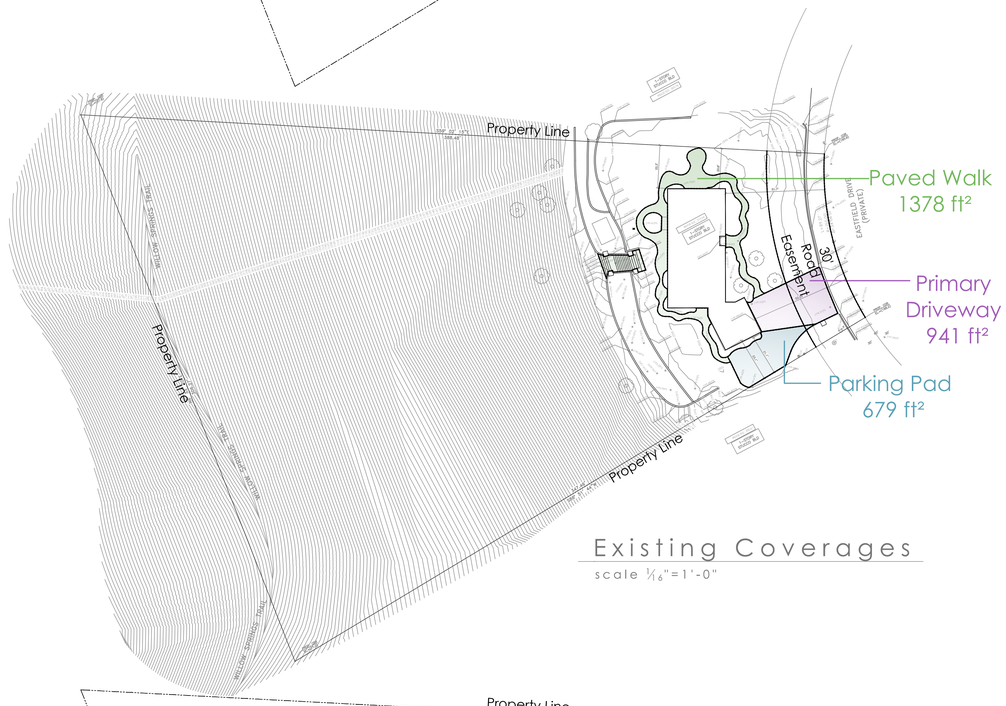
Proposed Coverages

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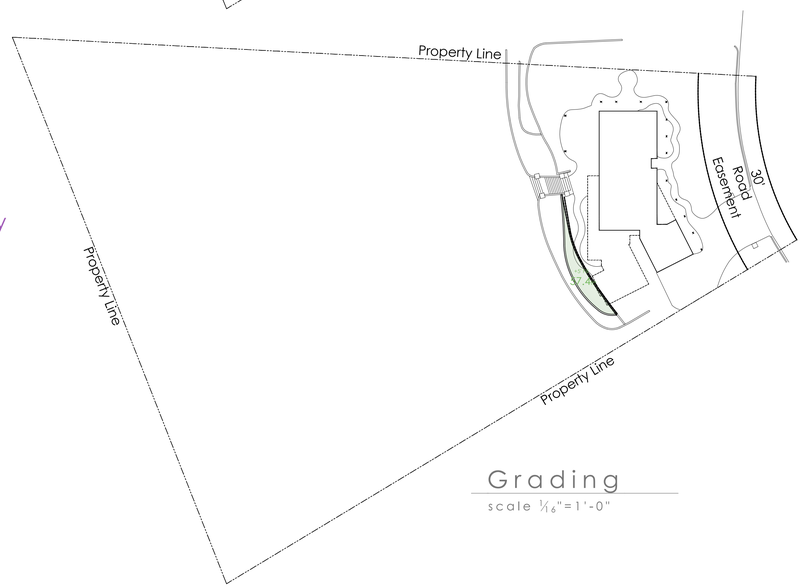
Net Lot Area

scale 1/16"=1'-0"



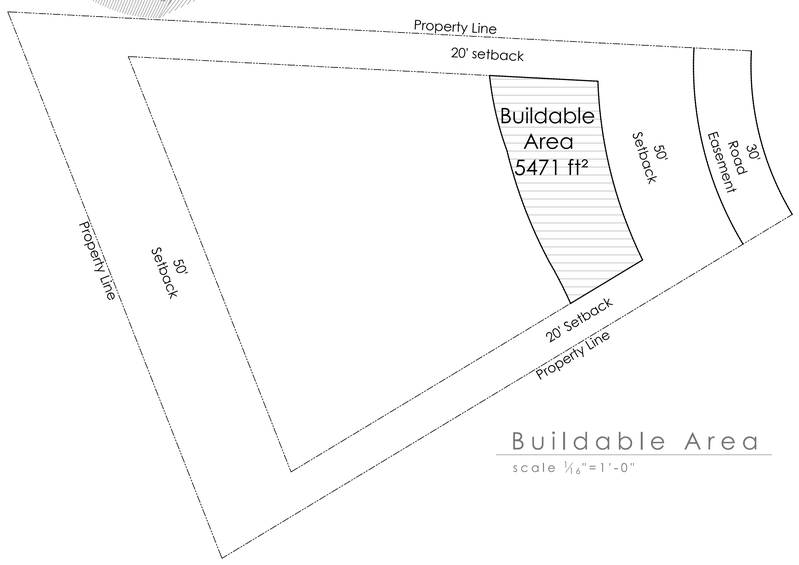
Existing Coverages

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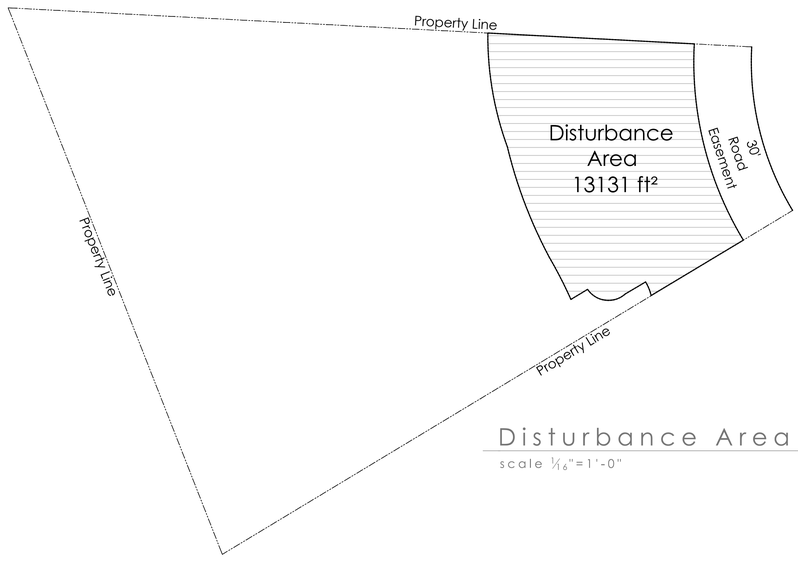
Grading

scale 1/16"=1'-0"



Buildable Area

scale 1/16"=1'-0"



Disturbance Area

scale 1/16"=1'-0"

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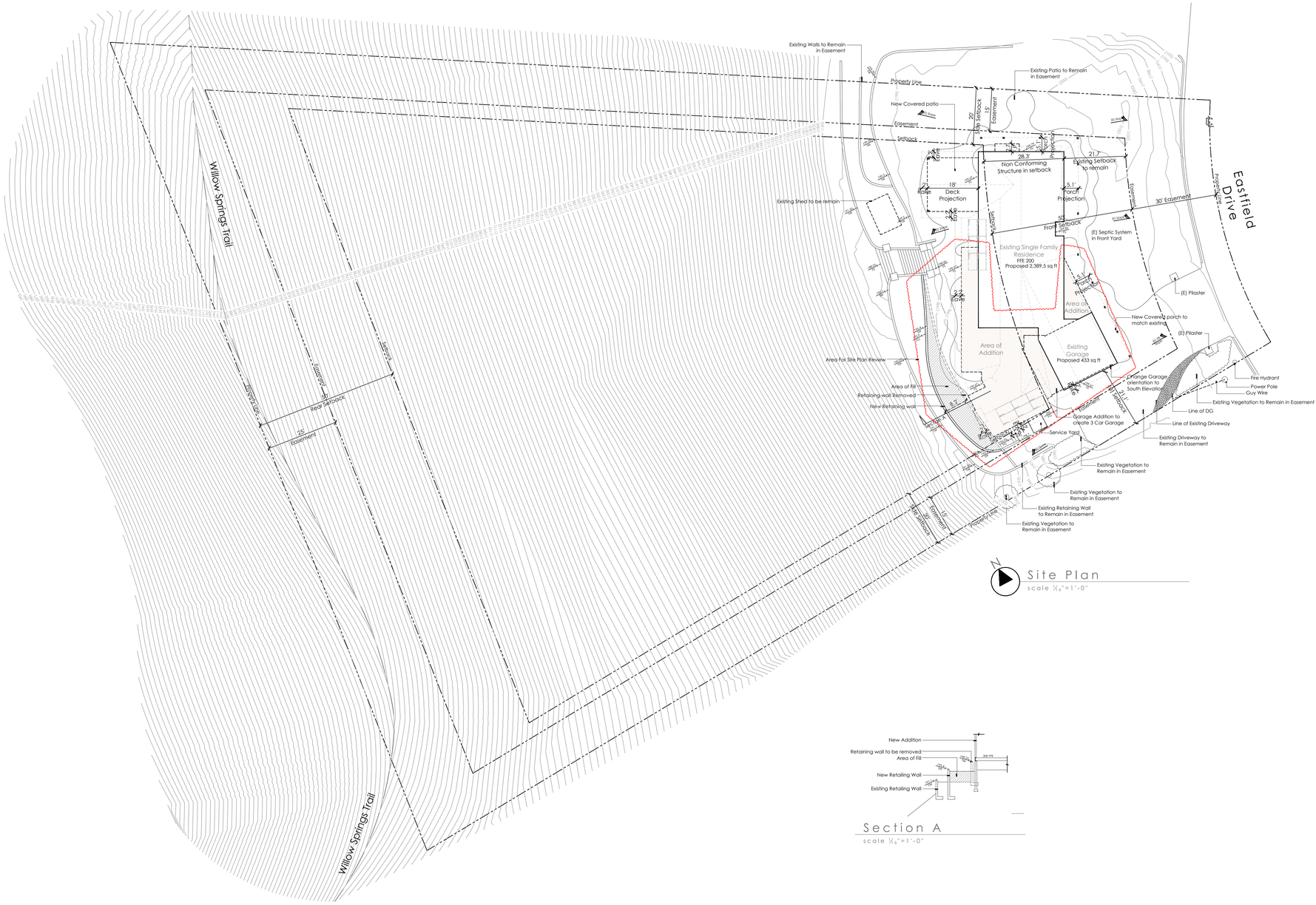
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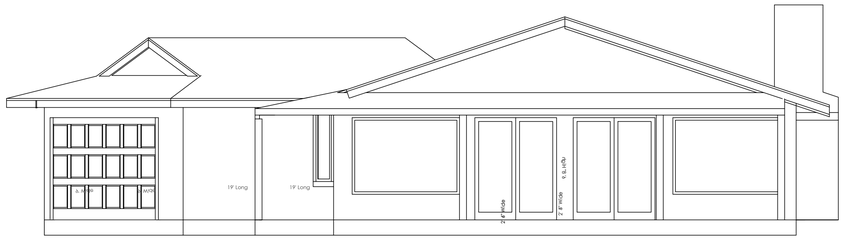
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-Calculations-

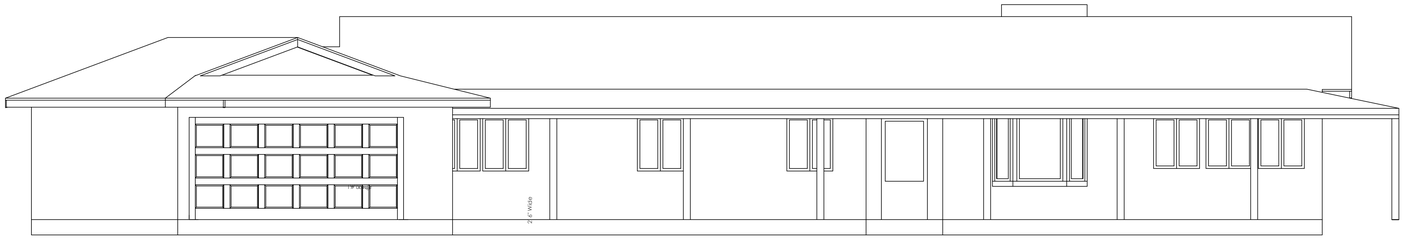
Calc

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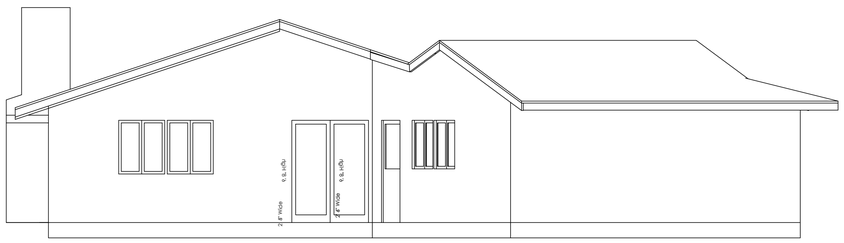

Willow Springs Trail
Willow Springs Trail
Existing Walls to Remain in Easement
Property Line
New Covered patio
Easement
Setback
Existing Patio to Remain in Easement
20' Rear Setback
15' Easement
Eave
Roof Projection
28.3'
Non Conforming Structure in setback
21.7'
Existing Setback to remain
18' Deck Projection
Rake
5.1' Porch Projection
Existing Shed to be remain
30' Easement
50' Front Setback
(E) Septic System in Front Yard
Existing Single Family Residence
FFE 200
Proposed 2,389.5 sq ft
Eastfield Drive
Property Line
(E) Pilaster
Area of Addition
New Covered porch to match existing
Area of Addition
Existing Garage
Proposed 433 sq ft
Area For Site Plan Review
Area of Fill
Retaining wall Removed
New Retaining wall
2 Garage Garage orientation to South Elevation
Garage Addition to create 3 Car Garage
Service Yard
Fire Hydrant
Power Pole
Guy Wire
Existing Vegetation to Remain in Easement
Line of DG
Line of Existing Driveway
Existing Driveway to Remain in Easement
Existing Vegetation to Remain in Easement
Existing Vegetation to Remain in Easement
Existing Retaining Wall to Remain in Easement
Existing Vegetation to Remain in Easement
Property Line
Rear Setback
25' Easement
Eave
Roof Projection
Rake
Front Setback
Garage Setback
Side Setback
Eave
Roof Projection
Rake
Side Setback
Eave
Roof Projection
Rake
Side Setback
Eave
Roof Projection
Rake



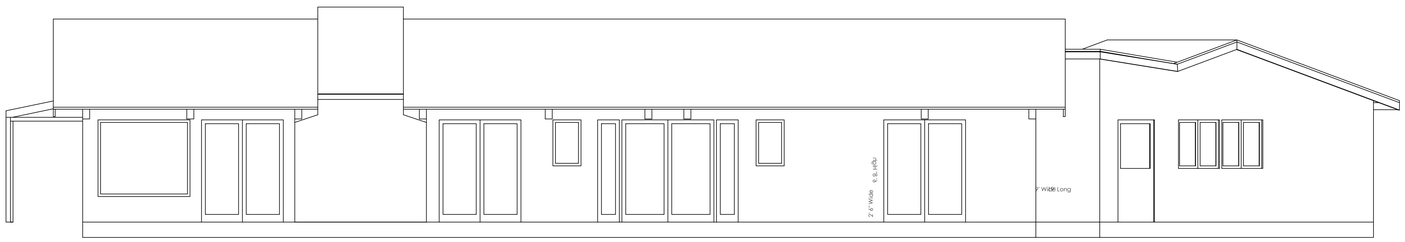
Existing North Elevation
scale ¼"=1'-0"



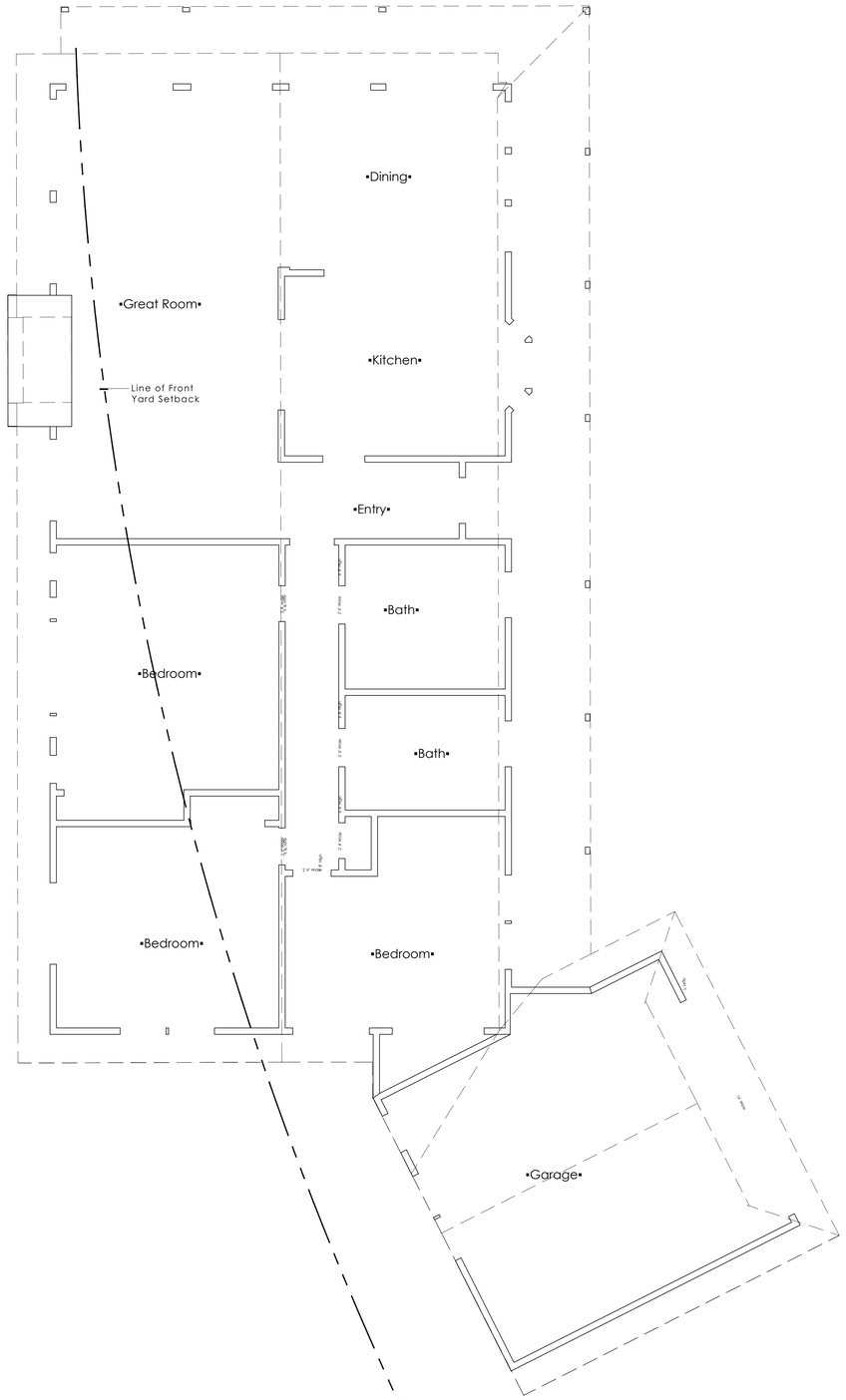
Existing East Elevation
scale ¼"=1'-0"



Existing South Elevation
scale ¼"=1'-0"



Existing West Elevation
scale ¼"=1'-0"



Existing Floor Plan
scale ¼"=1'-0"

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-Floor Plan-

0.0

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Floor Plan
scale ¼"=1'-0"

Existing Legend
- Wall to be Removed
- Wall to Remain
- Wall Added

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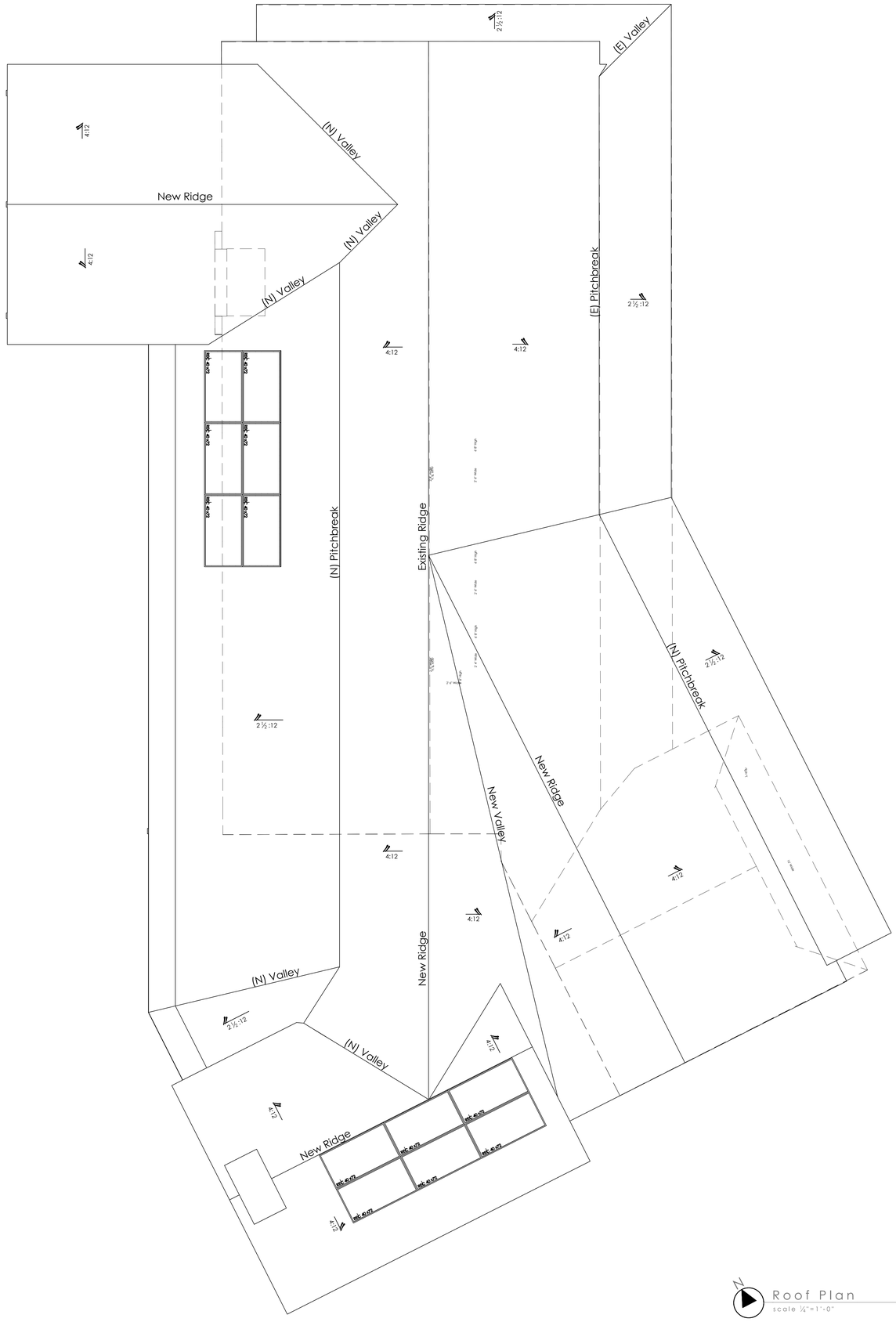
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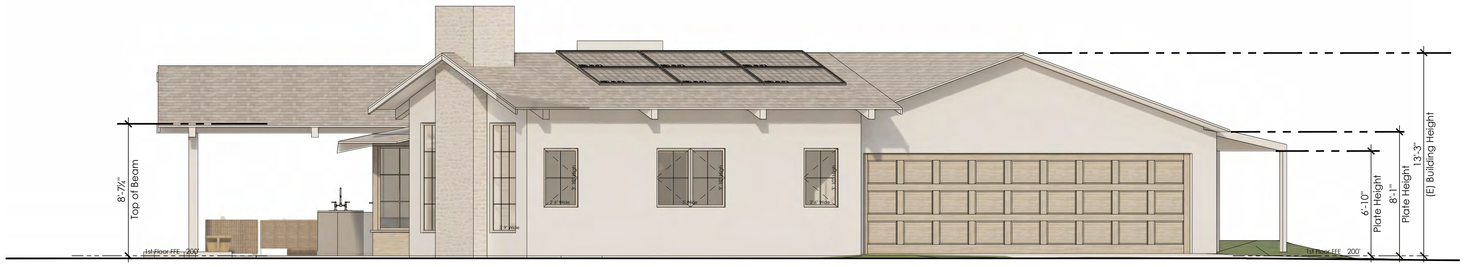
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-Floor Plan-

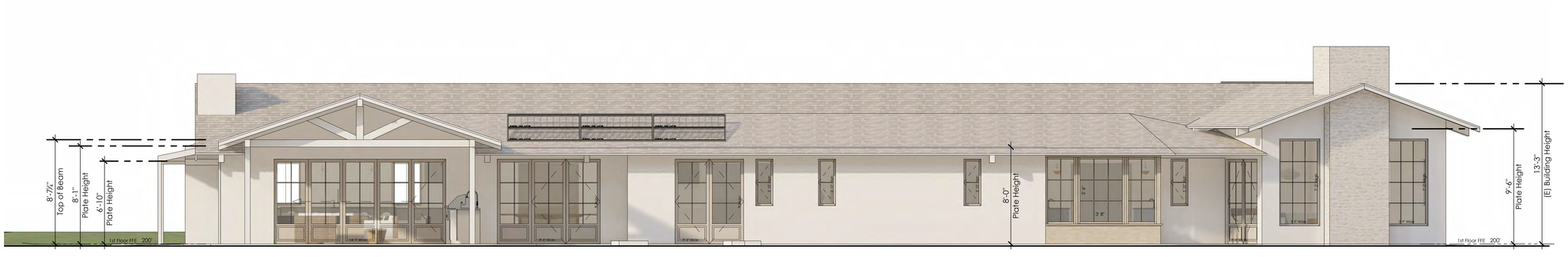
1.0

2208


(N) Valley
New Ridge
(N) Valley
(N) Valley
(E) Valley
(E) Pitchbreak
(N) Pitchbreak
Existing Ridge
New Valley
New Ridge
(N) Valley
(N) Valley
New Ridge
New Ridge
(N) Pitchbreak
4:12
2½:12
4:12
4:12
4



South Elevation
scale ¼"=1'-0"



West Elevation
scale ¼"=1'-0"



North Elevation
scale ¼"=1'-0"



East Elevation
scale ¼"=1'-0"

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Elevations

5.0

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UNIFIED SOIL CLASSIFICATION SYSTEM

Major Divisions			Group Symbols	Typical Names
Coarse-grained soils More than 50% retained on No. 200 sieve	Gravels More than half of coarse fraction is larger than No. 4 sieve	Clean Gravels	GW	Well-graded gravels and gravel-sand mixtures, little or no fines
			GP	Poorly graded gravels and gravel-sand mixtures, little or no fines
		Gravels With Fines	GM	Silty gravels, gravel-sand-silt mixtures
			GC	Clayey gravels, gravel-sand-clay mixtures
	Sands More than half of coarse fraction is smaller than No. 4 sieve	Clean Sands	SW	Well-graded sands and gravelly sands, little or no fines
			SP	Poorly graded sands and gravelly sands, little or no fines
		Sands With Fines	SM	Silty sands, sand-silt mixtures
			SC	Clayey sands, sand-clay mixtures
Fine-grained soils 50% or more passes No. 200 sieve	Silts and Clays Liquid limit 50% or less		ML	Inorganic silts and very fine sands, rock flour, silty or clayey fine sands
			CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays
			OL	Organic silts and organic silty clays of low plasticity
	Silts and Clays Liquid limit greater than 50%		MH	Inorganic silts, micaceous or diatomaceous fine sands or silts, elastic silts
			CH	Inorganic clays of high plasticity, fat clays
			OH	Organic clays of medium to high plasticity
Highly Organic Soils			PT	Peat, muck and other highly organic soils

A-2

APPENDIX B

GENERAL GRADING

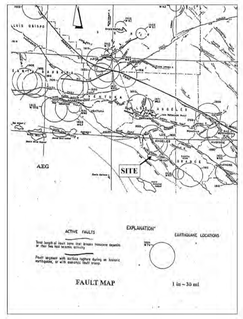
The following guidelines should be used in preparation of any grading plans and job specifications where engineered fills are used and retaining walls backfilled. We should review all documents prior to submittal for statutory permits or contracting in order to ascertain that the intent of our recommendations is conveyed.

1. The area to receive compacted fill shall be stripped of all vegetation, debris, existing fill, and soft or disturbed soils. The excavated areas shall be reviewed by the geotechnical engineer in the field prior to placing controlled, compacted fill.
2. The exposed grade shall then be benched, appropriately graded, scarified to a depth of six inches, moistened to optimum moisture and recompacted to 90 percent of the maximum density.
3. The excavated on-site materials are considered satisfactory for reuse in the engineered fill. Remove any organic trash or deleterious materials. Remove boulders larger than 6 inches.
4. Soil shall be spread evenly in layers not to exceed 4 inches while loose for compaction by wrackers. Add water as required. Only approved compaction equipment shall be used.
5. The fill shall be compacted to at least 90 percent of the maximum laboratory density for the material used. The maximum density shall be determined by ASTM D 1557-07.
6. Periodic on-site construction reviews and field tests shall be performed by the geotechnical engineer during grading to assist the contractor in obtaining the required degree of compaction and the proper moisture content. Where compaction is less than required, additional compactive effort should be made with adjustment of the moisture content, or the layer stripped out and replaced in thinner layer, as necessary, until a minimum of 90 percent relative compaction is obtained. The contractor shall call the soil engineer to test every two feet of vertical lift.
7. No fill soils shall be placed during unfavorable weather conditions. When work is interrupted by rains, fill operation shall not be resumed until the field tests by the soils engineer indicate that the moisture content and density of the fill are as previously specified.

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GEOTECHNICAL - STRUCTURAL - ENVIRONMENTAL

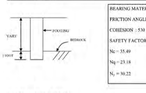
APPENDIX C

FAULT MAP



CALCULATIONS OF ALLOWABLE BEARING CAPACITY

REFERENCE FOR EQUATION:
PAGE 243 OF CHAPTER 8, FOUNDATION ENGINEERING HANDBOOK BY HSAI-YANG FANG, 1990



BEARING MATERIAL : BEDROCK
FRICTION ANGLE (φ) = 32°
COHESION : 530 PSF/FT
SAFETY FACTOR (FS) = 3.0
N_c = 35.49
N_q = 23.18
N_γ = 30.22

$Q_a = C'N_c s + qN_q s + 1/2\gamma' B' N_\gamma$

= 0.35 * 35.49 + (0.13) * 1* 23.18 + 1/2 (0.12) (15/12) * 30.22

= 18.81 + 2.5496 + 2.07763 = 23.457

$Q_{a\ (ALLOW.ORG.)}$ = 23.457/S.F. = 23.457/3 = 7.8124 KSF, USE 2,500 PSF, ok.

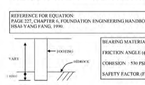
JOB No. : 232743 | **DATE:** October 19, 2023 | **PLATE** 10.1

SITE: Mrs. Lulu Aquino, 29 Eastfield Drive, Rolling Hills, California

T.I.N. ENGINEERING COMPANY
17816 BAILEY DRIVE • FONTANA • CALIFORNIA (310) 371-7068

CALCULATIONS OF ALLOWABLE PASSIVE CAPACITY

REFERENCE FOR EQUATION:
PAGE 243 OF FOUNDATION ENGINEERING HANDBOOK BY HSAI-YANG FANG, 1990



BEARING MATERIAL : BEDROCK
FRICTION ANGLE (φ) = 32°
COHESION : 530 PSF/FT
SAFETY FACTOR (FS) = 3.0

P_P= 1/2 γ H² *FAN² (45 + Φ/2) + 2C H*FAN (45+ Φ/2)

= 1/2 (0.12) (15)² * FAN² (45 + 32/2) + 2 (0.53) (1) FAN (45 + 32/2)

= 0.179 + (1.912942) = 2.09131

1/2 γ_b H² = 2.09131

$T_{P\ (ALLOW.ORG.)}$ = 4.18263/S.F. = 4.18263/3.0 = 1.394204 KSF/FT USE 850 PSF/FT, ok.

JOB No. : 232743 | **DATE:** October 19, 2023 | **PLATE** 10.2

SITE: Mrs. Lulu Aquino, 29 Eastfield Drive, Rolling Hills, California

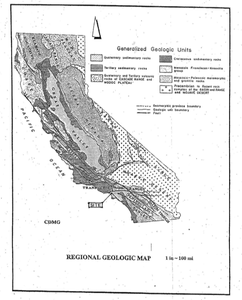
T.I.N. ENGINEERING COMPANY
17816 BAILEY DRIVE • FONTANA • CALIFORNIA (310) 371-7068

DESIGN OF FREESTANDING WALL

WITH EXPANSION SOIL CONDITION

Surface Slope of Retained Material * (Horizontal to Vertical)	Equivalent Fluid Weight (lbs/ft³) lb
LEVEL	45
5 TO 1	49
4 TO 1	53
3 TO 1	57
2 TO 1	61
1½ TO 1	85
1 TO 1	120

* Where the surface slope of the retained earth varies, the design slope shall be obtained by connecting a line from the top of the wall to the highest point on the slope whose form is set within the horizontal distance from the stem equal to the stem height of the wall.


Generalized Geologic Units
Sandstone, conglomerate, locally
Sandstone, claystone, and
Sandstone, claystone, and
Sandstone, claystone, and



LEGEND

A.C.	ASPHALT CONCRETE PAVEMENT
B.M.	BENCH MARK
C.B.W.	CONCRETE BLOCK WALL
C.B.R.W.	CONCRETE BLOCK RETAINING WALL
CONC.	CONCRETE
C/O	SEWER CLEANOUT
DWY.	CONC. DRIVEWAY APRON
E.G.	EDGE OF GUTTER
E.M.	ELECTRIC METER
E.P.	EDGE OF PAVEMENT
E.V.	ELECTRIC VALVE
F.F.	FINISHED FLOOR
F.G.	FINISHED GRADE
F.H.	FIRE HYDRANT
F.S.	FINISHED SURFACE
F.L.	FLOW LINE
G.M.	GAS METER
INV.	DRAIN INVERT
I.C.V.	IRRIGATION CONTROL VALVE
P.B.	PULL BOX
P.C.R.W.	POURED CONC. RETAINING WALL
R.R.W.	ROCK RETAINING WALL
S.S.M.H.	SEWER MANHOLE
S.D.M.	STORM DRAIN MANHOLE
T.C.	TOP OF CURB
T.G.	TOP OF DRAIN GRATE
T.W.	TOP OF WALL
W.M.H.	WATER MANHOLE
W.V.	WATER VALVE
-------	OVERHANG
— — — —	EASEMENT LIMIT
	CONCRETE SURFACE
8"	TREE AND TRUNK DIAMETER
	WOOD FENCE
PP	POWER POLE
LP	LIGHT POLE

TOPOGRAPHIC NOTES

1. CONTOUR LINES SHOWN ON THIS TOPOGRAPHIC SURVEY WERE GENERATED FROM RANDOM SPOT ELEVATIONS. THE EXPECTED LEVEL OF ACCURACY IS ±1/2 OF THE CONTOUR INTERVAL. ISOLATED ELEVATIONS, AS PLACED ON THE PLAT WERE PHYSICALLY MEASURED AT APPROXIMATELY THE LOCATIONS SHOWN. THEIR EXPECTED LEVEL OF ACCURACY IS ± 0.10 FOOT.

2. IF SPECIFIC ELEVATIONS ARE REQUIRED, THE USER SHOULD CONTACT PACIFIC LAND CONSULTANTS, INC., TEL: (310)544-8689 FOR SAME. INTERPOLATIONS MADE FROM THIS TOPOGRAPHIC SURVEY SHOULD BE DONE IN ACCORDANCE WITH STANDARD SURVEYING PRACTICES, AND LIABILITY FOR INTERPOLATIONS IS NOT ASSUMED BY PACIFIC LAND CONSULTANTS, INC.

SURVEY CERTIFICATION

I HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR OF THE STATE OF CALIFORNIA, THAT THIS PLAT CONSISTING OF ONE SHEET CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION IN DECEMBER, 2022; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN. THIS SURVEY DOES NOT INCLUDE EASEMENTS EXCEPT THOSE SPECIFICALLY DELINEATED HEREON.

CHRISTOPHER W. VASSALLO P.L.S. 8418 DATE

REGISTRATION EXPIRES 12-31-2024

PROFESSIONAL LAND SURVEYOR
CHRISTOPHER W. VASSALLO
P.L.S. 8418
EXP. 12/31/2024
STATE OF CALIFORNIA

PLEASE NOTE

IF THIS DRAWING IS PROVIDED IN AN ELECTRONIC FORMAT (VIA EMAIL OR ON COMPUTER DISC) AS A COURTESY TO OUR CLIENT, THE DELIVERY OF THE ELECTRONIC FILE DOES NOT CONSTITUTE THE DELIVERY OF OUR PROFESSIONAL WORK PRODUCT. IN THE EVENT THE ELECTRONIC FILE IS ALTERED, THE PRINT MUST BE REFERRED TO FOR THE ORIGINAL AND CORRECT SURVEY INFORMATION. PACIFIC LAND CONSULTANTS, INC. SHALL NOT BE RESPONSIBLE FOR ANY MODIFICATIONS MADE TO THE ELECTRONIC FILE OR FOR ANY PRODUCTS DERIVED FROM THE ELECTRONIC FILE WHICH ARE NOT REVIEWED, SIGNED AND SEALED BY PACIFIC LAND CONSULTANTS, INC.

UNDERGROUND UTILITIES

ALL INFORMATION SHOWN HEREON REGARDING UNDERGROUND UTILITIES WAS TAKEN FROM VISIBLE SURFACE EVIDENCE OR SOURCES NOT CONNECTED WITH THIS COMPANY AND WHILE SAID INFORMATION IS BELIEVED CORRECT, NO LIABILITY IS ASSUMED FOR THE ACCURACY OR COMPLETENESS OF SAID DATA.

BENCHMARK

F.F.
ASSUMED ELEV.: 200.00'

LEGAL DESCRIPTION

LOT 45, IN THE CITY OF ROLLING HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER RECORD OF SURVEY AS PER BK 58 PG 6 TO 10 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

AREA = 68,394.78 SQ.FT. APN= 7567-002-004

PACIFIC LAND CONSULTANTS
ESTABLISHED 1994

PACIFIC LAND CONSULTANTS, INC.
28441 HIGHRIDGE RD. SUITE 230
ROLLING HILLS ESTATES, CA 90274
(310) 544-8689

DRAWN BY: A.P.

PROJECT SITE:
29 EASTFIELD DRIVE
ROLLING HILLS ESTATES, CA

FILE NAME: 22125LS.DWG
DATE: 12-11-2022
SCALE: 1/16" = 1'-0"
JOB NO. 22125
SHEET 1 OF 1

BUCHMANN DESIGN
746 4th st. hermosa beach
office # 310•896•8331
office@buchmann-design.com

AQUINO RESIDENCE
29 Eastfield Dr. Rolling Hills, California 90274

-Survey-
10.1
2208

City of Rolling Hills INCORPORATED JANUARY 24, 1957

Agenda Item No.: 12.A
Mtg. Date: 04/22/2024

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: **RECEIVE AND FILE AN UPDATE FROM SITELOGIQ REGARDING THE SOLAR PHOTOVOLTAIC DUAL-FUEL EMERGENCY GENERATOR PROJECT FOR THE CITY HALL CAMPUS BACK-UP POWER / RESILIENCY AND DIRECT STAFF TO PREPARE A TIMELINE TOWARDS A PUBLIC HEARING**

DATE: **April 22, 2024**

BACKGROUND:
A diesel back-up power generator served the City Hall campus for many years, but the unit became inoperable in 2019. In late 2020, the City Council commissioned professional expertise to offer options for providing reliable back-up power to the City Hall campus, including the Rolling Hills Community Association (RHCA) building and operations.

Between October 2020 and March 2023, the City Council reviewed options provided by a professional architectural and engineering team working on the City Hall ADA project. In 2021, the architectural and engineering team provided a solar panel and battery back-up solution with estimated installation costs, based on the following requirements, to be approximately $250,000:

- Current City Hall campus demand based on electric bills for 2020/2021
- Supply 24 hours of backup power
- 16 kWh battery backup
- 75 kW Solar Photovoltaic (Solar-PV) system

The City Council subsequently assigned further exploration to the RHCA. After some time, the RHCA requested that city staff take back ownership of a project, which City staff brought to the City Council. On March 27, 2023, the City Council directed staff to explore the solar/battery back-up power option. With this direction, city staff could approach the project conventionally by preparing an engineering design and advertising for construction bids or considering other alternatives as presented to the former City Manager.

On April 24, 2023, at the invitation of the former City Manager, SitelogIQ, an energy solutions

company, presented an alternate approach to delivering the solar/battery backup power solution to the City Council. SitelogIQ is a licensed General Contractor delivering energy infrastructure programs for State and local governments. SitelogIQ discussed available funds from the Federal government, including the Inflation Reduction Act (IRA) that could offset local government expenditures on energy projects. Such projects involve the installation or modification of improvements to an energy-efficient or renewable energy system.

Via the IRA, the Federal government allows the city to obtain a federal tax credit in the form of a direct payment (i.e., rebate) for energy storage (battery), electrical infrastructure, solar, and microgrid controllers. The rebate could be as high as 30% of the project cost, provided the project is completed within a specific timeframe.

In the previous four years, City staff had many successes securing grant funds or other fund sources to offset the use of the General Fund for City projects. To move forward and execute a backup power project, the City Council was presented with two options: 1) to set aside a projected budget surplus or 2) use savings from the General Fund Reserves. In the SitelogIQ approach, the City could potentially save on design engineering costs by sole sourcing the project to SitelogIQ, thereby offsetting General Fund expenditures with SitelogIQ assisting the City in utilizing the Federal government's IRA rebate.

In May 2023, SitelogIQ provided City staff with a Letter of Agreement (LOA) for consideration. The LOA outlined SitelogIQ's scope of services to develop an energy project that satisfies the city's requirements for a design/engineering cost of $28,500. If the city ultimately chooses to enter into a contract with SitelogIQ for project implementation within 60 days after receiving a formal presentation of the proposed project, SitelogIQ's design and engineering fee would be waived. Beyond the aforementioned 60 days, the fee paid would be credited toward the project's total implementation cost.

Per SitelogIQ, the California Government Code 4217.10 provides the ability for public agencies to sole source the project delivery to SitelogIQ as long as the requirements of the code section are met.

On June 12, 2023, given last year's staff vacancies, the lack of technical expertise on energy projects, the then workload to deliver the CalOES/FEMA Hazard Mitigation Program grants, and the possibility to offset ongoing General Fund expenditures for the backup power project, the City Council accepted staff's recommendation and directed staff to engage the services of SitelogIQ.

On June 26, 2023, the City Council approved a Professional Services Agreement with SitelogIQ.

Over the summer and fall of 2023, SitelogIQ conducted an initial site walk to determine the scope and scale of the program. Their work has included the following:

- Compiled utility tariff and reviewed historical utility usage/bill analysis for the City Hall campus / tennis courts;
- Modeled future use and operation of a distributed energy resource composed of solar photovoltaic and battery energy storage and performance using industry-leading software platform, Energy Toolbase;
- Evaluated/selected products and equipment. The electrical load and service voltage limited SitelogIQ to four primary products/manufacturers. These were benchmarked

against each other, with the selected product meeting the following criteria: cost, efficiency, and application;
- Hosted contractors on-site to walk through the scope and existing conditions.
- Validated equipment, material quotes, and labor bids;
- Developed cashflow and identified funding pathways;
- Met with City staff to review preliminary project scope;
- Conducted internal review to identify risks and challenges;
- Reviewed the application process for the IRA and calculated the “elective pay” tax incentive based on total eligible costs

SitelogIQ's project team developed a comprehensive scope of work around resiliency that provides a turn-key design-build solution to the City. They compiled a 20-year program cash flow incorporating ongoing maintenance and operations that was reviewed by the former Interim City Manager and current City Manager / staff.

On December 14, 2023, SiteLogiQ presented their findings and proformas to the City Council as two options (Attachment D):
- Option 1 – Cash deal for the entire scope of work
- Option 2 (No EV) – Cash deal for a scope of work without EV Charging

The City Council provided SiteLogiQ with direction to explore solutions that were more cost effective including the use of natural gas/propane backup solutions versus the proposed battery storage option, and to research other potential grants that could offset capital investment.

On March 11, 2024, City staff presented (Attachment E) that since December 2023, SiteLogiQ had revisited the program approach, with a focus on the scope and scale of the Solar-PV system and Energy Storage. Per City Council's direction they performed the following tasks:
- Kept the Solar-PV system at approximately the same size and in the same location;
- Removed the EV charging station;
- Removed the energy storage system;
- Introduced a dual-fuel energy generator to the solution mix for City Hall only due to RHCA decision to install their own back-up generator;
- Reviewed utility cost avoidance projections based on the change of scope;
- Solicited budgetary pricing from vendors and subcontractors for equipment and installation labor;
- Reviewed the IRA application and recalculated the predicted credit value based on 30-40% of the eligible cost;
- Reviewed and qualified Utility and CEC programs (03/05/2024);
- Developed summary table for presentation to staff.

The City Council requested that SiteLogiQ provide specific schematics and bottom-line costs for both Option B (Photovoltaic Solar System with dual-fuel backup generator) and Option C (dual-fuel backup generator only) at the March 25, 2024 Council meeting.

On March 25, 2024, staff presented a follow-up report per direction and provided answers to outstanding questions or concerns. The City Council deferred a decision until SiteLogiQ could present a cost estimate for a Solar / Duel-fuel backup generator serving both City Hall campus buildings. (Attachment F)

As noted previously:

- Implementation of a Solar-PV system will have immediate and long-term utility cost avoidance savings. SiteLogiQ has estimated a 5% annual increase in rates in their utility cost avoidance projections. In 2023 the rate increase was 7.2%. In 2024 the forecasted rate increase is 7.6%.
- SCE has also requested a rate increase in its General Rate Case application (A.23-05-010) for 2025, 2026, 2027, and 2028. In this application, SCE asked the California Public Utilities Commission (CPUC) for an authorized base revenue requirement (ABRR) of $10.27 billion to become effective January 1, 2025. Including sales updates and a $95.57 million in one-time memorandum accounts recoveries, the request represents a $1.90 billion, or 23 percent, increase in 2025 over 2024 requested base rates. Increases for 2026, 2027 and 2028 are $373.1, $476.5, and $514.5 million, respectively. A proposed decision on the application for the 2025 test year is expected in the first quarter of 2025.

DISCUSSION:

On April 9, SitelogIQ conducted another site visit at both City Hall and the RHCA building. The purpose was to address constructability concerns and introduce additional suppliers / vendors to the potential project. Accompanying SitelogIQ were representatives from a roofing contractor, an electrical contractor, and a vendor representative for the proposed generator system.

The roofing contractor assessed the current condition of the roof above the RHCA's garage and the attachment method for the Solar-PV system. They recommended inspecting the existing roofing tiles before installing the Solar-PV system and replacing them with a single product to maintain the integrity of the roof and reduce weight prior to adding the solar modules. The affected area is approximately 1,500 sq. ft. This recommendation incurs added costs not initially accounted for in earlier project budgets.

The review of the electrical system yielded no significant changes to the project approach.

The representative for the generator system evaluated alternative locations—near the City Hall building versus near the existing generator shed—and system capacities to meet the load requirements of the entire campus (City Hall + RHCA). The recommendation was to keep the generator at or adjacent to the shed to minimize electrical costs and reduce noise disturbances when in operation. This location will also provide better access for future maintenance. It was also noted that the Gas Company will need to upgrade the meter to handle the increased fuel requirements (Typically, at no additional cost to the project due to an upgraded service change).

Following the site walk, the interested contractors provided updated budgetary pricing based on the recommendations.

Implementation Budget Summary

The following changes affect the cost budget:

1. Additional implementation budget to replace 1,500 sq. ft. of existing tile roof w/ shingles. (Affects Option B-1 and incorporated into Option B-2)
2. Updated to reflect a June 1st Notice to Proceed. (Primarily affects Option B-1 and

incorporated into Option B-2)
3. Additional cost budget (Option B-2) to create a whole campus solution that supports both buildings. (Included in Option B-2)

Per above, the attached updated Distributed Energy Resource (DER) Options Matrix (Attachment A) has two revisions:

1. After meeting with the vendors and labors on April 9, the cost for the Original Option B (now B-1) increased by $27,000 (almost entirely driven by roofing additions)
2. Creation of Option B-2, which provides emergency generation for the entire campus (City Hall and the RHCA Building)

Notes:

1. For the Option B-2, SitelogIQ is recommending a Kohler Generator over the previously presented Generac (Attachment C). The rating remains the same at 48kW, but the Kohler runs quieter and comes on-line faster. Maintenance cost for the Kohler is $1,000.00 per year (previously reported to be much higher).
2. SitelogIQ is also recommending increasing the propane storage to 360 gals. (From 300 gals.)
3. Option A (original proposed project) was not updated and no longer considered viable.
4. Option C depicts the addition of a dual-fuel emergency generator only and requires the City to pursue a more traditional RFQ/RFP process. SiteLogiQ could submit as part of any solicitation.

Preliminary Proposed Project Schedule:

SitelogIQ is working on the schedule to have the system constructed and functional by January 2025. The item with the longest procurement lead time is the duel-fuel generator at approximately 16 weeks. Assuming a June 1, 2025 Notice to Proceed, SitelogIQ would have the generator by November 4, 2024 (accounting for final engineering).

By November 4, the Solar-PV should be installed, and underground work completed, leaving the installation of the generator, start-up, commissioning, and training for the last 7 weeks of the year. This schedule is probable, but it does require a prompt plan review and permitting process.

Projected Timeline:

- Notice to Proceed: June 1, 2024
- Final engineering Completed No Later than August 1, 2024
- Plan Review & Permitting: August 1, 2024 – August 26, 2024 – Approx. 3 weeks
- Procurement: July 15, 2024 – November 4, 2024 – Approx. 16 weeks
- Installation: October 14, 2024 – December 2nd
- Start-up & Commissioning Early December
- Final Completion No Later Than December 31, 2024

As for requirements, renewable energy and emission mandates, along with the availability of funding through the Inflation Reduction Act, SitelogIQ encourages the City to proceed sooner rather than later with a solution involving solar photovoltaics. The previous and current mandates set goals for 2026, 2027, and 2030, which are divided between renewable energy and emission reduction requirements.

Based on Council feedback, staff recommends the City Council consider the whole campus Option B2 with a net-implementation budget and one-time capital cost investment of $358,400 (after the receipt of estimated IRA funding). The IRA funding would come to the City in 2025 after project completion which is estimated to be by the end of this calendar year. This would be treated as a reimbursement to the City after paying the total implementation budget of $478,000.

FISCAL IMPACT:
The total fiscal impact of the Option B2 project would be $358,400. At the June 12, 2023 City Council meeting, the FY 23-24 budget was approved, including an allocation of $250,000 to the City Hall campus back-up power project. SiteLogIQ's proforma assumes rebates of $119,600. This would leave the unfunded portion of the potential project at $108,400.

RECOMMENDATION:
Receive and file. Provide direction to staff and SiteLogIQ to bring the project presentation to the RHCA Board on May 2, 2024, before returning for a formal Public Hearing with the City Council at a special meeting between May 21 and May 31 after a 15-day Public Noticing requirement per Government Code.

ATTACHMENTS:
Attachment A- CL_AGN_240422_CC_SiteLogIQ_DER_OptionsMatrix.pdf
Attachment B - CL_AGN_240422_CC_SiteLogIQ_SolarGenerator_PrelimSitePlan.pdf
Attachment C - CL_AGN_240422_CC_KohlerGenerator_48RCLC_Specs.pdf
Attachment D - CL_AGN_231214_CC_Item12A_SiteLogiQ_Solar_BatteryStorageProposal.pdf
Attachment E - CL_AGN_240311_CC_Item13B_SiteLogiQ_CH-only_Solar_DFGeneratorProposal.pdf
Attachment F - CL_AGN_240325_CC_Item12C_SiteLogiQ_CH-only_Solar_DFGeneratorProposal_rev.pdf

City of Rolling Hills - Distributed Energy Resource (DER) Options Matrix
April 15, 2024

	Option A: City Hall-only Solar-PV System Dual-Fuel Emergency Generator Energy Storage (Battery) Microgrid capable	Option B-1: City Hall-only Solar-PV System Dual-Fuel Emergency Generator	(NEW) Option B-2: Whole Campus Solar-PV System Dual-Fuel Emergency Generator	Option C: City Hall-only Dual-Fuel Emergency Generator
Program Budget				
Implementation Budget	$605,000.00	$445,000.00	$478,000.00	$146,000.00
Delta/Change from March 6th	n/a	$27,000.00	n/a	n/a
Implementation Budget **w/o** emergency generator	$459,000.00	$299,000.00	$299,000.00	n/a
Utility Cost Avoidance				
Year 1 (12 months after installation)	$13,735.05	$7,763.70	$7,763.70	n/a
30-year Annual Savings w/ utility cost escalation	$912,540.89	$515,811.28	$515,811.28	n/a
Funding Sources				
Inflation Reduction Act	$183,600.00	$119,600.00	$119,600.00	n/a
SCE: Microgrid Incentive Program	n/a	n/a	n/a	n/a
CEC: Distributed Electricity Backup Assets	n/a (for Program Year 2024)	n/a (for Program Year 2024)	n/a (for Program Year 2024)	n/a
Net- Implementation Budget				
Implementation Budget after Incentives, Grants	$421,400.00	$325,400.00	$358,400.00	n/a
Implementation Budget after Incentives, Grants **w/o** emergency generator	$275,400.00	$179,400.00	$179,400.00	n/a
Economic Summary				
Payback term **w/o** utility cost escalation	30.7 years	41.9 years	46.2 years	-
Payback term w/ utility cost escalation	19 - 20 years	23 - 24 years	24 - 25 years	-
Payback term w/ utility cost escalation **w/o** emergency generator	14 - 15 years	15 - 16 years	15 - 16 years	-


Existing Elec. Meter
Existing ATS
(will replace)
Appx. Path of Conduit
Supplying Gas to Generator
Proposed Location of
Dual-Fuel Generator &
Propane Tanks
Existing Gas Meter
Appx. Path of Connection
Between Solar & Elec. Meter
19'-6"
75'-0"
Preliminary Rooftop Solar Design:
- 50 540W modules, 27 kW total
- Placement accounts for 3 ft. buffer
around pitched roof line on NE & SE sides
298
^
N

KOHLER®

Model: 48RCLC

Multi-Fuel
LPG/Natural Gas

ISO 9001 KOHLER® NATIONALLY REGISTERED



The Kohler® Advantage

- **High Quality Power**
  Kohler generators provide advanced voltage and frequency regulation along with ultra-low levels of harmonic distortion for excellent generator power quality to protect your valuable electronics.
- **Fast Response**
  Kohler's Fast-Response® X excitation system delivers excellent voltage response and short-circuit capability using a rare-earth permanent magnet (PM)-excited alternator.
- **Quiet Operation**
  Kohler home generators provide quiet, neighborhood-friendly performance.
- **Premium 5-year/2000 hr Limited Warranty Included**
  Kohler is known for extraordinary reliability and performance. Kohler's premium limited warranty covers parts, labor, and travel for the full warranty period.
- **Aluminum Enclosure**
  Attractive aluminum enclosure allows installation as close as 18 inches from your home or small business. Optional 291 kph (181 mph) wind-load-rated enclosure door kit is available for field installation.

Standard Features

- The generator set and its components are prototype-tested, factory-built, and production-tested.
- The generator set accepts rated load in one step.
- A premium 5-year/2000-hour limited warranty covers all systems and components.
- Quick-ship (QS) models with selected features are available. See your Kohler dealer for details.
- GFCI service outlet installed on the junction box.
- RDC2 Controller
  - One digital controller manages both the generator set and transfer switch functions (with optional Model RXT ATS).
  - Designed for today's most sophisticated electronics.
  - Electronic speed control responds quickly to changing demand.
  - Digital voltage regulation protects your valuable electronics from harmonic distortion and unstable power quality.
  - OnCue® Plus Generator Management System for remote monitoring is included with the generator.
- Engine Features
  - Powerful and reliable Kohler 6.2L liquid-cooled engine
  - Electronic engine management system.
  - Simple field conversion between natural gas and LP vapor fuels while maintaining emission certification. (Optional dual fuel automatic changeover kit is available.)
- Innovative Cooling System
  - Electronically controlled fan speeds minimize generator set sound signature.
- Approved for stationary standby applications in locations served by a reliable utility source.
- Certifications
  - The 60 Hz generator set engine is certified by the Environmental Protection Agency (EPA) to conform to the New Source Performance Standard (NSPS) for stationary spark-ignited emissions.
  - cUL/UL listing, CSA certification standard are available.
  - Accepted by the Massachusetts Board of Registration of Plumbers and Gas Fitters.
  - Meets NFPA 37 requirements for 18 in. offset for installation.

Generator Set Ratings

				Standby Ratings Natural Gas		Standby Ratings LPG		Line Circuit Breaker	
Alternator	Voltage	Ph	Hz	kW/kVA	Amps	kW/kVA	Amps	Amps	Poles
4P7BX	120/240*	1	60	44/44	184	44/44	184	—	—
	120/208	3	60	48/60	167	50/62	174	175	3
	127/220*	3	60	48/60	158	50/62	165	—	—
	120/240	3	60	48/60	145	50/62	151	150	3
	277/480	3	60	48/60	73	50/62	76	80	3
4Q7BX	120/240	1	60	48/48	200	48/48	200	200	2

* Voltage configuration not available from the factory. Field-adjustable by an authorized service technician.

† 50 Hz options are available. Contact your Customer Service representative.

RATINGS: All three-phase units are rated at 0.8 power factor. All single-phase units are rated at 1.0 power factor. *Standby Ratings:* Standby ratings apply to installations served by a reliable utility source. The standby rating is applicable to varying loads for the duration of a power outage. There is no overload capability for this rating. Ratings are in accordance with ISO-8528-1 and ISO-3046-1. Obtain technical information bulletin TIB-101 for ratings guidelines, complete ratings definitions, and site condition derates. The generator set manufacturer reserves the right to change the design or specifications without notice and without any obligation or liability whatsoever. Availability is subject to change without notice. Contact your local Kohler generator dealer for availability.

Alternator Specifications

Specifications	Alternator
Manufacturer	Kohler
Type	4-Pole, Rotating Field
Exciter type	Brushless, Rare-Earth Permanent Magnet
Leads: quantity, type	
4Q7BX	4, 120/240
4P7BX	12, Reconnectable
Voltage regulator	Solid State, Volts/Hz
Insulation:	NEMA MG1
Material	Class H
Temperature rise	130°C, Standby
Bearing: quantity, type	1, Sealed
Coupling	Flexible Disc
Amortisseur windings	Full
Voltage regulation, no-load to full-load	±1.0% RMS
Unbalanced load capability	100% of Rated Standby Current
One-step load acceptance	100% of Rating
Peak motor starting kVA:	(35% dip for voltages below)
480 V, 400 V 4P7BX (12 lead)	180 (60 Hz)
240 V 4Q7BX (4 lead)	113 (60 Hz)

- The unique Fast-Response® X excitation system delivers excellent voltage response and short-circuit capability using a rare-earth, permanent magnet (PM)-excited alternator.
- Brushless, rotating-field alternator.
- NEMA MG1, IEEE, and ANSI standards compliance for temperature rise and motor starting.
- Sustained short-circuit current of up to 300% of the rated current for up to 10 seconds.
- Sustained short-circuit current enabling downstream circuit breakers to trip without collapsing the alternator field.
- Self-ventilated and dripproof construction.
- Windings are vacuum-impregnated with epoxy varnish for dependability and long life.
- Superior voltage waveform from a two-thirds pitch stator and skewed rotor.
- Total harmonic distortion (THD) from no load to full load with a linear load is less than 4%.

Application Data

Engine

Engine Specifications	60 Hz
Manufacturer	Kohler
Engine: model, type	KG6208 6.2L Natural Aspiration
Cylinder arrangement	V-8
Rated rpm	1800
Displacement, L (cu. in.)	6.2 (378)
Bore and stroke, mm (in.)	101.6 x 95.25 (4.00 x 3.75)
Compression ratio	10.5:1
Max. power at rated rpm, kW (HP)	77.0 (103)
Cylinder head material	Cast Aluminum
Piston type and material	High Silicon Aluminum
Crankshaft material	Cast Iron
Valve (exhaust) material	Forged Steel
Governor type	Electronic
Frequency regulation, no-load to full-load	Isochronous
Frequency regulation, steady state	±1.0%
Frequency	Fixed
Air cleaner type	Dry

Engine Electrical

Engine Electrical System	
Ignition system	Electronic
Battery charging alternator:	
Ground (negative/positive)	Negative
Volts (DC)	12
Ampere rating	130
Starter motor rated voltage (DC)	12
Battery, recommended cold cranking amps (CCA):	
Qty., rating for - 18°C (0°F)	One, 630
Battery voltage (DC)	12
Battery group size	24

Exhaust

Exhaust System	60 Hz
Exhaust manifold type	Dry
Exhaust flow at rated kW, m^3/min. (cfm)	16.4 (580)
Exhaust temperature at rated kW, dry exhaust, °C (°F)	649 (1200)
Maximum allowable back pressure, kPa (in. Hg)	10.2 (3.0)
Exhaust outlet size at engine hookup, mm (in.)	76 (3.0) OD

Fuel

Fuel System		
Fuel type	LP Gas or Natural Gas	
Fuel supply line inlet	1 in. NPT	
Natural gas fuel supply pressure, kPa (in. H_2O)	1.2- 2.7 (5-11)	
LPG vapor withdrawal fuel supply pressure, kPa (in. H_2O)	1.2- 2.7 (5-11)	
Fuel Composition Limits *	**Nat. Gas**	**LP Gas**
Methane, % by volume	92 min.	—
Ethane, % by volume	4.5 max.	—
Propane, % by volume	1.0 max.	87 min.
Propene, % by volume	0.1 max.	5.0 max.
C_4 and higher, % by volume	0.3 max.	2.5 max.
Sulfur, ppm mass	25 max.	
Lower heating value, MJ/m^3 (Btu/ft^3), min.	33.2 (890)	84.2 (2260)

* Fuels with other compositions may be acceptable. If your fuel is outside the listed specifications, contact your local distributor for further analysis and advice.

Lubrication

Lubricating System	
Type	Full Pressure
Oil pan capacity, L (qt.)	5.7 (6.0)
Oil pan capacity with filter, L (qt.)	7.1 (7.5)
Oil filter: quantity, type	1, Cartridge

Application Data

Cooling

Radiator System	60 Hz
Ambient temperature, °C (°F)	45 (113)
Radiator system capacity, including engine, L (gal.)	21.3 (5.6)
Engine jacket water flow, Lpm (gpm)	131 (34.6)
Heat rejected to cooling water at rated kW, dry exhaust, kW (Btu/min.)	48 (2730)
Water pump type	Centrifugal
Fan diameter, mm (in.)	qty. 3 @ 356 (14)
Fan power requirements (powered by engine battery charging alternator)	12VDC, 18 amps each

Operation Requirements*

Air Requirements	60 Hz
Radiator-cooled cooling air, m^3/min. (scfm)†	62.2 (2200)
Air over engine, m^3/min. (cfm)	31.1 (1100)
Combustion air, m^3/min. (cfm)	5.5 (195)

† Air density = 1.20 kg/m^3 (0.075 lbm/ft^3)

Fuel Consumption‡		
Natural Gas, m^3/hr. (cfh) at % load	**60 Hz**	
100%	24.8 (875)	
75%	20.3 (717)	
50%	14.5 (512)	
25%	8.7 (307)	
	60 Hz	
LP Gas, at % load	**m^3/hr. (cfh)**	**Gal/hr.**
100%	9.3 (329)	9.0
75%	6.5 (231)	6.3
50%	4.9 (172)	4.7
25%	3.1 (110)	3.0

‡ Nominal Fuel Rating: Natural gas, 37 MJ/m^3 (1000 Btu/ft^3)
LP Vapor, 93 MJ/m^3 (2500 Btu/ft^3)

LP vapor conversion factors:
8.58 $ft.^3$ = 1 lb.
0.535 m^3 = 1 kg.
36.39 $ft.^3$ = 1 gal.

* 50 Hz Operation Requirements are available upon request.

Sound Enclosure Features

- Sound-attenuating enclosure uses acoustic insulation that meets UL 94 HF1 flammability classification and repels moisture absorption.
- Internally mounted critical silencer.
- Skid-mounted, aluminum construction with two removable access panels.
- Scratch- and corrosion-resistant Kohler® cashmere powder-baked finish.

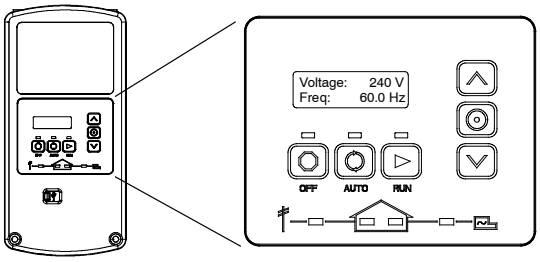
Sound Data

Model 48RCLC sound levels are 61 dB(A) during engine exercise and 61 dB(A) during normal operation.*

All sound levels are measured at a distance of 23 ft. (7 m) from the generator set..

* Lowest of 8 points measured around the generator. Sound levels at other points around generator may vary depending on installation parameters.

RDC2 Controller



The RDC2 controller provides integrated control for the generator set, Kohler® Model RXT transfer switch, programmable interface module (PIM), and load shed kit.

The RDC2 controller's 2-line LCD screen displays status messages and system settings that are clear and easy to read, even in direct sunlight or low light.

RDC2 Controller Features

- Membrane keypad:
  - OFF, AUTO, and RUN pushbuttons
  - Select and arrow buttons for access to system configuration and adjustment menus
- LED indicators for OFF, AUTO, and RUN modes
- LED indicators for utility power and generator set source availability and ATS position (Model RXT transfer switch required)
- LCD screen:
  - Two lines x 16 characters per line
  - Backlit display with adjustable contrast for excellent visibility in all lighting conditions
- Scrolling system status display
  - Generator set status
  - Voltage and frequency
  - Engine temperature
  - Oil pressure
  - Battery voltage
  - Engine runtime hours
- Date and time displays
- Smart engine cooldown senses engine temperature
- Digital isochronous governor to maintain steady-state speed at all loads
- Digital voltage regulation: ±1.0% RMS no-load to full-load
- Automatic start with programmed cranking cycle
- Programmable exerciser can be set to start automatically on any future day and time, and to run every week or every two weeks
- Exercise modes
  - Unloaded exercise with complete system diagnostics
  - Unloaded full-speed exercise
  - Loaded full-speed exercise (Model RXT ATS required)
- Front-access mini USB connector for SiteTech™ connection
- Integral Ethernet connector for Kohler® OnCue® Plus
- Built-in 2.5 amp battery charger
- Remote two-wire start/stop capability for optional connection of a Model RDT transfer switch

See additional controller features on the next page.

KOHLER CO., Kohler, Wisconsin 53044 USA
Phone 920-457-4441, Fax 920-459-1646
For the nearest sales and service outlet in the US and Canada, phone 1-800-544-2444
KOHLERPower.com

Additional RDC2 Controller Features

- Diagnostic messages
  - Displays diagnostic messages for the engine, generator, Model RXT transfer switch, programmable interface module (PIM), and load shed kit
  - Over 70 diagnostic messages can be displayed
- Maintenance reminders
- System settings
  - System voltage, frequency, and phase
  - Voltage adjustment
  - Measurement system, English or metric
- ATS status (Model RXT ATS required)
  - Source availability
  - ATS position (normal/utility or emergency/generator)
  - Source voltage and frequency
- ATS control (Model RXT ATS required)
  - Source voltage and frequency settings
  - Engine start time delay
  - Transfer time delays
  - Fixed pickup and dropout settings
  - Voltage calibration
- Programmable Interface Module (PIM) status displays
  - Input status (active/inactive)
  - Output status (active/inactive)
- Load control menus
  - Load status
  - Test function

Generator Set Standard Features

- Aluminum sound enclosure with enclosed silencer
- Battery rack and cables
- Coolant in generator
- cUL/UL 2200 listed, CSA certified
- Electronic, isochronous governor
- Engine-generator set is designed and manufactured in facilities certified to ISO:9001.
- Flexible fuel line
- Gas fuel system (includes fuel mixer, electronic secondary gas regulator, two gas solenoid valves, and flexible fuel line between the engine and the skid-mounted fuel system components)
- GFCI service outlet (120/240 V) for customer connections
- Integral vibration isolation
- Line circuit breaker
- NEC prime mover shutdown switch
- Oil drain extension
- OnCue® Plus for remote monitoring
- Operation and installation literature
- RDC2 controller with built-in battery charger
- Standard 5-year/2000-hour premium warranty

Available Options

Electrical System

❑ Battery
❑ Battery Heater
❑ OnCue® Plus Wireless Radio Kit

Available Options (continued)

Fuel System

❑ Dual Fuel Automatic Changeover Kit with Reset Box

Enclosure Option

❑ 291 kph (181 mph) Wind Load Rated Enclosure

Starting Aids §

❑ Block Heater, 1500 W, 120 V*
❑ Block Heater, 1500 W, 240 V

* Single phase QS available with factory installed block heater
§ Recommended for ambient temperatures below 0°C (32°F)

Controller Accessories

❑ Lockable Enclosure or Remote Mount Emergency Stop (lockout/tagout)
❑ Programmable Interface Module (PIM) (provides 2 digital inputs and 6 relay outputs)

Automatic Transfer Switches and Accessories

❑ Model RXT Automatic Transfer Switch with Combined Interface/ Load Management Board
❑ Model RDT Automatic Transfer Switch
❑ Load Shed Kit for RDT or RXT
❑ Power Relay Modules (use up to 4 relay modules for each load management device)
❑ Other Kohler® ATS

Miscellaneous

❑ Maintenance Kit (includes air filter, oil, oil filter, and spark plugs)

Literature

❑ General Maintenance Literature Kit
❑ Overhaul Literature Kit
❑ Production Literature Kit

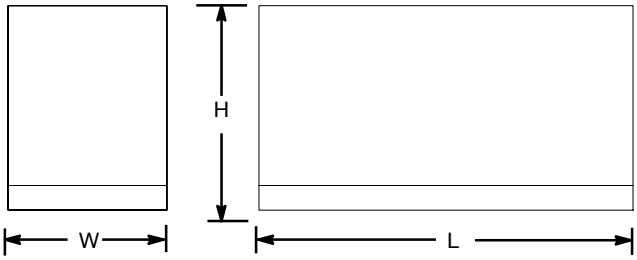
Warranty

❑ Extended 7-Year/2000 Hour Premium Limited Warranty
❑ Extended 10-Year/2000 Hour Premium Limited Warranty

Dimensions and Weights

Overall Size, L x W x H, mm (in.):	2280 x 836 x 1182 (89.8 x 32.9 x 46.5)
Shipping Weight, wet, kg (lb.):	767 (1690)

Weight includes generator set with engine fluids and 4Q7BX alternator, sound enclosure, and silencer.



NOTE: This drawing is provided for reference only and should not be used for planning installation. Contact your local dealer for more detailed information.

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Agenda Item No.: 12.A
Mtg. Date: 12/14/2023

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: **RECEIVE AND FILE AN UPDATE FROM SITELOGIQ REGARDING THE BATTERY ENERGY STORAGE AND SOLAR PHOTOVOLTAIC PROJECT FOR THE CITY HALL CAMPUS BACK-UP POWER / RESILIENCY AND TIMELINE TOWARDS A PUBLIC HEARING**

DATE: **December 14, 2023**

BACKGROUND:
A diesel back-up power generator served the City Hall campus for many years, but the unit became inoperable in 2019. In late 2020, the City Council commissioned professional expertise to offer options for providing reliable back-up power to the City Hall campus, including the Rolling Hills Community Association (RHCA) building and operations.

Between October 2020 and March 2023, the City Council reviewed options provided by a professional architectural and engineering team working on the City Hall ADA project. In 2021, the architectural and engineering team provided a solar panel and battery back-up solution with estimated installation costs, based on the following requirements, to be approximately $250,000:

- Current City Hall campus demand based on electric bills for 2020/2021
- Supply 24 hours of backup power
- 16 kWh battery backup
- 75 kW Solar Photovoltaic system

The City Council subsequently assigned further exploration to the RHCA. After some time, the RHCA requested city staff take back ownership of a project, whereupon City staff brought it to the City Council. On March 27, 2023, the City Council directed staff to explore the solar/battery back-up power option. With this direction, city staff could approach the project conventionally by preparing an engineering design and advertising for construction bids or considering other alternatives as presented to the former City Manager.

On April 24, 2023, at the invitation of the former City Manager, SitelogIQ, an energy solutions

company, presented an alternate approach to delivering the solar/battery backup power solution to the City Council. SitelogIQ is a licensed General Contractor delivering energy infrastructure programs for State and local governments. SitelogIQ discussed available funds from the Federal government, including the Inflation Reduction Act (IRA) that could offset local government expenditures on energy projects. Such projects involve the installation or modification of improvements to an energy-efficient or renewable energy system.

Via the IRA, the Federal government allows the city to obtain a federal tax credit in the form of a direct payment (i.e., rebate) for energy storage (battery), electrical infrastructure, solar, and microgrid controllers. The rebate could be as high as 30% of the project cost, provided the project is completed within a specific timeframe.

In the previous four years, City staff had many successes securing grant funds or other fund sources to offset the use of the General Fund for city projects. To move forward and execute a backup power project, the City Council was presented with two options: 1) to set aside a projected budget surplus or 2) use savings from the General Fund Reserves. In the SitelogIQ approach, the City could potentially save on design engineering costs by solely sourcing the project to SitelogIQ, thereby offsetting General Fund expenditures with SitelogIQ assisting the City in utilizing the Federal government's IRA rebate.

In May 2023, SitelogIQ provided City staff with a Letter of Agreement (LOA) for consideration. The LOA outlined SitelogIQ's scope of services to develop an energy project that satisfies the city's requirements for a design/engineering cost of $28,500. If the city ultimately chooses to enter into a contract with SitelogIQ for project implementation within 60 days after receiving a formal presentation of the proposed project, SitelogIQ's design and engineering fee would be waived. Beyond the aforementioned 60 days, the fee paid would be credited toward the project's total implementation cost.

Per SitelogIQ, the California Government Code 4217.10 provides the ability for public agencies to sole source the project delivery to SitelogIQ as long as the requirements of the code section are met.

Given the past year's staff vacancies, the lack of technical expertise on energy projects, the current workload to deliver the CalOES/FEMA Hazard Mitigation Program grants, and the possibility to offset General Fund expenditures for the backup power project, staff recommended at the June 12, 2023 City Council meeting, the City Council accepted staff's recommendation and directed staff to engage the services of SitelogIQ.

On June 26, 2023, the City Council approved a Professional Services Agreement with SitelogIQ.

DISCUSSION:

On April 24, 2023, City staff and SitelogIQ provided a preliminary presentation to the Council on the battery energy storage and solar photovoltaic project. The Council approved SitelogiQ to work with staff under a Professional Services Agreement towards the development of a comprehensive project.

Over the summer and fall of 2023, SitelogIQ conducted an initial site walk to determine the scope and scale of the program. Their work has included the following:

- Compiled utility tariff and reviewed historical utility usage/bill analysis for the City Hall campus / tennis courts;
- Modeled future use and operation of a distributed energy resource composed of solar photovoltaic and battery energy storage and performance using industry-leading software platform, Energy Toolbase;
- Evaluated/selected products and equipment. The electrical load and service voltage limited SitelogIQ to four primary products/manufacturers. These were benchmarked against each other, with the selected product meeting the following criteria: cost, efficiency, and application;
- Hosted contractors on-site to walk through the scope and existing conditions. Validated equipment, material quotes, and labor bids;
- Developed cashflow and identified funding pathways;
- Met with City staff to review preliminary project scope;
- Conducted internal review to identify risks and challenges;
- Reviewed the application process for the IRA and calculated the “elective pay” tax incentive based on total eligible costs

SitelogIQ's project team has developed a comprehensive scope of work around resiliency that provides a turn-key design-build solution to the City. They compiled a 20-year program cash flow incorporating ongoing maintenance and operations that was reviewed by the former Interim City Manager and current City Manager / staff.

Attached are an updated presentation and proformas. Included are a utility summary and two program financial options:

- Option 1 – Cash deal for the entire scope of work
- Option 2 (No EV) – Cash deal for a scope of work without EV Charging

SiteLogIQ is also exploring a Power Purchase Agreement (PPA) for the entire project. If that exploration provides a positive option for consideration, SiteLogIQ will provide those numbers to the Council at a future Public Hearing.

If the City Council chooses to continue moving forward, staff will bring this item to the Planning Commission on December 19, 2023 and at a Rolling Hills Community Association Board meeting in late December or January.

FISCAL IMPACT:
The total fiscal impact of the project would be $685,000. At the June 12, 2023 City Council meeting, the FY 2023-2024 budget was approved, including an allocation of $250,000 to the City Hall campus back-up power project. SiteLogIQ's proforma assumes rebates of up to $213,836. This would leave the unfunded portion of the potential project at $221,164.

RECOMMENDATION:
Receive and file, provide direction to staff and SiteLogIQ to bring the project presentation to the Planning Commission and RHCA Board before returning for a formal Public Hearing with the City Council.

ATTACHMENTS:
CL_AGN_231214_CC_SiteLogiQ_SolarBattery_Presentation.pdf

CL_AGN_231214_CC_SiteLogiQ_SolarBattery_ProgramProForma.pdf



City of Rolling Hills

Resiliency & Energy Interdependency



PROGRAM OBJECTIVES

SCOPE OF WORK

UTILITY SUMMARY

PROGRAM FINANCIALS – OPTION 1

PROGRAM FINANCIALS – OPTION 2 (NO EV)

PATHWAY TO IMPLEMENTATION

AGENDA

PROGRAM OBJECTIVES

- Safety: Back-up power, battery energy storage
- Resiliency: Withstand & rapidly recover from power outages
- Invest: Renewable Power
- Budget: Reduce SCE utility cost
- Future: EV Charging Network
- Community Awareness: Complement on-going initiatives
- Public Leadership: Ribbon cutting ceremony & awards



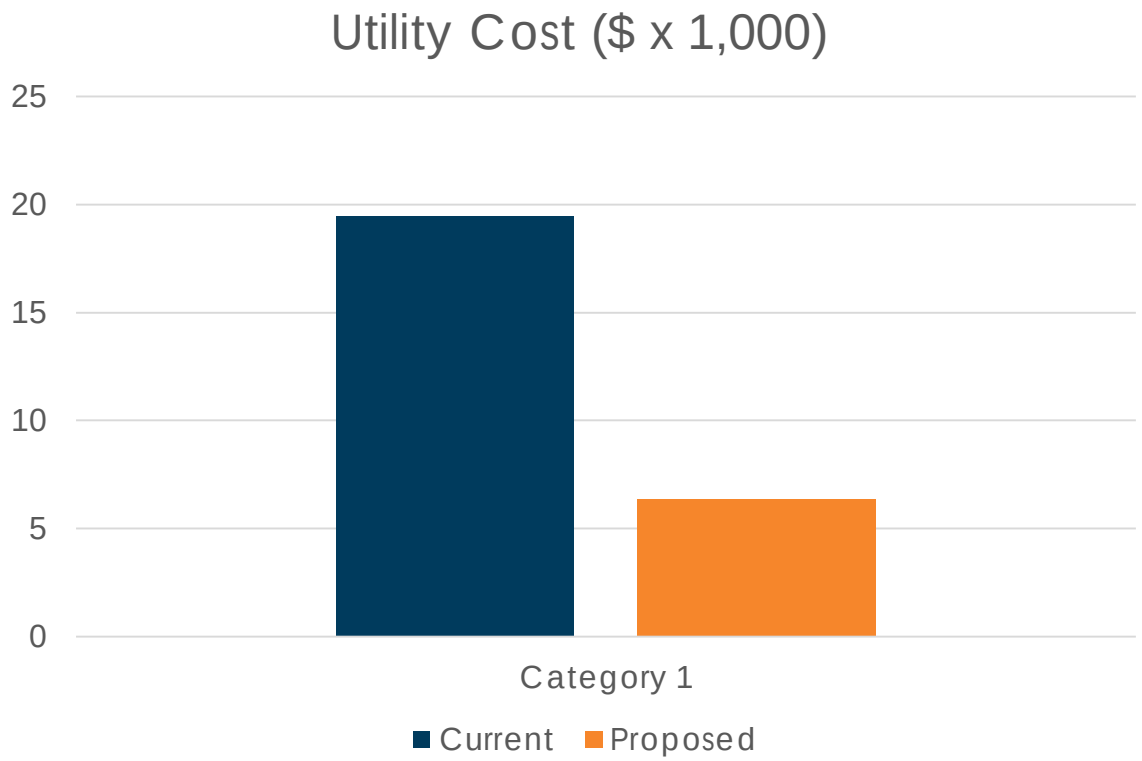
SCOPE OF WORK

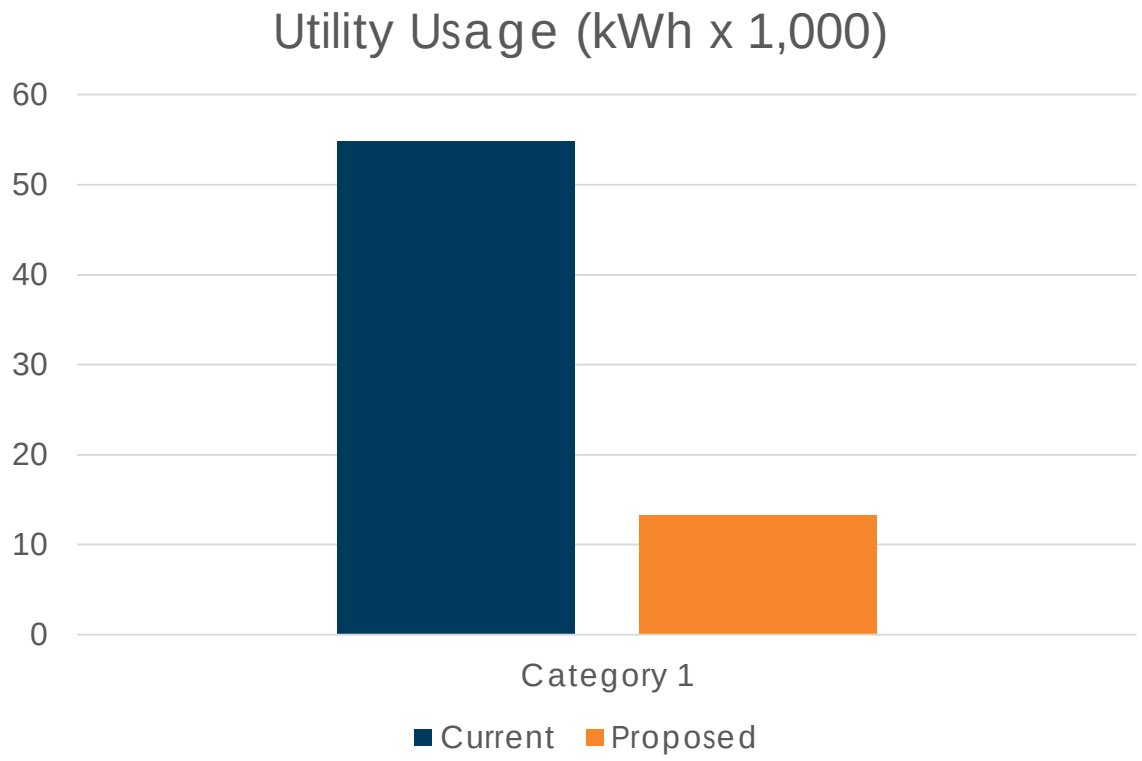
City Campus

- Solar Photovoltaic
  - Roof top Solar – 27kW
- Battery Energy Storage
- Microgrid Controller
- Electric Vehicle Charging
  - (1) Dual Port Level 2



UTILITY SUMMARY





- *Proposed is equal to today's SCE rates*

PROGRAM FINANCIALS – OPTION 1

Project Implementation Value	$682,120
Year 1 SCE Utility Cost Savings	$13,081
30-year Overall Electricity Cost Avoidance	$869,097
Potential 10-year EV Charging Revenue	$37,734
EV Utility Incentive	$9,200
IRA – Investment Tax Credit (Direct Pay)	$204,636
30-year Program Savings	**$1,142,066**
Simple Payback	**15.5 Years**

PROGRAM FINANCIALS – OPTION 2 (NO EV)

Project Implementation Value	$607,120
Year 1 SCE Utility Cost Savings	$13,081
30-year Overall Electricity Cost Avoidance	$869,097
IRA – Investment Tax Credit (Direct Pay)	$182,136
30-year Program Savings	**$911,042**
Simple Payback	**13.5 Years**

ROADMAP TO IMPLEMENTATION



sitelogiQ®
Efficiency Powered by Intelligence



Josh Steeber
Local Government Relations Executive
M 949.432.0689
E josh.steeber@sitelogiq.com



Jonathan Brown
Senior Director
M 626.676.8601
E Jonathan.brown@sitelogiq.com

Thank You

--D R A F T--

Financial Proforma
Renewable Energy Resiliency Program
November 13, 2023

Program Implementation Cost: **$682,120**

Additional Funding Sources

Inflation Reduction Act Rebate (Year 1):	$204,636
Utility Incentive (Year 2):	$9,200
	$213,836

Program Scope of Work:

Includes turn-key design, engineering, permitting, procurement, project/construction management, safety, and utility and site coordination, etc.:

Solar PV Rooftop
Energy Storage
EV Charger System

Utility Escalation: 5.00%

1	*Program Savings & Contributions*				6	7	8	9
	2	3	4	5				
Year	Utility Cost Avoidance	Facility Replacement Cost Savings	Incentives, Grants & Rebates	EV Charging Revenue	Maintenance Services	Energy Management Services	**Program Savings**	**Cumulative Savings**
1	$13,081		$204,636	$3,000	($2,250)	↓ optional ↓	$218,467	-
2	$13,735		$9,200	$3,150	($2,340)		$23,745	$242,212
3	$14,422			$3,308	($2,434)		$15,296	$257,509
4	$15,143			$3,473	($2,531)		$16,085	$273,594
5	$15,900			$3,647	($2,632)		$16,915	$290,509
6	$16,695			$3,829	($6,237)		$14,287	$304,796
7	$17,530			$4,020	($2,847)		$18,703	$323,499
8	$18,407			$4,221	($2,961)		$19,667	$343,165
9	$19,327			$4,432	($3,079)		$20,680	$363,845
10	$20,293			$4,654	($3,202)		$21,745	$385,590
11	$21,308			$4,887	($3,331)		$22,864	$408,454
12	$22,373			$5,131	($6,964)		$20,540	$428,994
13	$23,492			$5,388	($3,602)		$25,278	$454,272
14	$24,666			$5,657	($3,746)		$26,577	$480,849
15	$25,900			$5,940	($3,896)		$27,944	$508,793
16	$27,195			$6,237	($4,052)		$29,380	$538,172
17	$28,555			$6,549	($4,214)		$30,889	$569,062
18	$29,982			$6,876	($4,383)		$32,475	$601,537
19	$31,481			$7,220	($8,058)		$30,643	$632,180
20	$33,055			$7,581	($4,740)		$35,896	$668,076
21	$34,708			$7,960	($4,930)		$37,738	$705,815
22	$36,444			$8,358	($5,127)		$39,674	$745,489
23	$38,266			$8,776	($5,332)		$41,709	$787,199
24	$40,179			$9,215	($5,546)		$43,848	$831,047
25	$42,188			$9,676	($9,267)		$42,597	$873,644
26	$44,297			$10,160	($5,998)		$48,459	$922,103
27	$46,512			$10,668	($6,238)		$50,942	$973,045
28	$48,838			$11,201	($6,488)		$53,551	$1,026,597
29	$51,280			$11,761	($6,747)		$56,294	$1,082,890
30	$53,844			$12,349	($7,017)		$59,176	$1,142,066
Totals	$869,097	-	$213,836	$199,324	($140,191)	-	$1,142,066	-

Notes By Column:

(1) Fiscal year after project completion with an anticipated NTP in December 2023.
(2) Utility Cost Avoidance - Utility cost escalated at 5% per year.
(3) Facility Replacement Cost Savings. [PLACEHOLDER]
(4) Incentives, Grants & Rebates: EV Charging Grants and SGIP (Self-Generation Incentive Program).
(5) Revenue from EV Charging. Utility Cost to Revenue Charge difference of $0.12 per kWh.
(6) Operation and Maintenance cost to maintain the Solar-PV systems.
(7) Energy Management (MySiteIQ). [Optional]
(8) Total Program Savings; sum of Columns (2) through (7).
(9) Cumulative Savings.

--D R A F T--

Financial Proforma
Renewable Energy Resiliency Program
November 13, 2023

Program Implementation Cost: **$607,120**

Additional Funding Sources

Inflation Reduction Act Rebate (Year 1):	$182,136
Utility Incentive (Year 2):	-
	$182,136

Program Scope of Work:

Includes turn-key design, engineering, permitting, procurement, project/construction management, safety, and utility and site coordination, etc.:

Solar PV Rooftop
Energy Storage
~~EV Charger System~~

Utility Escalation: 5.00%

1	*Program Savings & Contributions*				6	7	8	9	10
	2	3	4	5					
Year	Utility Cost Avoidance	Facility Replacement Cost Savings	Incentives, Grants & Rebates	EV Charging Revenue	Maintenance Services	Energy Management Services	Lease Payment	**Program Savings**	**Cumulative Savings**
1	$13,081		$182,136		($2,250)	↓ optional ↓		$192,967	-
2	$13,735				($2,340)			$11,395	$204,362
3	$14,422				($2,434)			$11,988	$216,351
4	$15,143				($2,531)			$12,612	$228,963
5	$15,900				($2,632)			$13,268	$242,231
6	$16,695				($6,237)			$10,458	$252,689
7	$17,530				($2,847)			$14,683	$267,372
8	$18,407				($2,961)			$15,446	$282,817
9	$19,327				($3,079)			$16,248	$299,065
10	$20,293				($3,202)			$17,091	$316,156
11	$21,308				($3,331)			$17,977	$334,133
12	$22,373				($6,964)			$15,409	$349,542
13	$23,492				($3,602)			$19,890	$369,432
14	$24,666				($3,746)			$20,920	$390,352
15	$25,900				($3,896)			$22,004	$412,356
16	$27,195				($4,052)			$23,143	$435,498
17	$28,555				($4,214)			$24,340	$459,839
18	$29,982				($4,383)			$25,599	$485,438
19	$31,481				($8,058)			$23,423	$508,861
20	$33,055				($4,740)			$28,315	$537,176
21	$34,708				($4,930)			$29,778	$566,955
22	$36,444				($5,127)			$31,316	$598,271
23	$38,266				($5,332)			$32,933	$631,205
24	$40,179				($5,546)			$34,633	$665,838
25	$42,188				($9,267)			$32,921	$698,759
26	$44,297				($5,998)			$38,299	$737,058
27	$46,512				($6,238)			$40,274	$777,332
28	$48,838				($6,488)			$42,350	$819,683
29	$51,280				($6,747)			$44,533	$864,215
30	$53,844				($7,017)			$46,827	$911,042
Totals	$869,097	-	$182,136	$0	($140,191)	-	$0	$911,042	-

Notes By Column:

(1) Fiscal year after project completion with an anticipated NTP in December 2023.
(2) Utility Cost Avoidance - Utility cost escalated at 5% per year.
(3) Facility Replacement Cost Savings. [PLACEHOLDER]
(4) Incentives, Grants & Rebates: EV Charging Grants and SGIP (Self-Generation Incentive Program).
(5) Revenue from EV Charging. Utility Cost to Revenue Charge difference of $0.12 per kWh.
(6) Operation and Maintenance cost to maintain the Solar-PV systems.
(7) Energy Management (MySiteIQ). [Optional]
(8) Total Program Savings; sum of Columns (2) through (7).
(9) Cumulative Savings.

Agenda Item No.: 13.B
Mtg. Date: 03/11/2024

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: **RECEIVE AND FILE AN UPDATE FROM SITELOGIQ REGARDING THE SOLAR PHOTOVOLTAIC DUAL-FUEL EMERGENCY GENERATOR PROJECT FOR THE CITY HALL CAMPUS BACK-UP POWER / RESILIENCY AND TIMELINE TOWARDS A PUBLIC HEARING**

DATE: **March 11, 2024**

BACKGROUND:
A diesel back-up power generator served the City Hall campus for many years, but the unit became inoperable in 2019. In late 2020, the City Council commissioned professional expertise to offer options for providing reliable back-up power to the City Hall campus, including the Rolling Hills Community Association (RHCA) building and operations.

Between October 2020 and March 2023, the City Council reviewed options provided by a professional architectural and engineering team working on the City Hall ADA project. In 2021, the architectural and engineering team provided a solar panel and battery back-up solution with estimated installation costs, based on the following requirements, to be approximately $250,000:

- Current City Hall campus demand based on electric bills for 2020/2021
- Supply 24 hours of backup power
- 16 kWh battery backup
- 75 kW Solar Photovoltaic system

The City Council subsequently assigned further exploration to the RHCA. After some time, the RHCA requested city staff take back ownership of a project, whereupon City staff brought it to the City Council. On March 27, 2023, the City Council directed staff to explore the solar/battery back-up power option. With this direction, city staff could approach the project conventionally by preparing an engineering design and advertising for construction bids or considering other alternatives as presented to the former City Manager.

On April 24, 2023, at the invitation of the former City Manager, SitelogIQ, an energy solutions

company, presented an alternate approach to delivering the solar/battery backup power solution to the City Council. SitelogIQ is a licensed General Contractor delivering energy infrastructure programs for State and local governments. SitelogIQ discussed available funds from the Federal government, including the Inflation Reduction Act (IRA) that could offset local government expenditures on energy projects. Such projects involve the installation or modification of improvements to an energy-efficient or renewable energy system.

Via the IRA, the Federal government allows the city to obtain a federal tax credit in the form of a direct payment (i.e., rebate) for energy storage (battery), electrical infrastructure, solar, and microgrid controllers. The rebate could be as high as 30% of the project cost, provided the project is completed within a specific timeframe.

In the previous four years, City staff had many successes securing grant funds or other fund sources to offset the use of the General Fund for city projects. To move forward and execute a backup power project, the City Council was presented with two options: 1) to set aside a projected budget surplus or 2) use savings from the General Fund Reserves. In the SitelogIQ approach, the City could potentially save on design engineering costs by solely sourcing the project to SitelogIQ, thereby offsetting General Fund expenditures with SitelogIQ assisting the City in utilizing the Federal government's IRA rebate.

In May 2023, SitelogIQ provided City staff with a Letter of Agreement (LOA) for consideration. The LOA outlined SitelogIQ's scope of services to develop an energy project that satisfies the city's requirements for a design/engineering cost of $28,500. If the city ultimately chooses to enter into a contract with SitelogIQ for project implementation within 60 days after receiving a formal presentation of the proposed project, SitelogIQ's design and engineering fee would be waived. Beyond the aforementioned 60 days, the fee paid would be credited toward the project's total implementation cost.

Per SitelogIQ, the California Government Code 4217.10 provides the ability for public agencies to sole source the project delivery to SitelogIQ as long as the requirements of the code section are met.

Given the past year's staff vacancies, the lack of technical expertise on energy projects, the current workload to deliver the CalOES/FEMA Hazard Mitigation Program grants, and the possibility to offset General Fund expenditures for the backup power project, staff recommended at the June 12, 2023 City Council meeting, the City Council accepted staff's recommendation and directed staff to engage the services of SitelogIQ.

On June 26, 2023, the City Council approved a Professional Services Agreement with SitelogIQ.

Over the summer and fall of 2023, SitelogIQ conducted an initial site walk to determine the scope and scale of the program. Their work has included the following:

- Compiled utility tariff and reviewed historical utility usage/bill analysis for the City Hall campus / tennis courts;
- Modeled future use and operation of a distributed energy resource composed of solar photovoltaic and battery energy storage and performance using industry-leading software platform, Energy Toolbase;
- Evaluated/selected products and equipment. The electrical load and service voltage limited SitelogIQ to four primary products/manufacturers. These were benchmarked

against each other, with the selected product meeting the following criteria: cost, efficiency, and application;
- Hosted contractors on-site to walk through the scope and existing conditions.
- Validated equipment, material quotes, and labor bids;
- Developed cashflow and identified funding pathways;
- Met with City staff to review preliminary project scope;
- Conducted internal review to identify risks and challenges;
- Reviewed the application process for the IRA and calculated the “elective pay” tax incentive based on total eligible costs

SitelogIQ's project team developed a comprehensive scope of work around resiliency that provides a turn-key design-build solution to the City. They compiled a 20-year program cash flow incorporating ongoing maintenance and operations that was reviewed by the former Interim City Manager and current City Manager / staff.

On December 14, 2023, SiteLogiQ presented their findings and proformas to the City Council as two options:
- Option 1 – Cash deal for the entire scope of work
- Option 2 (No EV) – Cash deal for a scope of work without EV Charging

The City Council unanimously provided SiteLogiQ with direction to explore solutions that were more cost effective including the use of natural gas/propane backup solutions versus the proposed battery storage option, and to research other potential grants that could offset capital investment.

DISCUSSION:
Since December 2023, SiteLogiQ has revisited the program approach, with a focus on the scope and scale of the Photovoltaic (PV) system and Energy Storage. Per City Council's direction they performed the following tasks:
- Kept the PV system at approximately the same size and in the same location;
- Removed the EV charging station;
- Reduced the energy storage system;
- Introduced a dual-fuel energy generator was to the solution mix;
- Reviewed utility cost avoidance projections based on the change of scope;
- Solicited budgetary pricing from vendors and subcontractors for equipment and installation labor;
- Reviewed the IRA application and recalculated the predicted credit value based on 30-40% of the eligible cost;
- Reviewed and qualified Utility and CEC programs (03/05/2024);
- Developed summary table for presentation to staff.

The attached Distributed Energy Resource (DER) Options Matrix will show the original proposed project as Option A, the revised Solar-PV system with a dual-fuel emergency generator as Option B and a third Option C depicting the addition of a dual-fuel emergency generator only.

Based on Council feedback, staff is recommending the City Council consider Option B with a net-implementation budget and one-time capital cost of $309,200 (after the receipt of estimated IRA funding). The IRA funding would come to the City in Q1 of the following year after project completion which is estimated to be by end of this calendar year. This would be

treated as a reimbursement to the City after paying the total implementation budget of $418,000. It should be noted that SiteLogiQ anticipates potential downward movement in the proposed program budget once they understand the final scope, schedule and contract terms.

As previously discussed, implementation of a PV system will have immediate and long-term utility cost avoidance savings. SiteLogiQ has estimated a 5% annual increase in rates in their utility cost avoidance projections. In 2023 the rate increase was 7.2%. In 2024 the forecasted rate increase is 7.6%.

SCE has also requested a rate increase in its General Rate Case application (A.23-05-010) for 2025, 2026, 2027, and 2028. In this application, SCE asked the California Public Utilities Commission (CPUC) for an authorized base revenue requirement (ABRR) of $10.27 billion to become effective January 1, 2025. Including sales updates and a $95.57 million in one-time memorandum accounts recoveries, the request represents a $1.90 billion, or 23 percent, increase in 2025 over 2024 requested base rates. Increases for 2026, 2027 and 2028 are $373.1, $476.5, and $514.5 million, respectively. A proposed decision on the application for the 2025 test year is expected in the first quarter of 2025.

FISCAL IMPACT:
The total fiscal impact of the project would be $309,200. At the June 12, 2023 City Council meeting, the FY 2023-2024 budget was approved, including an allocation of $250,000 to the City Hall campus back-up power project. SiteLogIQ's proforma assumes rebates of up to $108,800. This would leave the unfunded portion of the potential project at $59,200.

RECOMMENDATION:
Receive and file, provide direction to staff and SiteLogIQ to bring the project presentation to the Planning Commission and RHCA Board before returning for a formal Public Hearing with the City Council.

ATTACHMENTS:
CL_AGN_240311_CC_SiteLogiQ_DER_OptionsMatrix.pdf

Rolling Hills - Distributed Energy Resource (DER) Options Matrix
March 6, 2027

	Option A: Solar-PV System Dual-Fuel Emergency Generator Energy Storage (Battery) Microgrid capable	Option B: Solar-PV System Dual-Fuel Emergency Generator	Option C: Dual-Fuel Emergency Generator
Program Budget			
Turn-key Implementation	$605,000.00	$418,000.00	$146,000.00
Implementation Budget **w/o** emergency generator	$459,000.00	$272,000.00	n/a
Utility Cost Avoidance			
Year 1 (12 months after installation)	$13,735.05	$7,763.70	n/a
30-year Annual Savings w/ utility cost escalation	$912,540.89	$515,811.28	n/a
Funding Sources			
Inflation Reduction Act	$183,600.00	$108,800.00	n/a
SCE: Microgrid Incentive Program	n/a	n/a	n/a
CEC: Distributed Electricity Backup Assets	n/a (for Program Year 2024)	n/a (for Program Year 2024)	n/a
Net- Implementation Budget			
Implementation Budget after Incentives, Grants	$421,400.00	$309,200.00	n/a
Implementation Budget after Incentives, Grants **w/o** emergency generator	$275,400.00	$163,200.00	n/a
Economic Summary			
Payback term **w/o** utility cost escalation	30.7 years	39.8 years	-
Payback term w/ utility cost escalation	19 - 20 years	22 - 23 years	-
Payback term w/ utility cost escalation **w/o** emergency generator	14-15 years	14 - 15 years	-

Agenda Item No.: 12.C
Mtg. Date: 03/25/2024

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: **RECEIVE AND FILE AN UPDATE FROM SITELOGIQ REGARDING THE SOLAR PHOTOVOLTAIC DUAL-FUEL EMERGENCY GENERATOR PROJECT FOR THE CITY HALL CAMPUS BACK-UP POWER / RESILIENCY AND TIMELINE TOWARDS A PUBLIC HEARING**

DATE: **March 25, 2024**

BACKGROUND:
A diesel back-up power generator served the City Hall campus for many years, but the unit became inoperable in 2019. In late 2020, the City Council commissioned professional expertise to offer options for providing reliable back-up power to the City Hall campus, including the Rolling Hills Community Association (RHCA) building and operations.

Between October 2020 and March 2023, the City Council reviewed options provided by a professional architectural and engineering team working on the City Hall ADA project. In 2021, the architectural and engineering team provided a solar panel and battery back-up solution with estimated installation costs, based on the following requirements, to be approximately $250,000:

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The City Council subsequently assigned further exploration to the RHCA. After some time, the RHCA requested city staff take back ownership of a project, whereupon City staff brought it to the City Council. On March 27, 2023, the City Council directed staff to explore the solar/battery back-up power option. With this direction, city staff could approach the project conventionally by preparing an engineering design and advertising for construction bids or considering other alternatives as presented to the former City Manager.

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On March 11, 2024, City staff presented that since December 2023, SiteLogiQ had revisited the program approach, with a focus on the scope and scale of the Photovoltaic (PV) system and Energy Storage. Per City Council's direction they performed the following tasks:
- Kept the PV system at approximately the same size and in the same location;
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- Removed the energy storage system;
- Introduced a dual-fuel energy generator to the solution mix;
- Reviewed utility cost avoidance projections based on the change of scope;
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- Reviewed and qualified Utility and CEC programs (03/05/2024);
- Developed summary table for presentation to staff.

The attached Distributed Energy Resource (DER) Options Matrix shows the original proposed project as Option A, the revised Solar-PV system with a dual-fuel emergency generator as Option B and a third Option C depicting the addition of a dual-fuel emergency generator only. Option C would require the City to pursue a more traditional RFQ/RFP process. SiteLogiQ could submit as part of any solicitation.

As noted during the meeting SiteLogiQ anticipates potential downward movement in the proposed program budget once they understand the final scope, schedule and contract terms.

As previously discussed, implementation of a PV system will have immediate and long-term utility cost avoidance savings. SiteLogiQ has estimated a 5% annual increase in rates in their utility cost avoidance projections. In 2023 the rate increase was 7.2%. In 2024 the forecasted rate increase is 7.6%.

SCE has also requested a rate increase in its General Rate Case application (A.23-05-010) for 2025, 2026, 2027, and 2028. In this application, SCE asked the California Public Utilities Commission (CPUC) for an authorized base revenue requirement (ABRR) of $10.27 billion to become effective January 1, 2025. Including sales updates and a $95.57 million in one-time memorandum accounts recoveries, the request represents a $1.90 billion, or 23 percent, increase in 2025 over 2024 requested base rates. Increases for 2026, 2027 and 2028 are $373.1, $476.5, and $514.5 million, respectively. A proposed decision on the application for the 2025 test year is expected in the first quarter of 2025.

The City Council requested that SiteLogiQ provide specific schematics and bottom-line costs for both Option B (Photovoltaic Solar System with dual-fuel backup generator) and Option C (dual-fuel backup generator only) at the March 25, 2024 Council meeting.

DISCUSSION:
At the March 11, 2024 City Council meeting, the Council had a variety of questions and requested additional information. Staff has attached spec sheets for the various components and is providing a list of questions and answers below.

SOLAR / PHOTOVOLTAIC SYSTEM:

What is the overall output proposed? Does the 27kw provide the correct amount of power to both buildings?
27 kW. The solar is sized towards optimizing the economic return. This will provide power to both buildings as they are interconnected by one meter.

What is the realistic typical lifespan on the panels / inverter?
Modules (panels): 25-30 years. Inverters 8-12 years.

What is the typical maintenance cost estimations over lifespan?
Approximately, $40K to $50K for 30-years. Panel washing should be closer to $400 per year but not needed for every year.

Will the City be able to utilize Net Energy Metering (NEM) to provide credits towards the Tennis Courts electricity bill based on over-production at City Hall?
Yes. SiteLogiQ will file an interconnection application under the current NEM 3.0 program

DUEL-FUEL BACKUP GENERATOR SYSTEM:

Does the generator automatically switchover during loss of power?
Yes

Where would the generator and propane tank be installed?
Outside the shed and above ground for both.

What size is the generator / propane tank?

48kW / 300-gallon tank (4'x8'). Propane tank, in the event of an emergency where natural gas is unavailable, can provide 3-5 days of full operation and should be more than sufficient to meet the requirements for a fully supported City Hall/EOC facility

What is the realistic typical lifespan?
Lifespan depends on maintenance and operation. Assuming low usage and proper maintenance the lifespan is likely 12+ year. Annual maintenance should suffice and would include electrical system review, air filter, coolant / oil checks and changes.

What is the typical maintenance cost estimations over lifespan?
Assuming backup generator is rarely used, estimate $15K to $27K

Will the model be South Coast Air Quality Management District compliant?
Yes

Based on Council feedback, staff is recommending the City Council consider Option B with a net-implementation budget and one-time capital cost of $309,200 (after the receipt of estimated IRA funding). The IRA funding would come to the City in Q1 of the following year after project completion which is estimated to be by end of this calendar year. This would be treated as a reimbursement to the City after paying the total implementation budget of $418,000.

FISCAL IMPACT:
The total fiscal impact of the Option B project would be $309,200. At the June 12, 2023 City Council meeting, the FY 2023-2024 budget was approved, including an allocation of $250,000 to the City Hall campus back-up power project. SiteLogIQ's proforma assumes rebates of up to $108,800. This would leave the unfunded portion of the potential project at $59,200.

RECOMMENDATION:
Receive and file. Provide direction to staff and SiteLogIQ to bring the project presentation to the RHCA Board before returning for a formal Public Hearing with the City Council.

ATTACHMENTS:
CL_AGN_240311_CC_SiteLogiQ_DER_OptionsMatrix.pdf
CL_AGN_240325_CC_SiteLogiQ_CanadianSolarModule.pdf
CL_AGN_240325_CC_SiteLogiQ_SolarEdgeInverter.pdf
CL_AGN_240325_CC_SiteLogiQ_IronRidgeRackingSystem.pdf
CL_AGN_240325_CC_SiteLogiQ_Generac_ProtectoSeriesModel_RG048.pdf
CL_AGN_240325_CC_SiteLogiQ_Generac_48-80kw_BackupGeneratorSS.pdf

Rolling Hills - Distributed Energy Resource (DER) Options Matrix
March 6, 2027

	Option A: Solar-PV System Dual-Fuel Emergency Generator Energy Storage (Battery) Microgrid capable	Option B: Solar-PV System Dual-Fuel Emergency Generator	Option C: Dual-Fuel Emergency Generator
Program Budget			
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Implementation Budget **w/o** emergency generator	$459,000.00	$272,000.00	n/a
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30-year Annual Savings w/ utility cost escalation	$912,540.89	$515,811.28	n/a
Funding Sources			
Inflation Reduction Act	$183,600.00	$108,800.00	n/a
SCE: Microgrid Incentive Program	n/a	n/a	n/a
CEC: Distributed Electricity Backup Assets	n/a (for Program Year 2024)	n/a (for Program Year 2024)	n/a
Net- Implementation Budget			
Implementation Budget after Incentives, Grants	$421,400.00	$309,200.00	n/a
Implementation Budget after Incentives, Grants **w/o** emergency generator	$275,400.00	$163,200.00	n/a
Economic Summary			
Payback term **w/o** utility cost escalation	30.7 years	39.8 years	-
Payback term w/ utility cost escalation	19 - 20 years	22 - 23 years	-
Payback term w/ utility cost escalation **w/o** emergency generator	14-15 years	14 - 15 years	-

NEW

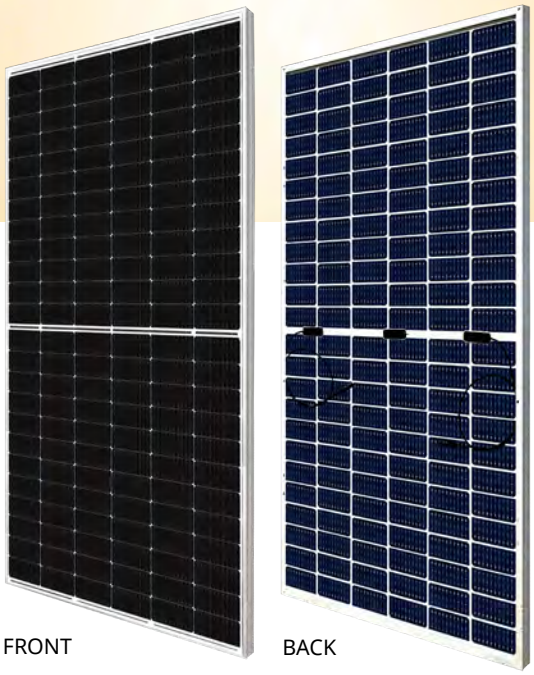
CanadianSolar

BiHiKu6

520 W ~ 550 W

BIFACIAL MONO PERC

CS6W-520|525|530|535|540|545|550MB-AG



FRONT BACK

MORE POWER

- Module power up to 550 W
  Module efficiency up to 21.4 %
- Up to 12.3 % lower LCOE
  Up to 5.2 % lower system cost
- Comprehensive LID / LeTID mitigation technology, up to 50% lower degradation
- Compatible with mainstream trackers, cost effective product for utility power plant
- Better shading tolerance

MORE RELIABLE

- Minimizes micro-crack impacts
- Heavy snow load up to 5400 Pa, wind load up to 2400 Pa*

* For detailed information, please refer to the Installation Manual.

12 Years **Enhanced Product Warranty on Materials and Workmanship***

30 Years **Linear Power Performance Warranty***

1st year power degradation no more than 2%
Subsequent annual power degradation no more than 0.45%

*According to the applicable Canadian Solar Limited Warranty Statement.

MANAGEMENT SYSTEM CERTIFICATES*

ISO 9001:2015 / Quality management system
ISO 14001:2015 / Standards for environmental management system
ISO 45001: 2018 / International standards for occupational health & safety

PRODUCT CERTIFICATES*

IEC 61215 / IEC 61730 / CE / INMETRO / MCS / UKCA
CEC listed (US California)
UL 61730 / IEC 61701 / IEC 62716 / IEC 60068-2-68
Take-e-way

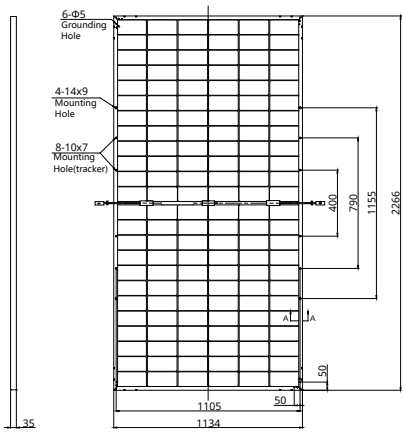
* The specific certificates applicable to different module types and markets will vary, and therefore not all of the certifications listed herein will simultaneously apply to the products you order or use. Please contact your local Canadian Solar sales representative to confirm the specific certificates available for your Product and applicable in the regions in which the products will be used.

CSI Solar Co., Ltd. is committed to providing high quality solar photovoltaic modules, solar energy and battery storage solutions to customers. The company was recognized as the No. 1 module supplier for quality and performance/price ratio in the IHS Module Customer Insight Survey. Over the past 20 years, it has successfully delivered over 63 GW of premium-quality solar modules across the world.

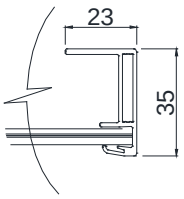
CSI Solar Co., Ltd.
199 Lushan Road, SND, Suzhou, Jiangsu, China, 215129, www.csisolar.com, support@csisolar.com

ENGINEERING DRAWING (mm)

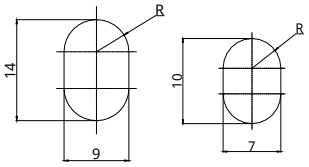
Rear View



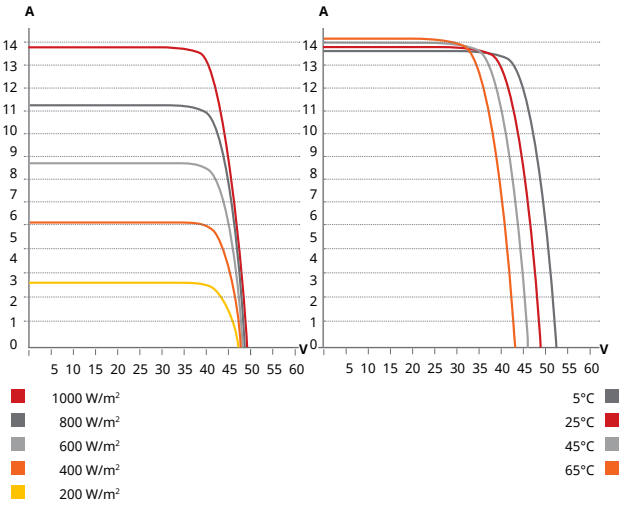
Frame Cross Section A-A



Mounting Hole



CS6W-530MB-AG / I-V CURVES



ELECTRICAL DATA | STC*

		Nominal Max. Power (Pmax)	Opt. Operating Voltage (Vmp)	Opt. Operating Current (Imp)	Open Circuit Voltage (Voc)	Short Circuit Current (Isc)	Module Efficiency
CS6W-520MB-AG		520 W	40.5 V	12.84 A	48.4 V	13.70 A	20.2%
Bifacial Gain**	5%	546 W	40.5 V	13.48 A	48.4 V	14.39 A	21.2%
	10%	572 W	40.5 V	14.12 A	48.4 V	15.07 A	22.3%
	20%	624 W	40.5 V	15.41 A	48.4 V	16.44 A	24.3%
CS6W-525MB-AG		525 W	40.7 V	12.90 A	48.6 V	13.75 A	20.4%
Bifacial Gain**	5%	551 W	40.7 V	13.55 A	48.6 V	14.44 A	21.4%
	10%	578 W	40.7 V	14.21 A	48.6 V	15.13 A	22.5%
	20%	630 W	40.7 V	15.48 A	48.6 V	16.50 A	24.5%
CS6W-530MB-AG		530 W	40.9 V	12.96 A	48.8 V	13.80 A	20.6%
Bifacial Gain**	5%	557 W	40.9 V	13.62 A	48.8 V	14.49 A	21.7%
	10%	583 W	40.9 V	14.26 A	48.8 V	15.18 A	22.7%
	20%	636 W	40.9 V	15.55 A	48.8 V	16.56 A	24.8%
CS6W-535MB-AG		535 W	41.1 V	13.02 A	49.0 V	13.85 A	20.8%
Bifacial Gain**	5%	562 W	41.1 V	13.68 A	49.0 V	14.54 A	21.9%
	10%	589 W	41.1 V	14.34 A	49.0 V	15.24 A	22.9%
	20%	642 W	41.1 V	15.62 A	49.0 V	16.62 A	25.0%
CS6W-540MB-AG		540 W	41.3 V	13.08 A	49.2 V	13.90 A	21.0%
Bifacial Gain**	5%	567 W	41.3 V	13.73 A	49.2 V	14.60 A	22.1%
	10%	594 W	41.3 V	14.39 A	49.2 V	15.29 A	23.1%
	20%	648 W	41.3 V	15.70 A	49.2 V	16.68 A	25.2%
CS6W-545MB-AG		545 W	41.5 V	13.14 A	49.4 V	13.95 A	21.2%
Bifacial Gain**	5%	572 W	41.5 V	13.80 A	49.4 V	14.65 A	22.3%
	10%	600 W	41.5 V	14.46 A	49.4 V	15.35 A	23.3%
	20%	654 W	41.5 V	15.77 A	49.4 V	16.74 A	25.5%
CS6W-550MB-AG		550 W	41.7 V	13.20 A	49.6 V	14.00 A	21.4%
Bifacial Gain**	5%	578 W	41.7 V	13.87 A	49.6 V	14.70 A	22.5%
	10%	605 W	41.7 V	14.52 A	49.6 V	15.40 A	23.5%
	20%	660 W	41.7 V	15.84 A	49.6 V	16.80 A	25.7%

* Under Standard Test Conditions (STC) of irradiance of 1000 W/m², spectrum AM 1.5 and cell temperature of 25°C.

** Bifacial Gain: The additional gain from the back side compared to the power of the front side at the standard test condition. It depends on mounting (structure, height, tilt angle etc.) and albedo of the ground.

ELECTRICAL DATA | NMOT*

	Nominal Max. Power (Pmax)	Opt. Operating Voltage (Vmp)	Opt. Operating Current (Imp)	Open Circuit Voltage (Voc)	Short Circuit Current (Isc)
CS6W-520MB-AG	390 W	38.0 V	10.27 A	45.7 V	11.05 A
CS6W-525MB-AG	394 W	38.2 V	10.32 A	45.9 V	11.09 A
CS6W-530MB-AG	397 W	38.3 V	10.38 A	46.1 V	11.13 A
CS6W-535MB-AG	401 W	38.5 V	10.42 A	46.3 V	11.17 A
CS6W-540MB-AG	405 W	38.7 V	10.47 A	46.5 V	11.21 A
CS6W-545MB-AG	409 W	38.9 V	10.52 A	46.7 V	11.25 A
CS6W-550MB-AG	412 W	39.1 V	10.55 A	46.9 V	11.29 A

* Under Nominal Module Operating Temperature (NMOT), irradiance of 800 W/m², spectrum AM 1.5, ambient temperature 20°C, wind speed 1 m/s.

MECHANICAL DATA

Specification	Data
Cell Type	Mono-crystalline
Cell Arrangement	144 [2 x (12 x 6)]
Dimensions	2266 × 1134 × 35 mm (89.2 × 44.6 × 1.38 in)
Weight	32.2 kg (71.0 lbs)
Front Glass	2.0 mm heat strengthened glass with anti-reflective coating
Back Glass	2.0 mm heat strengthened glass
Frame	Anodized aluminium alloy
J-Box	IP68, 3 bypass diodes
Cable	4.0 mm² (IEC), 12 AWG (UL)
Cable Length (Including Connector)	410 mm (16.1 in) (+) / 290 mm (11.4 in) (-) or customized length*
Connector	T4 series or MC4-EVO2
Per Pallet	30 pieces
Per Container (40' HQ)	600 pieces or 540 pieces (only for US)

* For detailed information, please contact your local Canadian Solar sales and technical representatives.

ELECTRICAL DATA

Operating Temperature	-40°C ~ +85°C
Max. System Voltage	1500 V (IEC/UL) or 1000 V (IEC/UL)
Module Fire Performance	TYPE 29 (UL 61730) or CLASS C (IEC61730)
Max. Series Fuse Rating	30 A
Application Classification	Class A
Power Tolerance	0 ~ + 10 W
Power Bifaciality*	70 %

* Power Bifaciality = $Pmax_{rear}$ / $Pmax_{front}$, both $Pmax_{rear}$ and $Pmax_{front}$ are tested under STC, Bifaciality Tolerance: ± 5 %

TEMPERATURE CHARACTERISTICS

Specification	Data
Temperature Coefficient (Pmax)	-0.34 % / °C
Temperature Coefficient (Voc)	-0.26 % / °C
Temperature Coefficient (Isc)	0.05 % / °C
Nominal Module Operating Temperature	41 ± 3°C

* The specifications and key features contained in this datasheet may deviate slightly from our actual products due to the on-going innovation and product enhancement. CSI Solar Co., Ltd. reserves the right to make necessary adjustment to the information described herein at any time without further notice.
Please be kindly advised that PV modules should be handled and installed by qualified people who have professional skills and please carefully read the safety and installation instructions before using our PV modules.

PARTNER SECTION

CSI Solar Co., Ltd.
199 Lushan Road, SND, Suzhou, Jiangsu, China, 215129, www.csisolar.com, support@csisolar.com

February 2022. All rights reserved, PV Module Product Datasheet V2.1_EN

SolarEdge Home Wave Inverter

For North America

SE3000H-US / SE3800H-US / SE5000H-US / SE5700H-US /
SE6000H-US / SE7600H-US / SE10000H-US / SE11400H-US

12-25 YEAR WARRANTY



Optimized installation with HD-Wave technology

- Specifically designed to work with power optimizers
- Record-breaking 99% weighted efficiency
- Quick and easy inverter commissioning directly from a smartphone using SolarEdge SetApp
- Fixed voltage inverter for longer strings
- Integrated arc fault protection and rapid shutdown for NEC 2014-2023 per articles 690.11 and 690.12
- UL1741 SA certified, for CPUC Rule 21 grid compliance
- Small, lightweight, and easy to install both outdoors or indoors
- Built-in module-level monitoring
- Optional: Faster installations with built-in consumption metering (1% accuracy) and production revenue grade metering (0.5% accuracy, ANSI C12.20)

/ SolarEdge Home Wave Inverter

For North America

SE3000H-US / SE3800H-US / SE5000H-US / SE5700H-US / SE6000H-US/ SE7600H-US

Applicable to inverters with part number	SEXXXXH-XXXXXBXX4						Units
	SE3000H-US	SE3800H-US	SE5000H-US	SE5700H-US	SE6000H-US	SE7600H-US	
OUTPUT							
Rated AC Power Output	3000	3800 @ 240V 3300 @ 208V	5000	5760 @ 240V 5000 @ 208V	6000 @ 240V 5000 @ 208V	7600	VA
Maximum AC Power Output	3000	3800 @ 240V 3300 @ 208V	5000	5760 @ 240V 5000 @ 208V	6000 @ 240V 5000 @ 208V	7600	VA
AC Output Voltage Min. – Nom. – Max. (211 – 240 – 264)	✓	✓	✓	✓	✓	✓	Vac
AC Output Voltage Min. – Nom. – Max. (183 – 208 – 229)	-	✓	-	✓	✓	-	Vac
AC Frequency (Nominal)	59.3 – 60 – 60.5[1]						Hz
Maximum Continuous Output Current @240V	12.5	16	21	24	25	32	A
Maximum Continuous Output Current @208V	-	16	-	24	24	-	A
Power Factor	1, Adjustable – 0.85 to 0.85						
GFDI Threshold	1						A
Utility Monitoring, Islanding Protection, Country Configurable Thresholds	Yes						
INPUT							
Maximum DC Power @240V	4650	5900	7750	8900	9300	11800	W
Maximum DC Power @208V	-	5100	-	7750	7750	-	W
Transformer-less, Ungrounded	Yes						
Maximum Input Voltage	480						Vdc
Nominal DC Input Voltage	380						Vdc
Maximum Input Current @240V[2]	8.5	10.5	13.5	16	16.5	20	Adc
Maximum Input Current @208V[2]	-	9	-	13.5	13.5	-	Adc
Max. Input Short Circuit Current	45						Adc
Reverse-Polarity Protection	Yes						
Ground-Fault Isolation Detection	600k Sensitivity						
Maximum Inverter Efficiency	99	99.2					%
CEC Weighted Efficiency	99						%
Nighttime Power Consumption	< 2.5						W
ADDITIONAL FEATURES							
Supported Communication Interfaces	RS485, Ethernet, wireless SolarEdge Home Network (optional)[3], Wi-Fi (optional), Cellular (optional)						
Revenue Grade Metering, ANSI C12.20	Optional[4]						
Consumption Metering	Optional[4]						
Inverter Commissioning	With the SetApp mobile application using Built-in Wi-Fi Access Point for Local Connection						
Rapid Shutdown - NEC 2014-2023 per articles 690.11 and 690.12	Automatic Rapid Shutdown upon AC Grid Disconnect						
STANDARD COMPLIANCE							
Safety	Conforms to UL 1741, UL 1741SA, UL 1741SB, UL 1699B Certified by CSA 22.2#107.1, C22,2#330, C22.3#9, ANSI/CAN/UL 9540						
Grid Connection Standards	IEEE1547 and IEEE-1547.1, Rule 21, Rule 14H						
Emissions	FCC Part 15 Class B						
INSTALLATION SPECIFICATIONS							
AC Output Conduit Size / AWG Range	1" Maximum / 14 – 6 AWG						
DC Input Conduit Size / # of Strings / AWG Range	1" Maximum / 1 – 2 strings / 14 – 6 AWG						
Dimensions with Safety Switch (H x W x D)	17.7 x 14.6 x 6.8 / 450 x 370 x 174						in / mm
Weight with Safety Switch	22 / 10		25.1 / 11.4	27.5 / 12.5	26.2 / 11.9		lb / kg
Noise	< 25					< 50	dBA
Cooling	Natural Convection						
Operating Temperature Range	-40 to +140 / -40 to +60[5]						°F / °C
Protection Rating	NEMA 4X (Inverter with Safety Switch)						

(1) For other regional settings please contact SolarEdge support.
(2) A higher current source may be used; the inverter will limit its input current to the values stated.
(3) For more information, refer to the SolarEdge Home Network datasheet
(4) Inverter with Revenue Grade Production and Consumption Meter P/N: SExxxxH-US000BEI4. For consumption metering, current transformers should be ordered separately: SEACT0750-200NA-20 or SEACT0750-400NA-20. 20 units per box.
(5) Full power up to at least 50°C / 122°F; for power de-rating information refer to the Temperature Derating technical note for North America.

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SolarEdge Home Wave Inverter

For North America

SE10000H-US / SE11400H-US

Applicable to inverters with part number	SEXXXXH-XXXXXBXX4	SE11400H-XXXXXBXX5	Units
	SE10000H-US	SE11400H-US	
OUTPUT			
Rated AC Power Output	10000	11400 @ 240V 10000 @ 208V	VA
Maximum AC Power Output	10000	11400 @ 240V 10000 @ 208V	VA
AC Output Voltage Min. – Nom . – Max. (211 – 240 – 264)	✓	✓	Vac
AC Output Voltage Min. – Nom. – Max. (183 – 208 – 229)	-	✓	Vac
AC Frequency (Nominal)	59.3 – 60 – 60.5(6)		Hz
Maximum Continuous Output Current @240V	42	47.5	A
Maximum Continuous Output Current @208V	-	48.5	A
Power Factor	1, Adjustable – 0.85 to 0.85		
GFDI Threshold	1		A
Utility Monitoring, Islanding Protection, Country Configurable Thresholds	Yes		
INPUT			
Maximum DC Power @240V	15500	17650	W
Maximum DC Power @208V	-	15500	W
Transformer-less, Ungrounded	Yes		
Maximum Input Voltage	480		Vdc
Nominal DC Input Voltage	380		Vdc
Maximum Input Current @240V(7)	27	30.5	Adc
Maximum Input Current @208V(7)	-	27	Adc
Max. Input Short Circuit Current	45		Adc
Reverse-Polarity Protection	Yes		
Ground-Fault Isolation Detection	600k Sensitivity		
Maximum Inverter Efficiency	99.2		%
CEC Weighted Efficiency	99	99 @ 240V 98.5 @ 208V	%
Nighttime Power Consumption	< 2.5		W
ADDITIONAL FEATURES			
Supported Communication Interfaces	RS485, Ethernet, wireless SolarEdge Home Network (optional)(8), Wi-Fi (optional), Cellular (optional)		
Revenue Grade Metering, ANSI C12.20	Optional(9)		
Consumption Metering	Optional(9)		
Inverter Commissioning	With the SetApp mobile application using Built-in Wi-Fi Access Point for Local Connection		
Rapid Shutdown - NEC 2014-2023 per articles 690.11 and 690.12	Automatic Rapid Shutdown upon AC Grid Disconnect		
STANDARD COMPLIANCE			
Safety	Conforms to UL 1741, UL 1741SA, UL 1741SB, UL 1699B Certified by CSA 22.2#107.1, C22,2#330, C22.3#9, ANSI/CAN/UL 9540		
Grid Connection Standards	IEEE1547 and IEEE-1547.1, Rule 21, Rule 14H		
Emissions	FCC Part 15 Class B		
INSTALLATION SPECIFICATIONS			
AC Output Conduit Size / AWG Range	1'' Maximum / 14 – 4 AWG		
DC Input Conduit Size / # of Strings / AWG Range	1'' Maximum / 1 – 3 strings / 14 – 6 AWG		
Dimensions with Safety Switch (H x W x D)	21.06 x 14.6 x 7.3 / 535 x 370 x 185	21.06 x 14.6 x 8.2 / 535 x 370 x 208(10)	in / mm
Weight with Safety Switch	38.8 / 17.6	44.9 / 20.4(10)	lb / kg
Noise	<50		dBA
Cooling	Natural Convection		
Operating Temperature Range	-40 to +140 / -40 to +60(11)		˚F / ˚C
Protection Rating	NEMA 4X (Inverter with Safety Switch)		

(6) For other regional settings please contact SolarEdge support.
(7) A higher current source may be used; the inverter will limit its input current to the values stated.
(8) For more information, refer to the SolarEdge Home Network datasheet
(9) Inverter with Revenue Grade Production and Consumption Meter P/N: SExxxxH-US000BEI4. For consumption metering, current transformers should be ordered separately: SEACT0750-200NA-20 or SEACT0750-400NA-20. 20 units per box.
(10) SE11400H-USxxxBxx**5** is the updated PN, though SE11400H-USxxxBxx**4** will still be available. All specifications are similar for both models, **EXCLUDING** the weight and dimensions [HxWxD]; The weight and dimensions of SE11400H-USxxxBxx**4** are 38.8 / 17.6 [lb / kg] and 21.06 x 14.6 x 7.3 / 535 x 370 x 185 [in/mm], accordingly.
(11) Full power up to at least 50˚C / 122˚F; for power de-rating information refer to the Temperature Derating technical note for North America.

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SolarEdge is a global leader in smart energy technology. By leveraging world-class engineering capabilities and with a relentless focus on innovation, SolarEdge creates smart energy solutions that power our lives and drive future progress.

SolarEdge developed an intelligent inverter solution that changed the way power is harvested and managed in photovoltaic (PV) systems. The SolarEdge DC optimized inverter maximizes power generation while lowering the cost of energy produced by the PV system.

Continuing to advance smart energy, SolarEdge addresses a broad range of energy market segments through its PV, storage, EV charging, UPS, and grid services solutions.



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Cautionary Note Regarding Market Data and Industry Forecasts: This brochure may contain market data and industry forecasts from certain third-party sources. This information is based on industry surveys and the preparer's expertise in the industry and there can be no assurance that any such market data is accurate or that any such industry forecasts will be achieved. Although we have not independently verified the accuracy of such market data and industry forecasts, we believe that the market data is reliable and that the industry forecasts are reasonable.

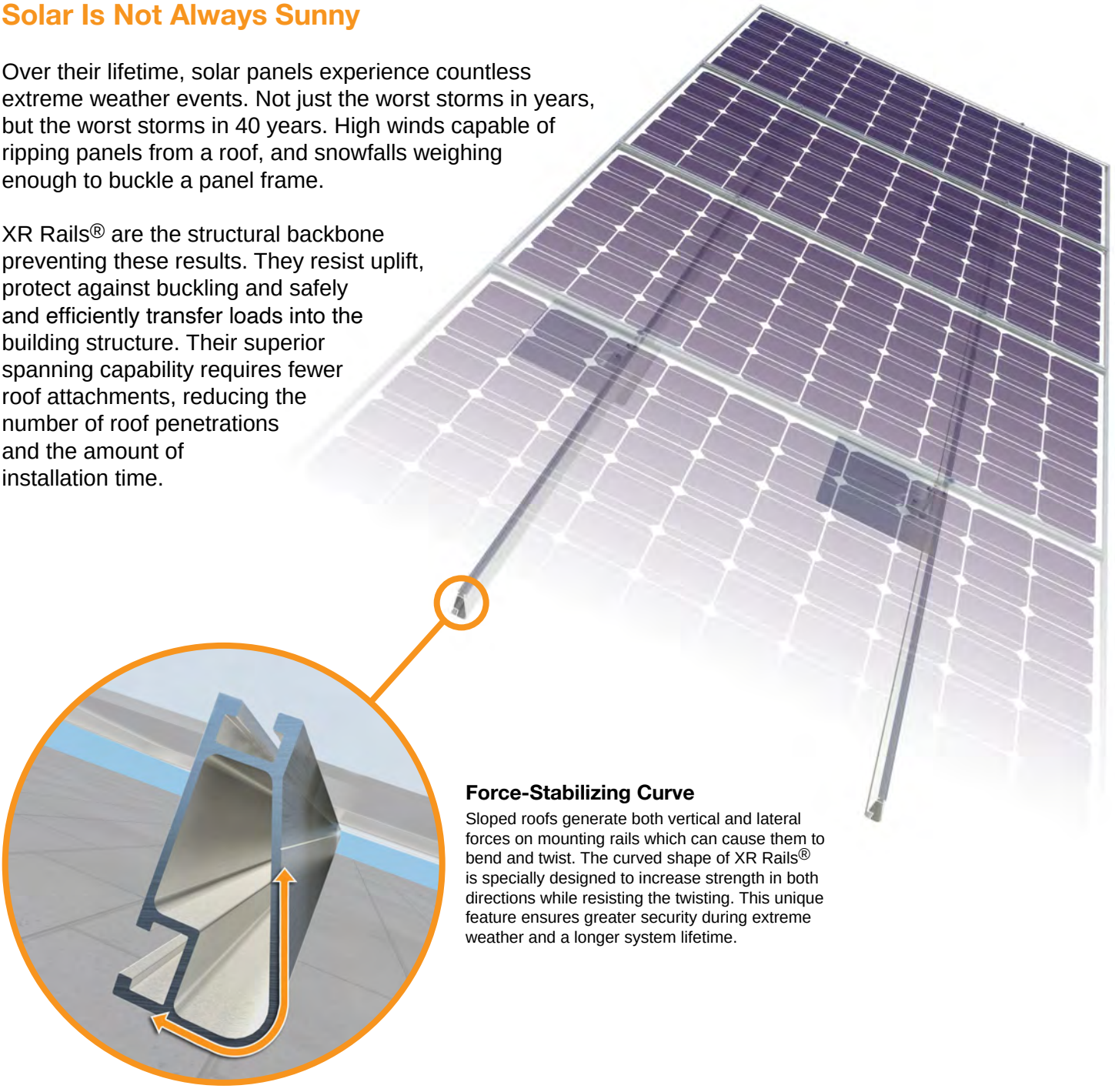
CE

solaredge

Solar Is Not Always Sunny

Over their lifetime, solar panels experience countless extreme weather events. Not just the worst storms in years, but the worst storms in 40 years. High winds capable of ripping panels from a roof, and snowfalls weighing enough to buckle a panel frame.

XR Rails® are the structural backbone preventing these results. They resist uplift, protect against buckling and safely and efficiently transfer loads into the building structure. Their superior spanning capability requires fewer roof attachments, reducing the number of roof penetrations and the amount of installation time.



Force-Stabilizing Curve

Sloped roofs generate both vertical and lateral forces on mounting rails which can cause them to bend and twist. The curved shape of XR Rails® is specially designed to increase strength in both directions while resisting the twisting. This unique feature ensures greater security during extreme weather and a longer system lifetime.

Compatible with Flat & Pitched Roofs

XR Rails® are compatible with FlashFoot® and other pitched roof attachments.

IronRidge® offers a range of tilt leg options for flat roof mounting applications.

Corrosion-Resistant Materials

All XR Rails® are made of 6000-series aluminum alloy, then protected with an anodized finish. Anodizing prevents surface and structural corrosion, while also providing a more attractive appearance.



XR Rail® Family

The XR Rail® Family offers the strength of a curved rail in three targeted sizes. Each size supports specific design loads, while minimizing material costs. Depending on your location, there is an XR Rail® to match.



XR10

XR10 is a sleek, low-profile mounting rail, designed for regions with light or no snow. It achieves spans up to 6 feet, while remaining light and economical.

- 6' spanning capability
- Moderate load capability
- Clear & black anodized finish
- Internal splices available



XR100

XR100 is a residential and commercial mounting rail. It supports a range of wind and snow conditions, while also maximizing spans up to 10 feet.

- 10' spanning capability
- Heavy load capability
- Clear & black anodized finish
- Internal splices available



XR1000

XR1000 is a heavyweight among solar mounting rails. It's built to handle extreme climates and spans up to 12 feet for commercial applications.

- 12' spanning capability
- Extreme load capability
- Clear anodized finish
- Internal splices available

Rail Selection

The table below was prepared in compliance with applicable engineering codes and standards.* Values are based on the following criteria: ASCE 7-16, Gable Roof Flush Mount, Roof Zones 1 & 2e, Exposure B, Roof Slope of 8 to 20 degrees and Mean Building Height of 30 ft. Visit IronRidge.com for detailed certification letters.

Load		Rail Span					
Snow (PSF)	Wind (MPH)	4'	5' 4"	6'	8'	10'	12'
None	90	XR10		XR100		XR1000	
	120						
	140						
	160						
20	90						
	120						
	140						
	160						
30	90						
	160						
40	90						
	160						
80	160						
120	160						

*Table is meant to be a simplified span chart for conveying general rail capabilities. Use approved certification letters for actual design guidance.

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Protector® Series

GENERAC®

PROTECTOR® SERIES

Standby Generators

Liquid-Cooled Gaseous Engine

INCLUDES:

- Two-Line LCD Multilingual Digital Evolution™ Controller (English/Spanish/French/Portuguese) With External Viewing Window for Easy Indication of Generator Status and Breaker Position
- Isochronous Electronic Governor
- Sound Attenuated Enclosure
- Closed Coolant Recovery System
- Smart Battery Charger
- UV/Ozone Resistant Hoses
- ±1% Voltage Regulation
- Field Convertible Fuel Type With No Mechanical Adjustment Required.
- 5 Year Limited Warranty
- UL 2200 Listed
- Listed and labeled by the Southwest Research Institute allowing installation as close as 18 in (457 mm) to a structure*

*Must be located away from doors, windows, and fresh air intakes and in accordance with local codes.
https://assets.swri.org/library/DirectoryOfListedProducts/ConstructionIndustry/973_DoC_204_13204-01-01_Rev9.pdf

Standby Power Rating

Model RG048 (Aluminum - Bisque) - 48 kW 60 Hz
Model RG060 (Aluminum - Bisque) - 60 kW 60 Hz
Model RG080 (Aluminum - Bisque) - 80 kW 60Hz



Meets EPA Emission Regulations
CA / MA Emission Compliant

FEATURES

- **INNOVATIVE DESIGN & PROTOTYPE TESTING** are key components of GENERAC'S success in "IMPROVING POWER BY DESIGN." But it doesn't stop there. Total commitment to component testing, reliability testing, environmental testing, destruction and life testing, plus testing to applicable CSA, NEMA, EGSA, and other standards, allows you to choose GENERAC POWER SYSTEMS with the confidence that these systems will provide superior performance.
- **TEST CRITERIA:**
  - ✓ PROTOTYPE TESTED
  - ✓ NEMA MG1-22 EVALUATION
  - ✓ SYSTEM TORSIONAL TESTED
  - ✓ MOTOR STARTING ABILITY
- **MOBILE LINK® CONNECTIVITY:** Free with select Protector Series standby generator sets, Mobile Link Wi-Fi allows users to monitor the generator set status from anywhere in the world using a smartphone, tablet, or PC. Easily access information such as the current operating status and maintenance alerts. Users can connect an account to an authorized service dealer for fast, friendly, and proactive service. With Mobile Link, users are taken care of before the next power outage.
- **SOLID-STATE, FREQUENCY COMPENSATED VOLTAGE REGULATION.** This state-of-the-art power maximizing regulation system is standard on all Generac models. It provides optimized FAST RESPONSE to changing load conditions and MAXIMUM MOTOR STARTING CAPABILITY by electronically torque-matching the surge loads to the engine. Digital voltage regulation at ±1%.
- **SINGLE SOURCE SERVICE RESPONSE** from Generac's extensive dealer network provides parts and service know-how for the entire unit, from the engine to the smallest electronic component.
- **GENERAC TRANSFER SWITCHES.** Long life and reliability are synonymous with GENERAC POWER SYSTEMS. One reason for this confidence is the GENERAC product line is offered with its own transfer systems and controls for total system compatibility.

GENERAC

GENERAC®

48 / 60 / 80 kW

application & engineering data

GENERATOR SPECIFICATIONS

	48 kW	60 / 80 kW
Type	Synchronous	Synchronous
Rotor Insulation Class	F	H
Stator Insulation Class	H	H
Telephone Interference Factor (TIF)	<50	<50
Alternator Output Leads 1-Phase	4 wire	4 wire
Alternator Output Leads 3-Phase	6 wire	6 wire
Bearings	Sealed Ball	Sealed Ball
Coupling	Flexible Disc	Flexible Disc
Excitation System	Direct	Brushless

VOLTAGE REGULATION

Type	Electronic
Sensing	Single Phase
Regulation	± 1%

GOVERNOR SPECIFICATIONS

Type	Electronic
Frequency Regulation	Isochronous
Steady State Regulation	± 0.25%

ELECTRICAL SYSTEM

Battery Charge Alternator	12 Volt 35 Amp
Static Battery Charger	2.5 Amp
Recommended Battery (battery not included)	Group 27F (48kW), 725CCA
System Voltage	12 Volts

GENERATOR FEATURES

Revolving field heavy duty generator
Directly connected to the engine
Operating temperature rise 120 °C above a 40 °C ambient
Class H insulation is NEMA rated
Class F insulation is NEMA rated
All models fully prototyped tested

ENCLOSURE FEATURES

Aluminum weather protective enclosure	Ensures protection against mother nature. Electrostatically applied textured epoxy paint for added durability.
Enclosed critical grade muffler	Quiet, critical grade muffler is mounted inside the unit to prevent injuries.
Small, compact, attractive	Makes for an easy, eye appealing installation.
SAE	Sound attenuated enclosure ensures quiet operation.

ENGINE SPECIFICATIONS

	48 kW	60 / 80 kW
Make	Generac	Generac
Model	Inline 4 cylinder	Inline 4 cylinder
Cylinders	4	4
Displacement (Liters)	4.5	4.5
Bore (in/mm)	4.5 / 114.3	4.5 / 114.3
Stroke (in/mm)	4.25 / 107.95	4.25 / 107.95
Compression Ratio	9.9:1	8.85:1
Intake Air System	Naturally Aspirated	Turbocharged and aftercooled
Lifter Type	Hydraulic	Hydraulic

ENGINE LUBRICATION SYSTEM

Oil Pump Type	Gear
Oil Filter Type	Full Flow Spin-On Cartridge
Crankcase Capacity (qt / l)	12 / 11

ENGINE COOLING SYSTEM

Type	Ethylene Glycol 50 / 50 Mix
Water Pump	Belt-Driven
Fan Speed (rpm)	2,100
Fan Diameter 48 kW (in / cm)	20 (50.8)
Fan Diameter 60 kW and 80 kW (in / cm)	22 (55.9)
Fan Mode	Pusher

FUEL SYSTEM

Fuel Type	Natural Gas, Propane Vapor
Fuel Shut Off Solenoid	Standard
LP Fuel Pressure	7 - 14 in Water Column
NG Fuel Pressure	3.5 - 14 in Water Column

(All ratings in accordance with BS5514, ISO3046, ISO8528, SAE J1349 and DIN6271)

48 / 60 / 80 kW

GENERATOR OUTPUT VOLTAGE/kW - 60 Hz

		kW LPG	Amp LPG	kW Nat. Gas	Amp Nat. Gas	CB Size (Both)
RG048	120/240 V, 1Ø, 1.0 pf	48	200	48	200	200
	120/208 V, 3Ø, 0.8 pf	48	167	48	167	175
	120/240 V, 3Ø, 0.8 pf	48	144	48	144	150
	277/480 V, 3Ø, 0.8 pf	48	72	48	72	80
RG060	120/240 V, 1Ø, 1.0 pf	60	250	60	250	300
	120/208 V, 3Ø, 0.8 pf	60	208	60	208	200
	120/240 V, 3Ø, 0.8 pf	60	180	60	180	200
	277/480 V, 3Ø, 0.8 pf	60	90	60	90	100
RG080	120/240 V, 1Ø, 1.0 pf	75	312	80	333	400
	120/208 V, 3Ø, 0.8 pf	75	260	80	278	300
	120/240 V, 3Ø, 0.8 pf	75	226	80	241	300
	277/480 V, 3Ø, 0.8 pf	75	113	80	120	150

SURGE CAPACITY IN AMPS

		Voltage Dip @ < .4 pf	
		15%	30%
RG048	120 / 240 V, 1Ø	100	300
	120 / 208 V, 3Ø	118	242
	120 / 240 V, 3Ø	144	260
	277 / 480 V, 3Ø	64	123
RG060	120 / 240 V, 1Ø	150	413
	120 / 208 V, 3Ø	135	313
	120 / 240 V, 3Ø	117	289
	277 / 480 V, 3Ø	54	122
RG080	120 / 240 V, 1Ø	283	600
	120 / 208 V, 3Ø	236	500
	120 / 240 V, 3Ø	204	432
	277 / 480 V, 3Ø	102	192

ENGINE FUEL CONSUMPTION

		Natural Gas			Propane	
		(ft^3 / hr)	(m^3 / hr)	(gal / hr)	(ft^3 / hr)	(l / hr)
RG048	Exercise cycle	101	2.86	0.67	24.5	2.54
	25% of rated load	201	5.7	2.88	104.7	10.9
	50% of rated load	336	9.5	4.16	151.3	15.7
	75% of rated load	447	12.7	5.28	192	20
	100% of rated load	604	17.1	6.61	240.4	25
RG060	Exercise cycle	103	2.9	0.9	33.2	3.5
	25% of rated load	257	7.3	2.1	78	8.1
	50% of rated load	432	12.2	4.4	161.2	16.8
	75% of rated load	618	17.5	6.8	247.2	25.7
	100% of rated load	808	22.9	8.4	305.6	31.8
RG080	Exercise cycle	103	2.9	0.9	33.2	3.5
	25% of rated load	292	8.3	2.6	93.6	9.7
	50% of rated load	534	15.1	5.7	208.8	21.7
	75% of rated load	799	22.6	8.3	303.2	31.5
	100% of rated load	1,063	30.1	10.8	393.2	40.9

Note: **Fuel pipe must be sized for full load.**

For Btu content, multiply ft^3 / hr x 2,520 (LP) or ft^3 / hr x 1,000 (NG).

For megajoule content, multiply m^3 / hr x 93.15 (LP) or m^3 / hr x 37.26 (NG).

Refer to "Emissions Data Sheets" for maximum fuel flow for EPA and SCAQMD permitting purposes.

STANDBY RATING: Standby ratings apply to installations served by a reliable utility source. The standby rating is applicable to varying loads for the duration of a power outage. There is no overload capability for this rating. Ratings are in accordance with ISO-3046-1. Design and specifications are subject to change without notice.

GENERAC

48 / 60 / 80 kW

operating data

ENGINE COOLING

	48 kW	60 / 80 kW
Air Flow (inlet air including alternator and combustion air in cfm / cmm)	2,829 / 80.1	3,197 / 90.5
System Coolant Capacity (gal / liters)	2.9 / 11	4.5 / 17
Heat Rejection to Coolant (BTU per hr / MJ per hr)	201,600	204,570
Maximum Operation Air Temperature on Radiator (°F / °C)	150 / 66	150 / 66
Maximum Ambient Temperature (°F / °C)	140 / 60	140 / 60

COMBUSTION REQUIREMENTS

Flow at Rated Power (scfm / cmm)	92.7 / 2.6	170.4 / 4.8

SOUND EMISSIONS

Sound Output in dB(A) at 23 ft (7 m) With Generator*	68	68

*In exercise mode

EXHAUST

Exhaust Flow at Rated Output (scfm / cmm)	104 / 2.9	181 / 5.1
Exhaust Temperature at Muffler Outlet (°F / °C)	945 / 507	1,213 / 656

ENGINE PARAMETERS

Rated Synchronous rpm	1,800	1,800

POWER ADJUSTMENT FOR AMBIENT CONDITIONS

Temperature Deration ..... 3% for every 10 °C above 25 °C or 1.65% for every 10 °F above 77 °F
Altitude Deration (48 kW) ..... 1% for every 100 m above 183 m or 3% for every 1,000 ft above 600 ft
Altitude Deration (60 kW and 80 kW) ..... 1% for every 100 m above 915 m or 3% for every 1,000 ft above 3,000 ft

CONTROLLER FEATURES

Two-Line Plain Text LCD Display ..... Simple user interface for ease of operation.
Mode Switch: Auto ..... Automatic Start on Utility failure. 7 day exerciser.
Off ..... Stops unit. Power is removed. Control and charger still operate.
Manual ..... Start with starter control, unit stays on. If utility fails, transfer to load takes place.
Programmable Start Delay Between 10-30 Seconds ..... 10 sec standard
Engine Start Sequence ..... Cyclic cranking: 16 sec on, 7 rest (90 sec maximum duration)
Engine Warm-up ..... 5 sec
Engine Cool-Down ..... 1 min
Starter Lock-Out ..... Starter cannot re-engage until 5 sec after engine has stopped.
Smart Battery Charger ..... Standard
Automatic Voltage Regulation With Over and Under Voltage Protection ..... Standard
Automatic Low Oil Pressure Shutdown ..... Standard
Overspeed Shutdown ..... Standard, 72 Hz
High Temperature Shutdown ..... Standard
Overcrank Protection ..... Standard
Safety Fused ..... Standard
Failure to Transfer Protection ..... Standard
Low Battery Protection ..... Standard
50 Event Run Log ..... Standard
Future Set Capable Exerciser ..... Standard
Incorrect Wiring Protection ..... Standard
Internal Fault Protection ..... Standard
Common External Fault Capability ..... Standard
Governor Failure Protection ..... Standard

48 / 60 / 80 kW

available accessories

Model #	Product	Description
G0071690	Mobile Link® 4G LTE Cellular Accessory	Generac's Mobile Link allows you to check the status of your generator from anywhere that you have access to an Internet connection from a PC or with any smart device. You will even be notified when a change in the generator's status occurs via e-mail or text message. Note: Harness Adapter Kit required. Available in the U.S. only.
G006478-0	Kit, Adapter Mobile Link L/C (Required for QT and RG Series)	The Harness Adapter Kit is required to make liquid-cooled units compatible with Mobile Link®.
G007992-0	Cold Weather Kit	If the temperature regularly falls below 32 °F (0 °C), install a cold weather kit to maintain optimal battery temperature. Kit consists of battery warmer with thermostat built into the wrap.
G007990-0	Extreme Cold Weather Kit	Recommended where the temperature regularly falls below 32 °F (0 °C) for extended periods of time. For liquid cooled units only.
G005651-0	Base Plug Kit	Add base plugs to the base of the generator to keep out debris.
G005703-0 - Bisque	Paint Kit	If the generator enclosure is scratched or damaged, it is important to touch-up the paint to protect from future corrosion. The paint kit includes the necessary paint to properly maintain or touch-up a generator enclosure.
G007991-0	Scheduled Maintenance Kit	The Liquid-Cooled Scheduled Maintenance Kits offer all the hardware necessary to perform complete maintenance on Generac liquid-cooled generators.
G006664-0	Local Wireless Monitor	Completely wireless and battery powered, Generac's wireless remote monitor provides you with instant status information without ever leaving the house.
G006665-0	Wireless Remote Extension Harness	Recommended for use with the Wireless Remote on units up to 60 kW, required for use on units 70 kW or greater.
G007993-0	E-Stop	E-stop allows for immediate fuel shutoff and generator shutdown in the event of an emergency.
G007005-0	Wi-Fi LP Fuel Level Monitor	The Wi-Fi enabled LP fuel level monitor provides constant monitoring of the connected LP fuel tank. Monitoring the LP tank's fuel level is an important step in making sure your generator is ready to run during an unexpected power failure. Status alerts are available through a free application to notify when your LP tank is in need of a refill.
G007000-0 (50 amp) G007006-0(100 amp)	Smart Management Module	Smart Management Modules (SMM) are used to optimize the performance of a standby generator. They manage large electrical loads upon startup and shed them to aid in recovery when overloaded. In many cases, using SMM's can reduce the overall size and cost of the system.
A0000018981	Ultrasonic Cleaner Solution	An ultra-concentrated anti-corrosive cleaning solution engineered to reach the smallest cavities to clean the toughest contaminants. This water based formula is non-toxic, biodegradable, safe for both metal and plastic surfaces, and is superior in rinsability.
A0000019001	All Surface Protectant	All surface protectant for vinyl, rubber, plastics creates a barrier that seals & protects surfaces from water, UV rays while renewing the look of the surface.

48 kW

Drawing #A0000293718-C (1 of 2)

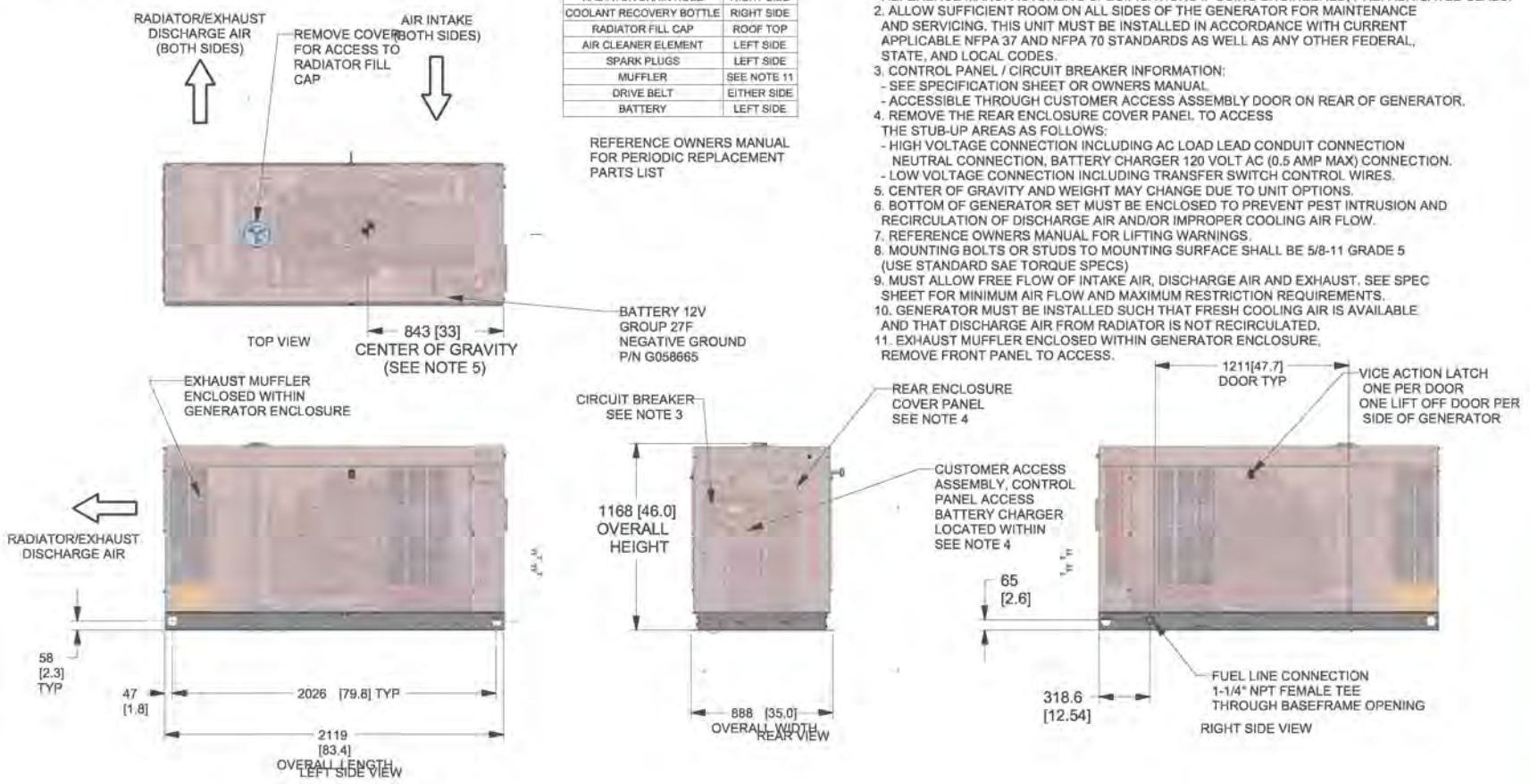
WEIGHT DATA				
ENGINE/KW	ENCLOSURE MATERIAL	WEIGHT GENSET ONLY KG [LBS]	WEIGHT SHIPPING SKID KG [LBS]	SHIPPING WEIGHT KG [LBS]
4.5L/48KW	AL	808 [1781]	51 [112]	859 [1893]

SERVICE ITEM	4.5L
OIL FILL CAP	LEFT SIDE
OIL DIP STICK	LEFT SIDE
OIL FILTER	LEFT SIDE
OIL DRAIN HOSE	RIGHT SIDE
RADIATOR DRAIN HOSE	RIGHT SIDE
COOLANT RECOVERY BOTTLE	RIGHT SIDE
RADIATOR FILL CAP	ROOF TOP
AIR CLEANER ELEMENT	LEFT SIDE
SPARK PLUGS	LEFT SIDE
MUFFLER	SEE NOTE 11
DRIVE BELT	EITHER SIDE
BATTERY	LEFT SIDE

REFERENCE OWNERS MANUAL FOR PERIODIC REPLACEMENT PARTS LIST

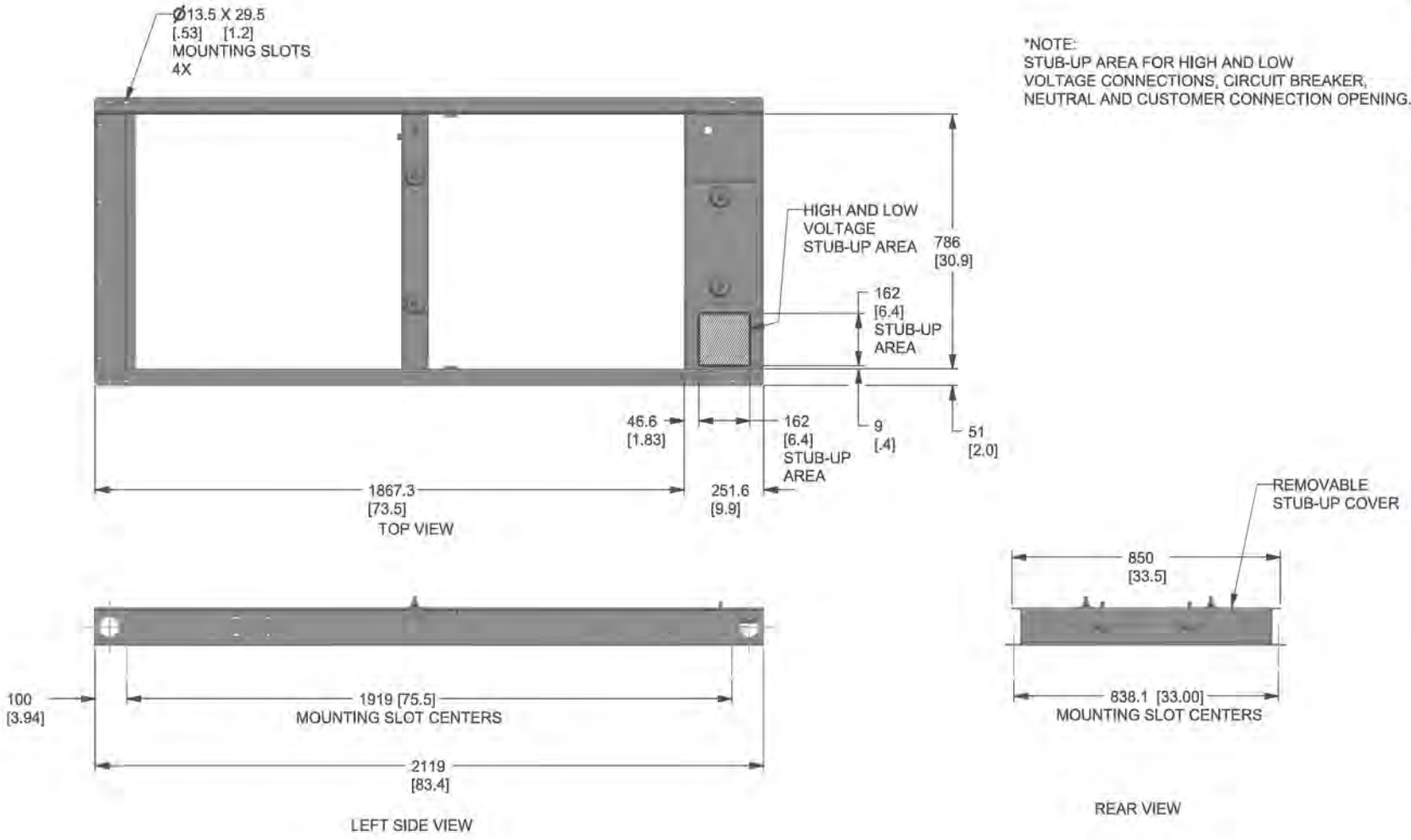
NOTES:

1. MINIMUM RECOMMENDED CONCRETE PAD SIZE IS 6" OFFSET OF OVERALL LENGTH AND WIDTH OF GENERATOR. (1193.8 (47") WIDE X 2423.2 (95.4") LONG). REFERENCE INSTALLATION GUIDE SUPPLIED WITH THE UNIT FOR CONCRETE PAD GUIDELINES. REFERENCE MANUFACTURER'S SPECIFICATIONS IF USING ENGINEERED, PREFABRICATED SLABS.
2. ALLOW SUFFICIENT ROOM ON ALL SIDES OF THE GENERATOR FOR MAINTENANCE AND SERVICING. THIS UNIT MUST BE INSTALLED IN ACCORDANCE WITH CURRENT APPLICABLE NFPA 37 AND NFPA 70 STANDARDS AS WELL AS ANY OTHER FEDERAL, STATE, AND LOCAL CODES.
3. CONTROL PANEL / CIRCUIT BREAKER INFORMATION:
   - SEE SPECIFICATION SHEET OR OWNERS MANUAL.
   - ACCESSIBLE THROUGH CUSTOMER ACCESS ASSEMBLY DOOR ON REAR OF GENERATOR.
4. REMOVE THE REAR ENCLOSURE COVER PANEL TO ACCESS THE STUB-UP AREAS AS FOLLOWS:
   - HIGH VOLTAGE CONNECTION INCLUDING AC LOAD LEAD CONDUIT CONNECTION NEUTRAL CONNECTION, BATTERY CHARGER 120 VOLT AC (0.5 AMP MAX) CONNECTION.
   - LOW VOLTAGE CONNECTION INCLUDING TRANSFER SWITCH CONTROL WIRES.
5. CENTER OF GRAVITY AND WEIGHT MAY CHANGE DUE TO UNIT OPTIONS.
6. BOTTOM OF GENERATOR SET MUST BE ENCLOSED TO PREVENT PEST INTRUSION AND RECIRCULATION OF DISCHARGE AIR AND/OR IMPROPER COOLING AIR FLOW.
7. REFERENCE OWNERS MANUAL FOR LIFTING WARNINGS.
8. MOUNTING BOLTS OR STUDS TO MOUNTING SURFACE SHALL BE 5/8-11 GRADE 5 (USE STANDARD SAE TORQUE SPECS)
9. MUST ALLOW FREE FLOW OF INTAKE AIR, DISCHARGE AIR AND EXHAUST. SEE SPEC SHEET FOR MINIMUM AIR FLOW AND MAXIMUM RESTRICTION REQUIREMENTS.
10. GENERATOR MUST BE INSTALLED SUCH THAT FRESH COOLING AIR IS AVAILABLE AND THAT DISCHARGE AIR FROM RADIATOR IS NOT RECIRCULATED.
11. EXHAUST MUFFLER ENCLOSED WITHIN GENERATOR ENCLOSURE, REMOVE FRONT PANEL TO ACCESS.



DIMENSIONS: MM [INCH]

installation layout

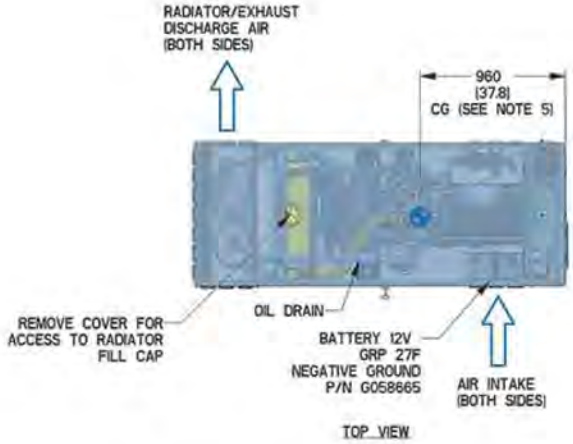


DIMENSIONS: MM [INCH]

60 / 80 kW

Drawing #A0000293264 (1 of 2)

installation layout



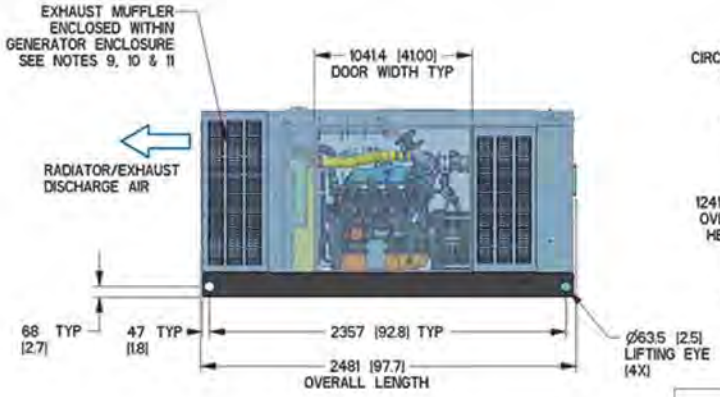
TOP VIEW

SERVICE ITEM	4.5L
OIL FILL CAP	LEFT SIDE
OIL DIP STICK	LEFT SIDE
OIL FILTER	LEFT SIDE
OIL DRAIN HOSE	LEFT SIDE
RADIATOR DRAIN HOSE	RIGHT SIDE
COOLANT RECOVERY BOTTLE	RIGHT SIDE
RADIATOR FILL CAP	ROOF TOP
AIR CLEANER ELEMENT	EITHER SIDE
SPARK PLUGS	LEFT SIDE
MUFFLER	SEE NOTE 11
FAN BELT	EITHER SIDE
BATTERY	LEFT SIDE

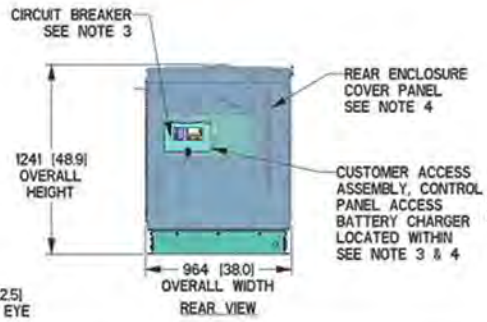
REFERENCE OWNERS MANUAL
FOR PERIODIC REPLACEMENT
PART LISTINGS.

NOTES:

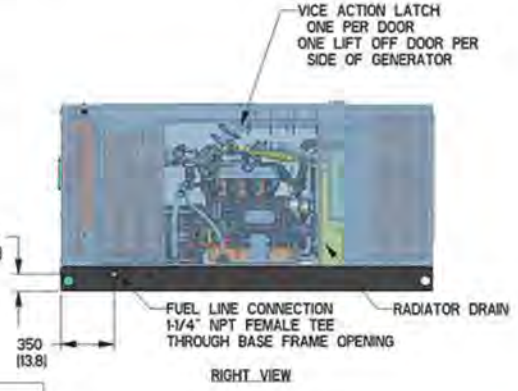
1. MINIMUM RECOMMENDED CONCRETE PAD SIZE: (6" LARGER PER SIDE THAN GENERATOR) 1269 (50") WIDE 2786 (110") LONG. REFERENCE INSTALLATION GUIDE SUPPLIED WITH UNIT FOR CONCRETE PAD GUIDELINES.
2. ALLOW SUFFICIENT ROOM ON ALL SIDES OF THE GENERATOR FOR MAINTENANCE AND SERVICING. THIS UNIT MUST BE INSTALLED IN ACCORDANCE WITH CURRENT APPLICABLE NFPA 37 AND NFPA 70 STANDARDS AS WELL AS ANY OTHER FEDERAL, STATE, AND LOCAL CODES.
3. CONTROL PANEL / CIRCUIT BREAKER INFORMATION:
   - SEE SPECIFICATION SHEET OR OWNERS MANUAL.
   - ACCESSIBLE THROUGH CUSTOMER ACCESS ASSEMBLY ON REAR OF GENERATOR.
4. INSIDE STUB-UP AREA FOR AC LOAD LEAD CONDUIT CONNECTION, NEUTRAL CONNECTION, BATTERY CHARGER 120 VOLT AC (5 AMP MAX) CONNECTION AND ACCESS TO TRANSFER SWITCH CONTROL WIRES. REMOVE REAR COVER FOR ACCESS.
5. CENTER OF GRAVITY AND WEIGHT MAY CHANGE DUE TO UNIT OPTIONS.
6. BOTTOM OF GENERATOR SET MUST BE ENCLOSED TO PREVENT PEST INTRUSION AND RECIRCULATION OF DISCHARGE AIR AND/OR IMPROPER COOLING AIR FLOW.
7. REFERENCE OWNERS MANUAL FOR LIFTING WARNINGS.
8. MOUNTING BOLTS OR STUDS TO MOUNTING SURFACE SHALL BE 5/8-11 GRADE 5 (USE STANDARD SAE TORQUE SPECS)
9. MUST ALLOW FREE FLOW OF INTAKE AIR, DISCHARGE AIR AND EXHAUST. SEE SPEC SHEET FOR MINIMUM AIR FLOW AND MAXIMUM RESTRICTION REQUIREMENTS.
10. GENERATOR MUST BE INSTALLED SUCH THAT FRESH COOLING AIR IS AVAILABLE AND THAT DISCHARGE AIR FROM RADIATOR IS NOT RECIRCULATED.
11. REMOVE FRONT END PANEL TO ACCESS EXHAUST MUFFLER. ACCESS AVAILABLE THROUGH DOORS TO FAN BELT.



LEFT VIEW



REAR VIEW

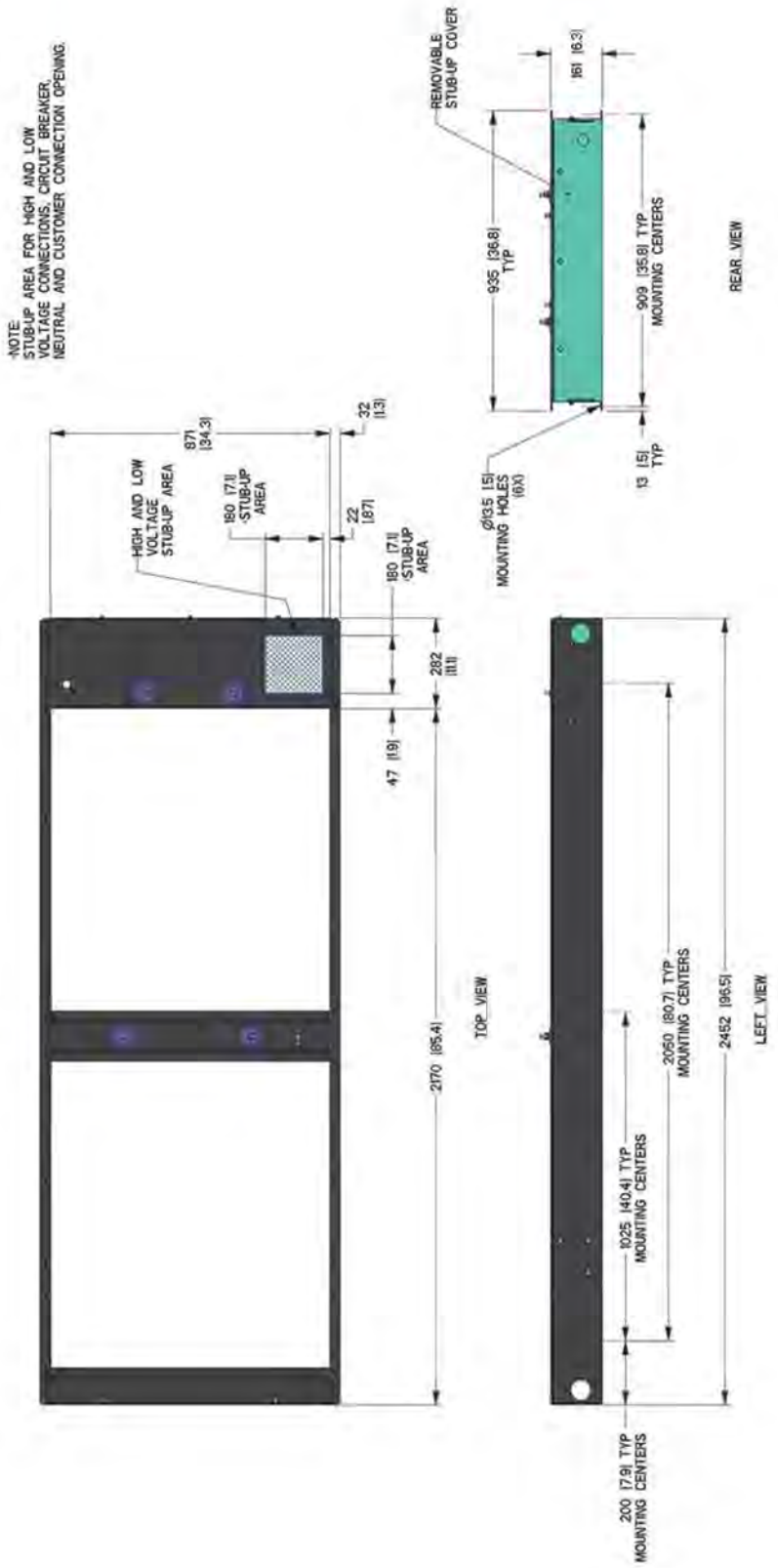


RIGHT VIEW

WEIGHT DATA				
ENGINE/KW	ENCLOSURE MATERIAL	WEIGHT GENSET ONLY KG (LBS)	WEIGHT SHIPPING SKID KG (LBS)	SHIPPING WEIGHT KG (LBS)
4.5L/60KW	AL	857 (1890)	79 (175)	936 (2064)
4.5L/80KW	AL	903 (1990)	79 (175)	983 (2165)

60 / 80 kW

Drawing #A0000293264 (2 of 2)



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48-80kW PROTECTOR® SERIES

GENERAC®

Automatic Standby Gaseous Generator



The premium in home and business backup power protection

Power your home or business with a Protector® Series backup generator

Thousands of homeowners and business owners trust their Protector Series automatic backup generator to preserve their quality of life and/or business profitability during a power outage. A Protector Series generator senses a power outage, turns on automatically, and delivers backup power to all lights, appliances, electronics, pumps, heating and air-conditioning, allowing you to continue living life comfortably and keep business operating without interruption.

Features & Benefits:

GENERAC DESIGNED & BUILT ENGINE

Purpose-built exclusively for generator use. Utilizes the first in class, dual-valve ultra-low pressure fuel delivery system and intelligent proprietary engine controls that manage over 100 performance functions to ensure peak efficiency in all temperature ranges and elevations.

TRUEPOWER™ TECHNOLOGY

Delivers best-in-class power quality with less than 5% total harmonic distortion for clean, smooth operation of sensitive electronics and appliances.

24/7/365 CUSTOMER SUPPORT TEAM

Standing by all day, every day from our headquarters in Wisconsin to answer any questions you might have.

BUILT IN THE USA*

Generac generators and engines are engineered and built in the USA*

**Assembled in the USA using domestic and foreign parts.*

18" OFFSET

Generators can be installed just 18" from a structure* – ideal for areas with tight lot lines or other space constraints.

**48kW models only*

QUIET-TEST™ SELF-TEST MODE

Runs at a lower, quieter RPM for a five or twelve minute test, to ensure the system is running properly while consuming less fuel. Quiet-Test Self-Test mode can be programmed to run weekly, bi-weekly, or monthly.

SMALL FOOTPRINT

Generac liquid-cooled product packs more power into a small footprint – ideal when space is a premium. The neutral styling, color and small footprint fits unobtrusively into landscaping.

SMART, USER-FRIENDLY CONTROLS

Generac's Evolution™ Controller is visible and accessible without opening the generator enclosure. The Evolution Controller features a multilingual LCD display that allows users to monitor and track maintenance intervals to ensure your generator is always in top operating condition.

TOUGH, DURABLE ALL-ALUMINUM ENCLOSURES

Our RhinoCoat™ powder-coated finish helps make corrosion-resistant aluminum perfect for all weather conditions



Mobile Link™

Standard on 48-80kW Protector Series models. Mobile Link allows you to monitor the status of your generator from anywhere in the world using a smartphone, tablet, or PC. Easily access information, such as the current operating status and the generator's maintenance schedule. Connect your account to an authorized service dealer for fast, friendly and convenient assistance. With Mobile Link, your generator is taken care of before the next outage.

Additional functionality available with paid subscription.

A Protector Series standby generator is a quiet, affordable back up power solution for larger homes and small-to-medium-sized businesses and is equipped with Mobile Link Connectivity so you stay informed of the status of your generator from any device at any time. All of these features, backed by a standard 5-Year Limited Warranty, make a Protector Series generator the right backup power solution for your home or business.

IDEAL INDUSTRIES/APPLICATIONS:

- Convenience Stores & Gas Stations
- Small Outpatient & Dental Clinics
- School Offices & District Buildings
- Banks & Financial Institutions
- Manufacturing Industry & Distribution
- Restaurants & Bars
- Offices with Small Server Rooms
- Larger Homes or Homes with Guest Houses
- Green Houses

48-80kW PROTECTOR® SERIES

Automatic Standby Gaseous Generator

SPECIFICATIONS (LP/NG)	48kW	60kW	80kW
Model Number	RG04845	RG06045	RG08045
Output Amperage LP/NG 120/240 V, 1ø 1.0 pf	200/200	250/250	Contact Factory / 333
Output Amperage LP/NG 120/208 V, 3ø 0.8 pf	167/167	208/208	Contact Factory / 277
Output Amperage LP/NG 120/240 V, 3ø 0.8 pf	144/144	180/180	Contact Factory / 240
Output Amperage LP/NG 277/480 V, 3ø 0.8 pf	72/72	90/90	Contact Factory / 120
Engine/Alternator RPM	1800		
Engine	4.5L, in-line 4-cyl.	4.5L Turbo, in-line 4-cyl.	4.5L Turbo, in-line 4-cyl.
Fuel Consumption @ full load - LPG cu. ft/hr (gal/hr)	240.4 (6.61)	305.6 (8.4)	393.2 (10.8)
Fuel Consumption @ full load - NG cu. ft/hr	604	808	1063
Quiet-Test Mode	Yes		
db(A) at Exercise	68		
db(A) Normal Operating Load	70	72	74
Dimensions (L" x W" x H")	83 x 35 x 46	97 x 38 x 49	97 x 38 x 49
Generator Weight (lbs.)	1781	1912	2022
Mobile Link Connectivity Standard via Wi-Fi Ethernet Module	Yes		
SCAQMD Model	•	•	•

NATIONWIDE DEALER SERVICE NETWORK

Generac's commitment to service includes scheduled maintenance programs, warranty assistance and emergency service to ensure that Generac customers are never left powerless. The largest nationwide dealer network has factory-trained technicians on staff and maintains large inventories of Generac parts, components and accessories. Find a dealer near you at Generac.com.

Generac Power Systems, Inc.
S45 W29290 Hwy. 59, Waukesha, WI 53189
www.Generac.com | 888-GENERAC (436-3722)

201902154 REV 06/20

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GENERAC®

City of Rolling Hills INCORPORATED JANUARY 24, 1957

Agenda Item No.: 13.A
Mtg. Date: 04/22/2024

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

FROM: **ROBERT SAMARIO, FINANCE DIRECTOR**

THRU: **KARINA BAÑALES, CITY MANAGER**

SUBJECT: **RECEIVE AND FILE FISCAL YEAR 2024/2025 PROPOSED GENERAL FUND REVENUE PROJECTIONS AND EXPENDITURES BY DEPARTMENT**

DATE: **April 22, 2024**

BACKGROUND:
In February 2024, the City began developing the Fiscal Year 2024/25 budget. The budget is scheduled to be adopted on June 24, 2024, effective July 1, 2024.

The City Council and the Finance/Budget/Audit Committee (FBAC) have received reports and presentations from staff regarding preliminary General Fund revenue projections for the current fiscal year and Fiscal Year 2024/25. This agenda item presents any updates to the revenue projections that may be appropriately based on new information received and provides the Council with the proposed General Fund expenditures by department and line-item account.

Staff has scheduled an FBAC meeting on Monday, May 6, 2024, which will serve as a platform for a more detailed discussion of the proposed expenditures. In light of this, Staff recommends that the Council refer this item to the FBAC, marking a significant step in the budget development process.

DISCUSSION:
Update to General Fund Revenues (Attachment A)

On April 8, 2024, Staff presented preliminary General Fund revenue projections for the next fiscal year. Since then, staff analyzed key revenues based on additional revenues received through March 31, 2024, to determine if an adjustment to the projections is warranted.

Although all revenues will continue to be monitored, Staff recommends lowering the projected Building & Other Permits revenue account from $440,892 to $400,000. This is based on additional revenue data received and a corresponding updated analysis. As such, total Fiscal Year 2024/25 revenues are now $2,596,685.

Proposed Changes to Status Quo Expenditures (Attachment B)

Since April 8, 2024 City Council meeting where preliminary revenue and expenditure projections were presented, staff has analyzed each line-item expenditure account and developed a "proposed" budget for the next fiscal year. The proposed budget reflects many adjustments to line items based on a continuing analysis and increased understanding of costs. In many cases, line-item budgets were reduced. However, several large increases totaling approximately $145,000 are essentially non-discretionary. Each of these is discussed below.

1. **PERS Payment of Unfunded Liability ($63,217)** - The fiscal year 2023/24 adopted budget did not budget for the $65,000 payment due this fiscal year. Council approved using monies in the City's Section 115 Trust account, created to accumulate funds for pension liabilities, to reimburse the City for these costs as allowable under the regulations governing Section 115 Trusts.
2. **Election Expenses ($15,000)** - This item is to cover the costs of the November 2024 City election, which occurs every two years. As such, it was not included in the FY 2023/24 adopted budget.
3. **Willdan Building Services ($15,000)** - This increase is based on the expected costs in the current fiscal year of approximately $45,000 versus a budget of $30,000. There has been an increase in the number of applicants that are utilizing the expedited services provided by Willdan versus the County of Los Angeles Public Works Department, with whom the City also contracts for building services.
4. **Law Enforcement Services ($38,000)** - Approximately $28,000 of the increase is based on expected costs in fiscal year 2023/24 of $283,000. It appears the budget of $255,000 was incorrectly calculated. In addition, the contract is expected to increase 3.06%, amounting to approximately $10,000. These amounts do not reflect the 30% portion of the contract that is allocated to the COPs Fund.
5. **Wildlife Management & Pest Control ($14,000)** - The City has a contract with Los Angeles County Weights & Measures (LACWM) in an amount not to exceed $25,000. This contract is primarily for coyote and other pest abatement but also covers other potential services. However, the City has historically utilized this service to a limited degree. The City Council recently directed staff to increase focus in this area with a supplemental private contractor. Therefore, staff has proposed increasing the budget accordingly to more appropriately reflect the potential not-to-exceed contractual amount with LACWM and/or the independent contractor. Note that a small portion of the increase aligns with the budget expected pest control costs.

Adjusted General Fund Balancing (Attachment C)

As a result, largely due to the proposed changes to the budget described above, the General Fund has gone from a surplus of approximately $140,000 to an estimated deficit of approximately $46,000. This small deficit represents less than 2% of the proposed budget. It is possible that further refinements to the budget over the next 45 days will close this gap. However, in the meantime, staff will provide some options for the FBAC to consider when the details of this report are discussed with them at their next meeting on May 6, 2024.

FISCAL IMPACT:
None

RECOMMENDATION:
Receive and file proposed General Fund revenues and expenditures for fiscal year 2024/25; and direct staff to forward this item to the Finance/Budget/Audit Committee for a more detailed discussion of the proposed budget.

ATTACHMENTS:
Attachment A - CL_AGN_240422_CC_Proposed_FY2024-25_GF-Revenues.pdf
Attachment B - CL_AGN_240422_CC_Proposed_FY2024-25_GF_Expenditures.pdf
Attachment C - CL_AGN_240422_CC_FY2024-25_GF_Balancing.pdf
Attachment D - CL_AGN_240422_CC_Proposed_FY2024-25_BudgetPresentation_F.pdf

CITY OF ROLLING HILLS
Proposed Fiscal Year 2024/25 Revenues
General Fund

	FY 2023/24			FY 2024/25	
	Adopted Budget	Prelim Year-End Projection	Updated Year-End Projection	Preliminary FY 2024/25 Projections	Adjusted FY 2024/25 Projections
Property Taxes	$ 1,496,250	$ 1,450,000	$ 1,450,000	$ 1,500,750	$ 1,500,750
Sales Taxes	13,905	10,000	10,000	10,300	10,000
Property Transfer Tax	56,222	63,000	63,000	64,890	64,890
Other Taxes	1,000	1,000	1,000	1,000	1,000
Motor Vehicle In Lieu	269,267	272,374	272,374	280,545	280,545
Building & Other Permits	600,000	440,892	400,000	440,892	400,000
C&D Permits	5,600	10,000	10,000	10,000	10,000
Variance, Planning & Zoning	67,000	25,000	25,000	25,000	25,000
Animal Control Fees	150	300	300	300	300
Franchise Fees	13,000	13,000	13,000	13,260	13,000
Fines & Traffic Violations	3,500	4,000	4,000	4,000	4,000
Cost Recoivery - Publications	7,200	3,000	3,000	3,000	3,000
RHCA Lease Revenue	69,000	69,000	69,000	69,000	69,000
Public Safety Aug Fund	1,200	1,200	1,200	1,200	1,200
Interest on Investments	110,000	140,000	140,000	140,000	140,000
PARS Earnings	20,000	44,000	44,000	44,000	44,000
Miscellaneous Revenue	5,000	6,000	6,000	6,000	6,000
Transfers In - Refuse Fund	24,000	24,000	24,000	24,000	24,000
TOTALS	**$ 2,762,294**	**$ 2,576,766**	**$ 2,535,874**	**$ 2,638,137**	**$ 2,596,685**

CITY OF ROLLING HILLS
FY24/25 Proposed Budgeted Expenditures

	Department/Object Account	FY 2023/24 Adopted Budget	FY 2023/24 Amended Budget	FY 2024/25 Status Quo Budget	FY 2024/25 Proposed Budget	Increase (Decrease)
01 - CITY ADMINISTRATOR						
702	Salaries -Full Time	$ 505,294	$ 505,294	$ 436,262	$ 436,262	$ -
705	Temporary Salaries	7,000	7,000	7,000	7,000	-
710	Retirement CalPERS-Employer	46,935	46,935	35,159	35,159	-
712	CalPERS Unfunded Liability	-	-	-	63,217	63,217
715	Workers Compensation Insurance	9,100	9,100	9,100	9,100	-
716	Group Insurance	72,907	72,907	80,378	80,378	-
717	Retiree Medical	37,500	37,500	37,500	37,500	-
718	Employer Payroll Taxes	39,401	39,401	33,821	33,821	-
719	Deferred Compensation	4,718	4,718	2,239	2,239	-
720	Auto Allowance	4,800	4,800	3,600	3,600	-
721	Phone Allowance	2,520	2,520	2,400	2,400	-
740	Office Supplies	13,000	13,000	13,000	13,000	-
745	Equipment Leasing Costs	11,000	11,000	11,000	11,000	-
750	Dues & Subscriptions	14,240	14,240	14,240	14,000	(240)
755	Conference Expense	1,873	1,873	1,873	2,000	127
757	Meetings Expense	2,000	2,000	2,000	2,300	300

CITY OF ROLLING HILLS
FY24/25 Proposed Budgeted Expenditures

	Department/Object Account	FY 2023/24 Adopted Budget	FY 2023/24 Amended Budget	FY 2024/25 Status Quo Budget	FY 2024/25 Proposed Budget	Increase (Decrease)
759	Training & Education	5,000	5,000	5,000	5,000	-
761	Auto Mileage	500	500	500	500	-
765	Postage	21,000	21,000	21,000	19,500	(1,500)
775	City Council Expense	5,000	5,000	5,000	7,500	2,500
776	Miscellaneous Expenses	4,750	4,750	4,750	3,000	(1,750)
780	Comm./Newsletters & Outreach	5,000	5,000	5,000	2,500	(2,500)
785	Codification	3,000	3,000	3,000	2,400	(600)
790	Advertising	2,400	2,400	2,400	2,400	-
795	Other Gen Admin Expense	2,500	2,500	2,500	3,300	800
801	City Attorney	90,000	90,000	90,000	90,000	-
802	Legal Expense - Other	3,000	3,000	3,000	3,000	-
820	Website	6,000	6,000	6,000	6,000	-
850	Election Expense City Council	-	-	-	15,000	15,000
890	Consulting Fees	35,000	71,425	35,000	35,000	-
891	Records Management	1,700	41,494	1,700	1,700	-
	Total City Administrator	**957,138**	**1,033,357**	**874,422**	**949,776**	**75,354**

CITY OF ROLLING HILLS
FY24/25 Proposed Budgeted Expenditures

Department/Object Account		FY 2023/24 Adopted Budget	FY 2023/24 Amended Budget	FY 2024/25 Status Quo Budget	FY 2024/25 Proposed Budget	FY 2024/25 Increase (Decrease)
05 - Finance						
750	Dues & Subscriptions	3,000	3,000	3,000	4,500	1,500
810	Annual Audit	31,400	31,400	31,400	35,000	3,600
890	Consulting Fees	120,000	120,000	120,000	120,000	-
	Total Finance	**154,400**	**154,400**	**154,400**	**159,500**	**5,100**
15- PLANNING & DEVELOPMENT						
702	Salaries	212,515	212,515	219,953	219,953	-
703	Salaries - Part-Time	27,610	27,610	26,587	26,587	-
710	Retirement CalPERS-Employer	16,750	16,750	17,726	17,726	-
715	Workers Comp. Insurance	3,900	3,900	3,900	3,900	-
716	Group Insurance	42,669	42,669	48,107	48,107	-
718	Employer Payroll Taxes	18,527	18,527	19,310	19,310	-
719	Deferred Comp	865	865	4,681	4,681	-
720	Auto Allowance	1,200	1,200	1,200	1,200	-
721	Phone Allowance	600	600	600	600	-
761	Auto Mileage	300	300	300	300	-

CITY OF ROLLING HILLS
FY24/25 Proposed Budgeted Expenditures

	Department/Object Account	FY 2023/24 Adopted Budget	FY 2023/24 Amended Budget	FY 2024/25 Status Quo Budget	FY 2024/25 Proposed Budget	Increase (Decrease)
750	Dues & Subscription	5,500	5,500	5,500	11,670	6,170
755	Conference Expense	385	385	385	2,000	1,615
759	Training & Education	1,000	1,000	1,000	1,000	-
776	Miscellaneous Expenses	-	-	-	2,000	2,000
790	Publication/Advertising/Noticing	15,000	15,000	15,000	10,000	(5,000)
802	Legal Expenses-Other	10,000	10,000	10,000	10,000	-
872	Property Development-Legal Exp	50,000	50,000	50,000	37,000	(13,000)
875	Willdan Building	30,000	30,000	30,000	45,000	15,000
878	Build Inspect. LA County	250,000	250,000	250,000	250,000	-
881	Storm Water Management	84,100	84,100	84,100	90,990	6,890
884	Special Project Study & Consult.	20,000	20,000	20,000	5,000	(15,000)
886	Code Enforcement	62,880	62,880	62,880	62,880	-
928	Traffic Engineering	5,000	5,000	5,000	5,645	645
	Total Planning & Development	**858,801**	**858,801**	**876,229**	**875,549**	**(680)**

CITY OF ROLLING HILLS
FY24/25 Proposed Budgeted Expenditures

	Department/Object Account	FY 2023/24 Adopted Budget	FY 2023/24 Amended Budget	FY 2024/25 Status Quo Budget	FY 2024/25 Proposed Budget	Increase (Decrease)
25 - Public Safety						
830	Law Enforcement	255,000	255,000	255,000	293,000	38,000
833	Other Law Enforcement Exp	4,000	4,000	4,000	4,000	-
837	Wild Life Mgmt & Pest Control	6,000	6,000	6,000	20,000	14,000
838	Animal Control Expense	5,000	5,000	5,000	6,000	1,000
	Total Public Safety	**270,000**	**270,000**	**270,000**	**323,000**	**53,000**
65 - NON-DEPARTMENTAL						
895	Insurance & Bond Expense	37,018	37,018	37,018	40,000	2,982
901	South Bay Comm. Organization	10,000	17,600	17,600	17,600	-
915	Community Recognition	10,000	10,000	10,000	8,000	(2,000)
917	Emergency Preparedness	77,000	77,000	77,000	77,000	-
	Total Non-Departmental	**134,018**	**141,618**	**141,618**	**142,600**	**982**
75 - CITY PROPERTIES						
892	IT Services	61,200	61,200	61,200	63,000	1,800
893	Granicus Services	8,300	8,300	8,300	8,300	-

CITY OF ROLLING HILLS
FY24/25 Proposed Budgeted Expenditures

	Department/Object Account	FY 2023/24 Adopted Budget	FY 2023/24 Amended Budget	FY 2024/25 Status Quo Budget	FY 2024/25 Proposed Budget	Increase (Decrease)
894	Computer Hardware Fund	5,000	5,000	5,000	5,000	-
925	Utilities	60,000	60,000	60,000	60,000	-
930	Repairs & Maintenance	16,000	16,000	16,000	19,000	3,000
932	Area Landscaping	15,600	15,600	15,600	21,600	6,000
946	Buildings & Equipment	15,000	15,000	15,000	15,000	-
947	Non-Building Improvements	-				-
	Total City Properties	**181,100**	**181,100**	**181,100**	**191,900**	**10,800**
	TOTALS BEFORE TRANSFERS	**$ 2,555,457**	**$ 2,639,276**	**$ 2,497,769**	**$ 2,642,325**	**$ 144,556**

CITY OF ROLLINGS HILLS
Budget Balancing
General Fund

	FY 2023/24		FY 2024/25	
	Adopted Budget	**Year-End Projections**	**Prelim Projections**	**Proposed Budget**
Operating Revenues	$ 2,762,294	$ 2,576,766	$ 2,638,137	$ 2,596,685
Operating Expenditures	2,555,457	2,355,457	2,497,769	2,642,325
Operating Surplus (Deficit)	**206,837**	**221,309**	**140,368**	**(45,640)**
Capital Transfers	(250,000)	(250,000)	N/A	N/A
Surplus (Deficit)	$ (43,163)	$ (28,691)	$ 140,368	$ (45,640)

CITY OF ROLLING HILLS

PROPOSED BUDGET

FISCAL YEAR 2024/25

Purpose of Report

- To provide updated General Fund revenue projections for FY 2024/25
- To present the proposed General Fund expenditure budget for FY 2024/25
- To present the updated General Fund balancing picture

Recommendations

- Receive and file staff report
- Refer detailed discussion of expenditures to FBAC meeting of May 6, 2024

UPDATED GENERAL FUND REVENUES

	FY 2023/24			FY 2024/25	
	Adopted Budget	Prelim Year-End Projection	Updated Year-End Projection	Preliminary FY 2024/25 Projections	Adjusted FY 2024/25 Projections
Property Taxes	$ 1,496,250	$ 1,450,000	$ 1,450,000	$ 1,500,750	$ 1,500,750
Sales Taxes	13,905	10,000	10,000	10,300	10,000
Property Transfer Tax	56,222	63,000	63,000	64,890	64,890
Other Taxes	1,000	1,000	1,000	1,000	1,000
Motor Vehicle In Lieu	269,267	272,374	272,374	280,545	280,545
Building & Other Permits	600,000	440,892	400,000	440,892	400,000
C&D Permits	5,600	10,000	10,000	10,000	10,000
Variance, Planning & Zoning	67,000	25,000	25,000	25,000	25,000
Animal Control Fees	150	300	300	300	300
Franchise Fees	13,000	13,000	13,000	13,260	13,000
Fines & Traffic Violations	3,500	4,000	4,000	4,000	4,000
Cost Recoivery - Publications	7,200	3,000	3,000	3,000	3,000
RHCA Lease Revenue	69,000	69,000	69,000	69,000	69,000
Public Safety Aug Fund	1,200	1,200	1,200	1,200	1,200
Interest on Investments	110,000	140,000	140,000	140,000	140,000
PARS Earnings	20,000	44,000	44,000	44,000	44,000
Miscellaneous Revenue	5,000	6,000	6,000	6,000	6,000
Transfers In - Refuse Fund	24,000	24,000	24,000	24,000	24,000
TOTALS	**$ 2,762,294**	**$ 2,576,766**	**$ 2,535,874**	**$ 2,638,137**	**$ 2,596,685**

FY 2024/25 Updated Revenue Projections

PROPOSED GENERAL FUND EXPENDITURES

General Fund Proposed Expenditures by Dept

Department	FY 2023/24 Adopted Budget	FY 2023/24 Amended Budget	FY 2024/25 Status Quo Budget	FY 2024/25 Proposed Budget	Increase (Decrease)
City Administrator	$ 957,138	$ 1,033,357	$ 874,422	$ 949,776	$ (75,354)
Finance	154,400	154,400	154,400	159,500	(5,100)
Planning & Development	858,801	858,801	876,229	875,549	680
Public Safety	270,000	270,000	270,000	323,000	(53,000)
Non-Departmental	134,018	141,618	141,618	142,600	(982)
City Properties	181,100	181,100	181,100	191,900	(10,800)
Total Operations	**$ 2,555,457**	**$ 2,639,276**	**$ 2,497,769**	**$ 2,642,325**	**$ (144,556)**

Key Increases

Unfunded Liability Pmt	$ 63,217
Election Expense City Council	15,000
Willdan Building	15,000
Law Enforcement	38,000
Wild Life Mgmt & Pest Control	14,000
Total Key Increases	$ 145,217

UPDATED BALANCING

	FY 2023/24		FY 2024/25	
	Adopted Budget	**Year-End Projections**	**Prelim Projections**	**Proposed Budget**
Operating Revenues	$ 2,762,294	$ 2,576,766	$ 2,638,137	$ 2,596,685
Operating Expenditures	2,555,457	2,355,457	2,497,769	2,642,325
Operating Surplus (Deficit)	**206,837**	**221,309**	**140,368**	**(45,640)**
Capital Transfers	(250,000)	(250,000)	N/A	N/A
Surplus (Deficit)	**$ (43,163)**	**$ (28,691)**	**$ 140,368**	**$ (45,640)**

Recommendations

- Receive and file staff report
- Refer detailed discussion of expenditures to FBAC meeting of May 6, 2024

QUESTIONS/DISCUSSION

City of Rolling Hills INCORPORATED JANUARY 24, 1957

Agenda Item No.: 13.B
Mtg. Date: 04/22/2024

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 PHASE 1 OF THE PORTUGUESE BEND ROAD / ROLLING HILLS ROAD 8" SEWER MAIN PROJECT DESIGN AND AUTHORIZE STAFF TO ADVERTISE FOR CONSTRUCTION BIDS**

DATE: **April 22, 2024**

BACKGROUND:
In 2020, the City Council engaged the services of NV5 to provide engineering design for the 8" sewer main along Portuguese Bend Road/Rolling Hills Road. Since the commencement of the design work, NV5 has met the 65% design, 90% design, and 100% design milestones. This proposed sewer main crosses several jurisdictions, and approval from Rolling Hills Estates and the City of Torrance would be necessary before the project could be deemed complete.

Phase 1 would include the new 8-inch sewer main along Portuguese Bend Road from the RHCA's main gate to Lariat Lane in Rolling Hills Estates. The downstream 8" sewer would be able to accommodate effluent from City Hall Campus and Gate House. The cost for Phase 1, at that time, was anticipated to be approximately $1,100,000 with staff recommending partial funding from an available ARPA allocation of $441,000.

Phase 2 would involve the downstream sewer improvements to the City of Torrance (upsizing existing sewer mains to 10" and 12' at three locations) along Rolling Hills Road from Lariat Lane to Crenshaw Boulevard. This upgrade would be necessary to support future connections of residential lots in Rolling Hills to the proposed sewer system.

Per the City Council's direction at the April 25, 2022 meeting, staff confirmed with the cities of Rolling Hills Estates and Torrance, as well as the LA County Department of Public Works, that the proposed 8-inch sewer main along Portuguese Bend Road/Rolling Hills Road could be phased on the condition that the Sanitary Sewer Improvement Feasibility Study prepared by Willdan Engineering be updated. All agencies wanted to confirm that the existing sewer main lines in Rolling Hills Estates and the City of Torrance have the capacity to accept effluent from the City Hall campus and the Tennis Courts (Phase 1) without upsizing.

In June 2022, Willdan Engineering provided a proposal to amend the Sanitary Sewer Improvement Feasibility Study for $9,010. At the June 27, 2022 meeting, the City Council reviewed Willdan Engineering's proposal and directed staff to bring this item back in six months.

At the December 13, 2022, meeting, the City Council approved an amendment to Wildan's contract to amend the Sanitary Sewer Feasibility Study in support of the first phase of construction of the proposed sewer main from Rolling Hills connecting to the sewer main in Rolling Hills Estates. Wildan completed the amended feasibility study, and this study was approved by Rolling Hills Estates on February 15, 2023.

At the January 23, 2023 City Council meeting, the Council directed staff to prepare an amended professional Service agreement with NV5 in the amount of $23,670 to update and complete the Phase 1 Sewer Improvement Plans.

At the February 13, 2023 meeting, City Council authorized staff to execute an amendment with NV5 to update and phase the 8" Sewer Main Improvement Plans for the section from Rolling Hills connecting to the existing sewer in Rolling Hills Estates (Phase 1). NV5 proceeded to update the plans and the plans were approved by Rolling Hills Estates on December 1, 2023. NV5 subsequently prepared an updated Engineer's Opinion of Probable Construction Costs for these approved plans and submitted it to the City on January 5, 2024. This estimate is for the total amount of $1,219,000, which includes a Field Order Allowance of $60,000 and a 10% Contingency Amount of $111,230

The City submitted a Fiscal Year 2024 Community Funding request to Congressman Lieu's office in March of 2023.

On March 18, 2024, the City received notice that the City's application for FY24 Local Project funding through Congressman Lieu's office had been signed into law by President Biden and was successful in securing $1,000,000 in funding for the execution of Phase 1. (Attachment A)

DISCUSSION:

The Phase 1 Sewer Improvement Project is the first step in providing sewer service to the City of Rolling Hills. Construction of the Phase 1 Sewer Improvements that would allow connection of the City Hall Campus, Gatehouse, and Tennis Court facility to a gravity sewer system and remove these facilities from existing septic systems is ready to go out to bid for construction upon authorization of City Council to release for public bid and approval of the funding for this project. Additional project costs in addition to the construction costs would include:

- Permit Fees
- Construction Management / Inspection
- Project Management

The Phase 2 Sewer Improvement Plans (step two) require upsizing the downstream sewer in Torrance to increase sewer capacity and allow future connection of residential lots within the City to this sewer instead of existing individual septic systems. At the direction of City Council, the Phase 2 Sewer Improvement plans were put on hold, and additional funding would be required to complete them. The City received a proposal from NV5 in June 2023 for the amount of $97,000 (included potholing, updating plans, obtaining plan approval from the City of Torrance), plus an optional $23,000 (to relocate existing waterlines if a conflict with the proposed sewer upgrade is discovered while potholing). If/when the City would like to proceed

with Phase 2, staff would then request an updated proposal from NV5 to complete the Phase 2 Sewer Improvement Plans.

Future improvement plans and construction (Phase three, etc.) would then be needed to extend sewer facilities into the City and provide an opportunity for residents to connect to a sewer system.

Required CEQA review will be addressed at the time of contract award.

FISCAL IMPACT:
The adopted Fiscal Year 23-24 budget does not include funds to progress towards construction of the 8" Sewer Line Project Phase 1. The City will have access to $1,000,000 in FY24 Local Project funding through Congressman Lieu's office. Any additional funds would need to be appropriated as part of the FY 24-25 Budget process or via an FY 23-24 Budget Amendment resolution.

RECOMMENDATION:
Approve as presented. Provide direction to staff on funding strategy.

ATTACHMENTS:
Attachment A - CL_AGN_240325_Lieu_FY24_CF_PressRelease.pdf
PW_SEW_231110_8inch_PBR_RHR_Design.pdf

From: Calderon, Karen
Subject: REP LIEU SECURES OVER $11 MILLION FOR LOCAL COMMUNITY PROJECTS
Date: Friday, March 15, 2024 11:00:10 AM
Attachments: image001.png
image002.png
image003.png
image004.png
image005.png
image006.png

Hello!

I hope this message finds you well! If you haven't heard the news already, I wanted to share that Rep. Lieu has secured over $11 million in federal funds through the FY2024 Community Project Funding process. We are so happy to share this and glad that this much needed funding is coming to California's 36th Congressional District. Please see the press release below for more information. Please feel free to share this news as you see fit.

Best,
KAREN CALDERON
Field Representative
Office of Congressman Ted W. Lieu (CA-36)
1645 Corinth Ave., Suite 101
Los Angeles, CA 90025
Phone: (323) 651-1040
Fax: (323) 655-0502

Subscribe to periodic e-mail updates from Rep. Ted Lieu here.

https://lieu.house.gov/media-center/press-releases/rep-lieu-secures-over-11-million-local-community-projects

TED LIEU
CONGRESSMAN for CALIFORNIA'S 36TH DISTRICT

REP LIEU SECURES OVER $11 MILLION FOR LOCAL COMMUNITY PROJECTS

WASHINGTON – Today, Congressman Ted W. Lieu (D-Los Angeles County) announced that he

secured over $11 million in federal funding for 14 local projects in California's 36th Congressional District. The Fiscal Year 2024 appropriations bills were signed into law by President Biden on Saturday, March 9, 2024. The federal funding will support local efforts to improve infrastructure, protect the environment, reduce homelessness, and more.

"One of the best parts of serving in Congress is being able to bring home federal dollars for important local projects," said Rep. Lieu. **"This money will go directly back into our community for projects like making pedestrian sidewalks safer, protecting communities from landslides and helping vulnerable neighbors secure housing. These projects will make our community safer and healthier. I am pleased to have fought for this funding and look forward to seeing how our local governments and organizations will use these funds to make our community even stronger."**

Rep. Lieu championed funding for 14 projects that will directly benefit California's 36th District residents. These include:

- **$1,000,000** for the **Rolling Hills Landslide Mitigation Project**
- **$963,000** for the **Hermosa Beach Real Time Crime Center**
- **$963,000** for the **UCLA Quantum Information Science Hub**
- **$200,000** for the **Downtown Lomita Stormwater Project**
- **$200,000** for the **Peck Avenue Storm Drain Infrastructure Improvement Project**
- **$959,752** for the **City of Beverly Hills Water Resiliency Project**
- **$959,752** for the **Culver City Stormwater Diversion Project**
- **$469,100** for the **Cloverfield Services Center Interim Housing Program Renovations**
- **$850,000** for the **Columbia Park Water Conservation Project**
- **$1,000,000** for the **California Abilities Network (ICAN) Individuals With Disabilities Workforce Training Center**
- **$500,000** for the **Lincoln Neighborhood Corridor Safety Enhancements**
- **$1,466,279** for the **Redondo Beach Marina Dock System Replacement**
- **$850,000** for the **Santa Monica Affordable Housing Rehab Project**
- **$850,000** for the **Venice Beach Restroom Replacement Project**

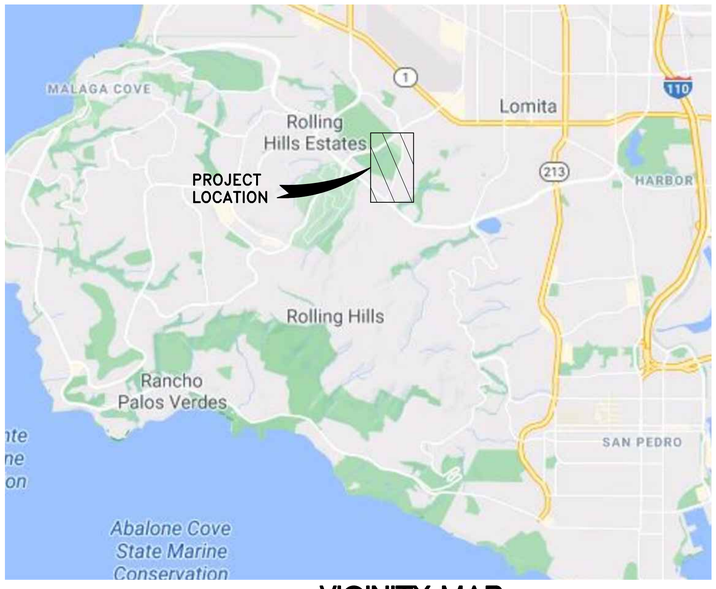
House Democrats were successful in removing harmful extreme House Republican policies from these bills that attempted to make abortion illegal everywhere, slash efforts to fight climate change, and threaten our national security. Instead, these final bipartisan 2024 funding bills will help keep our communities safe, fight inflation, and boost our economy. Taken together, the funding for California's 36th District and the funding increases for critical government programs will continue to grow our local economy and support our communities.

Read more about each CA-36 project **here**.

PORTUGUESE BEND/ROLLING HILLS ROAD SEWER MAIN IMPROVEMENT PROJECT

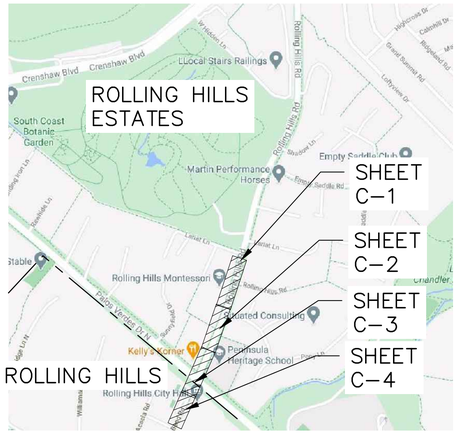
CITY OF ROLLING HILLS, COUNTY OF LOS ANGELES

NOVEMBER 2021



VICINITY MAP

NOT TO SCALE



LOCATION MAP

NOT TO SCALE

APPROVED BY:

CITY OF ROLLING HILLS — DATE

CITY OF ROLLING HILLS ESTATES — DATE

CITY OF TORRANCE — DATE

SHEET INDEX

SHT. NO.	DWG. NO	DESCRIPTION
1	T-1	TITLE SHEET, VICINITY MAP, LOCATION MAP AND SHEET INDEX
2	T-2	GENERAL NOTES ABBREVIATIONS AND LEGEND
3	C-1	ROLLING HILLS RD SEWER MAIN PLAN STA. 40+00 TO STA. 44+50
4	C-2	ROLLING HILLS RD SEWER MAIN PLAN STA. 44+50 TO STA. 49+50
5	C-3	ROLLING HILLS RD SEWER MAIN PLAN STA. 49+50 TO STA. 54+00
6	C-4	ROLLING HILLS RD SEWER MAIN PLAN STA. 54+00 TO STA. 57+00
7	C-5	ROLLING HILLS ESTATES RE-PAVEMENT AND MARKINGS
8	C-6	ROLLING HILLS ESTATES RE-PAVEMENT AND MARKINGS
9	D-1	MANHOLE DETAILS
10	D-2	DETAILS

PUBLIC AGENCIES & UTILITIES

AGENCY	CONTACT PERSON	TELEPHONE NO.
COX COMMUNICATIONS	THOMAS ELDRED	1-800-290-6623
CALIFORNIA WATER SERVICE	–	310-257-1400
LA COUNTY DEPT PUBLIC WORKS	–	–
CROWN CASTLE – LA AND VEN	NICK BELINSKY	1-888-632-0931
FRONTIER		213-542-0100
CITY OF TORRANCE		310-618-2831
SCE	–	–
CITY OF ROLLING HILLS ESTATES		310-377-1577 ext. 103
CITY OF ROLLING HILLS		310-377-1521

REFERENCES:

SANITARY SEWER:
- SS-1021 — PALOS VERDES NORTH SLOPE TRUNK SEWER, SECTION 1
- SS-1044 — PALOS VERDES NORTH SLOPE RELIEF TRUNK SEWER
- SS-43 — PLAN AND PROFILE OF SANITARY SEWER IN ROLLING HILLS ROAD

STORM DRAIN PLANS:
- SD-1027 — LA COUNTY FLOOD CONTROL DISTRICT ROLLING HILLS ESTATES PORTION OF LINE A (CONCRETE CONDUIT)
- SD-122 — CITY OF TORRANCE STORM DRAIN

WATER PLANS:
- WP-291 — CITY OF TORRANCE WESTERN AVE AND ROLLING HILLS ROAD WATER MAIN REPLACEMENT ROJECT (CIP NO. I-107)
- WP-179 — CITY OF TORRANCE WATER DEPARTMENT 18 MG WALTERIA RESERVOIR

CALL TOLL FREE 811 Know what's below. Call two working before you dig. Underground Service Alert

BENCH MARK

ELEVATIONS ARE REFERENCED TO NAVD88, UTILIZING GEOID12(A) AND DETERMINED LOCALLY BY GPS TIES TO LOS ANGELES COUNTY BENCHMARK "GY12603". THE BENCHMARKS IS A LEAD AND DISK STAMPED "LS8601". ELEVATION =245.039 SFT

GY12603 – L & LS TAG #8601 E'LY CB ROLLING HILLS RD. 0.7' S'LY OF ECR NE'LY COR CRENSHAW BLVD.

NO.	DATE	REVISIONS	ENGR.	APPROV.	DATE
6					
5					
4					
3					
2					
1					

DRAWN BY: RG — DATE DEC-20
DESIGNED BY: DAM — DATE DEC-20
CHECKED BY: LEB — DATE MAY-23

REGISTERED PROFESSIONAL ENGINEER — LUANNE BEAN — CIVIL — STATE OF CALIFORNIA

PLANS PREPARED BY:
NV5
WWW.NV5.COM
163 TECHNOLOGY DRIVE #100
IRVINE, CA 92618
TEL. (949) 585-0477
FAX. (949) 585-0433

LUANNE BEAN, PE — C50129 — 06/30/25
CIVIL ENGINEER: — LICENSE NO. — EXP. DATE

CITY OF ROLLING HILLS
PUBLIC WORKS DEPARTMENT

8-INCH SEWER MAIN PORTUGUESE BEND/ROLLING HILLS ROAD
TITLE SHEET, VICINITY MAP, LOCATION MAP AND SHEET INDEX

DWG. NO. T-1

SHEET 1 OF 10

8-INCH SEWER PORTUGUESE BEND PROJECT

Z:\Rolling Hills\8-inch Sewer Main Portuguese Bend\Plans\CAD\SHT T-1.dwg 11/10/23 8:05am

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE "STANDARD PLANS AND SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION" (GREENBOOK), LATEST EDITION, INCLUDING SUPPLEMENTS, AND TO THE CITY OF ROLLING HILLS ESTATES PUBLIC WORKS DEPARTMENT'S STANDARD CONSTRUCTION DRAWINGS.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY IN THE FIELD THE EXACT LOCATION OF EXISTING UTILITIES, SIZE, QUANTITIES, AND SITE CONDITIONS
3. THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES, PIPES, OR STRUCTURES SHOWN ON PLANS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. APPROVAL OF THE PLANS BY THE CITY OF ROLLING HILLS ESTATES DOES NOT CONSTITUTE A REPRESENTATION OF THE ACCURACY, COMPLETENESS, LOCATION, EXISTENCE, OR NON-EXISTENCE OF ANY UNDERGROUND UTILITY, PIPE, OR STRUCTURE WITHIN THE LIMITS OF THIS PROJECT.
4. THE CONTRACTOR IS REQUIRED TO TAKE ALL DUE PRECAUTIONARY MEANS TO PROTECT UTILITY LINES. THE CONTRACTOR SHALL HAVE A COPY OF THE PROJECT PLANS AND SPECIFICATIONS ON THE JOB AT ALL TIMES.
5. THE ENGINEER SHALL BE NOTIFIED AT LEAST (5) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION FOR OBSERVATION OF CONSTRUCTION. NO FACILITIES SHALL BE BACKFILLED UNTIL OBSERVED BY THE ENGINEER.
6. ALL EXISTING IMPROVEMENTS INCLUDING CONCRETE CURB AND GUTTER, AC OR PCC PAVING WHICH ARE BEING JOINED OR MATCHED IN CONNECTION WITH THIS PROJECT SHALL BE JOINED OR MATCHED IN A MANNER SATISFACTORY TO THE ENGINEER, OWNER, AND/OR OWNER'S REPRESENTATIVE INCLUDING NECESSARY SAW CUTTING, REMOVAL, REPLACEMENT AND CAPPING. ALL CONCRETE SIDEWALKS OR CURBS TO BE REMOVED AND REPLACED SHALL BE SAW CUT TO THE NEAREST TRANSVERSE SCORE MARK OR ADJUSTABLE CONTROL, JOINT OR WEAKENED PLANE JOINT.
7. CONTRACTOR SHALL MAINTAIN THE WORK AREAS IN A NEAT, SAFE, CLEAN AND SANITARY CONDITION AT ALL TIMES AND TO THE SATISFACTION OF THE CITY. STREETS SHALL BE KEPT CLEAR OF DEBRIS, DUST AND OTHER NUISANCE AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CLEANUP OF ADJACENT STREETS AFFECTED BY CONSTRUCTION.
8. TRAFFIC CONTROL DURING CONSTRUCTION OF CITY STREETS SHALL CONFORM TO THE STATE OF CALIFORNIA MANUAL OF TRAFFIC CONTROLS, SPECIAL PROVISIONS, CITY PERMIT, AND THE WORK AREA TRAFFIC CONTROL HANDBOOK (WATCH). TRAFFIC CONTROL PLAN, SIGNED BY LICENSED TRAFFIC ENGINEER, TO BE PROVIDED TO CITY OF TORRANCE.
9. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT AT LEAST 48 HOURS BEFORE BEGINNING ANY CONSTRUCTION WORK BY CALLING 811.
10. SEWER LENGTHS SHOWN ARE HORIZONTAL DISTANCES AND MAY VARY FROM ACTUAL DISTANCES. CONTRACTOR'S PRICING SHALL BE BASED UPON ACTUAL DISTANCE REQUIRED TO INSTALL THE PIPES IN ACCORDANCE WITH CONTRACT DOCUMENTS AT NO ADDITIONAL COST TO THE OWNER FOR THE DURATION OF THE PROJECT WITHOUT LAPSES.
11. CONTRACTOR SHALL POSSESS A VALID CALIFORNIA CLASS "A" CONTRACTORS LICENSE.
12. WORK SHOWN OR INDICATED ON THESE PLANS, OR CALLED FOR IN THE SPECIFICATIONS BUT NOT INCLUDED AS PAY QUANTITY ITEMS, SHALL BE CONSIDERED INCIDENTAL WORK. THE COST OF WHICH SHALL BE INCLUDED IN THE CONTRACTOR'S BID FOR PAY QUANTITY ITEMS.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO EXISTING UTILITIES, PAVEMENT, CURBS, TRAFFIC STRIPING AND MARKINGS, TRAFFIC SIGNAL EQUIPMENT (INCLUDING DETECTOR LOOPS), STRUCTURES (GARDEN WALLS, IRRIGATION SYSTEMS, AND OTHER EXISTING IMPROVEMENTS, AS A RESULT OF CONTRACTOR'S OPERATIONS, AND WILL BE REQUIRED TO REPAIR, REMODEL OR REPLACE SAME TO THE SATISFACTION OF, AS DIRECTED BY THE ENGINEER, OWNER, OWNER'S REPRESENTATIVE OR UTILITY COMPANY AT NO ADDITIONAL COST TO THE OWNER.
14. THE CONTRACTOR SHALL FURNISH ALL CONSTRUCTION SURVEYS FOR THE PROJECT AS DESCRIBED IN THE SPECIFICATIONS AT NO ADDITIONAL COST TO THE OWNER. SURVEY POINTS DESCRIBED AS A RESULT OF THE CONTRACTOR'S NEGLIGENCE OR FAILURE TO PROVIDE PROPER PROTECTION, SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE, AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL NOTIFY THE CITY AT LEAST FIVE (5) WORKING DAYS PRIOR TO CONSTRUCTION STAKING, AND REGULATORY AGENCIES AS REQUIRED IN ENCROACHMENT PERMITS.
15. THE CONTRACTOR SHALL CONDUCT CONSTRUCTION OPERATIONS IN SUCH A MANNER THAT STORM RUNOFF OR OTHER WATERS MAY PROCEED UNINTERRUPTED ALONG THE STREET OR DRAINAGE COURSES IN ACCORDANCE WITH CONTRACTOR'S APPROVED WATER POLLUTION CONTROL PLAN AND FEDERAL/STATE/LOCAL REGULATORY REQUIREMENTS AND GUIDELINES.
16. STATIONING OF REMOVALS AND WIDTHS OF REMOVALS INDICATE SCOPE OF WORK AND ARE APPROXIMATE ONLY. ACTUAL REMOVALS SHALL BE DIRECTED BY THE ENGINEER. CONSTRUCTION SITE SHALL BE MAINTAINED IN SUCH A CONDITION THAT AN UNANTICIPATED STORM DOES NOT CARRY WASTES OR POLLUTANTS OFF THE SITE. SUCH "DISCHARGES" OF MATERIAL OTHER THAN STORM WATER ARE ALLOWED ONLY WHEN NECESSARY FOR PERFORMANCE AND COMPLETION OF CONSTRUCTION PRACTICES, AND WHERE THEY DO NOT CAUSE OR CONTRIBUTE TO A VIOLATION OF ANY WATER QUALITY STANDARD, CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR NUISANCE, OR CONTAIN A HAZARDOUS SUBSTANCE IN A QUANTITY REPORTABLE UNDER FEDERAL REGULATIONS 40 CFR PARTS 117 AND 302.
17. THE CONTRACTOR SHALL PROTECT ALL SURVEY MONUMENTATION, IF ANY SURVEYING MONUMENTS ARE DISTURBED OR DESTROYED. THE CONTRACTOR SHALL RETAIN A LICENSED SURVEYOR TO RE-ESTABLISH AND RECORD THE MONUMENT CHANGE PER STATE LAW.
18. ALL LANDSCAPING AND IRRIGATION WHICH IS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED IN-KIND, AND SHOULD BE INCLUDED IN THE BID PROCESS FOR WHICH THESE ITEMS ARE A PART OF. TREES WHICH ARE TEMPORARILY REMOVED SHALL BE REPLACED AT LOCATIONS DIRECTED BY THE CITY OF ROLLING HILLS ESTATES.
19. CONTRACTOR SHALL FILL ABANDONED PIPES WITH 2 SACK SLURRY GROUT. CONTRACTOR TO PROVIDE CITY REPRESENTATIVE OR ENGINEER OF RECORD THEORETICAL VOLUME WITH ACTUAL GROUT VOLUME PLACED IN ABANDONED PIPES.
20. MATERIALS AND WORKMANSHIP TO CONFORM TO THE 2019 EDITION OF THE CALIFORNIA BUILDING CODE AND THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.

DEWATERING NOTES

1. GROUNDWATER MAY BE HIGH AND SEASONALLY VARIABLE AT EXCAVATIONS. DEWATERING SYSTEMS SHALL EFFECTIVELY INTERCEPT AND REMOVE WATER FROM SURROUNDING STRATA AND THUS PREVENT ITS ENTRY INTO THE EXCAVATION. THE EMPLOYMENT OF ANY OF THE AVAILABLE ALTERNATIVES TO ACHIEVE THIS OBJECTIVE MAY BE REQUIRED. RELIANCE SHALL NOT BE PLACED SOLELY ON SHEETING TO PROTECT WORK AREAS. THE ALTERNATIVE USE OF SYSTEM OF INTERLOCKING SHEET PILING WITH BRACES OR ANCHORAGE SUPPLEMENTED BY DEWATERING MEASURES OR OTHER MEANS WHICH MAY BE SUITABLE, SHALL BE PERMITTED.
2. PROVIDE ALL EQUIPMENT, LABOR, MATERIALS, TOOLS, AND INCIDENTALS NECESSARY TO DESIGN, CONSTRUCT, INSTALL AND OPERATE DEWATERING FACILITIES FOR CONSTRUCTION OF THIS WORK SUCH THAT ALL UNDERGROUND AND BELOW-GRADE WORK IS PERFORMED OR INSTALLED IN DRY EXCAVATIONS.
3. DEWATERING OF CONTAMINATED GROUNDWATER, OR DISCHARGING CONTAMINATED SOILS VIA SURFACE EROSION IS PROHIBITED. DEWATERING OF NON-CONTAMINATED GROUNDWATER REQUIRES A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM PERMIT FROM THE RESPECTIVE STATE REGIONAL WATER QUALITY CONTROL BOARD.
4. CONTRACTOR SHALL OBTAIN A DEWATERING PERMIT FOR ANY SITE DEWATERING AS A PART OF THIS CONTRACT.

PAVEMENT NOTES

1. CONTRACTOR SHALL REMOVE AND DISPOSE OF EXISTING AC PAVEMENT AND PAVEMENT STRIPING IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS. BASED ON THE CONTRACTOR'S MEANS & METHODS OF REMOVAL. ALL REMOVAL AND DISPOSAL OF AC PAVEMENT SHALL BE INCLUDED IN BID PRICING.

NOTES:

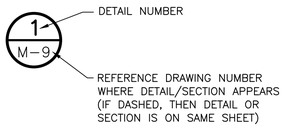
1. REMOVED SEWER PIPES SHALL BE LEGALLY DISPOSED OF OFFSITE.
2. THE LOCATION OF EXISTING SEWER LATERALS SHOWN ON PLANS ARE APPROXIMATE. THE CONTRACTOR SHALL CCTV THE EXISTING SEWER MAIN PRIOR TO CONSTRUCTION AND VERIFY THE LOCATION OF ALL ACTIVE LATERALS AND CLEAN SEWER MAIN LINE AS NECESSARY TO HAVE A FUNCTIONAL SEWER SYSTEM BEFORE ANY CONSTRUCTION.
3. CONTRACTOR SHALL MAINTAIN EXISTING SEWER FLOWS AT ALL TIMES DURING CONSTRUCTION. SUBMIT SEWER BYPASS PLAN TO THE CITY OF TORRANCE FOR APPROVAL.
4. EXACT LOCATION AND DEPTH OF EXISTING UTILITIES ARE UNKNOWN AND SHOWN ACCORDING TO THE AVAILABLE RECORD INFORMATION. CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES WHICH ARE REQUIRED (I.E. POTHOLING UTILITY LOCATION, ETC.) TO DETERMINE THE LOCATION OF THE EXISTING UTILITIES PRIOR TO PROCUREMENT OF MATERIALS OR CONSTRUCTION OF THE PIPELINE. WHEN LESS THAN 12-INCH CLEARANCE IS AVAILABLE, PIPE TRENCH SHALL BE SLURRY BACKFILLED, 2-FT EACH SIDE OF CROSSING UTILITY.
5. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES IN PLACE.
6. CONTRACTOR SHALL PROVIDE SUPPORTS AT ALL EXISTING UTILITY CROSSINGS PER SPPWC STANDARD PLAN 224-2.

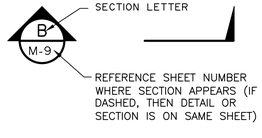
CONSTRUCTION NOTES:

		QTY.
(1)	REMOVE AND LEGALLY DISPOSE OF EXISTING 8" VCP SEWER PIPE.	578 LF
(2)	CONSTRUCT 8" VCP EXTRA STRENGTH SEWER PIPE PER TECHNICAL SPECIFICATIONS AND TRENCH PER COLA DPW STD PLAN S-477-2 ON SHEET D-2.	1,653 LF
(3)	CONSTRUCT 10" VCP EXTRA STRENGTH SEWER PIPE PER TECHNICAL SPECIFICATIONS AND TRENCH PER COLA DPW STD PLAN S-477-2 ON SHEET D-2.	351 LF
(4)	CONSTRUCT 12" VCP EXTRA STRENGTH SEWER PIPE PER TECHNICAL SPECIFICATIONS AND TRENCH PER COLA DPW STD PLAN S-477-2 ON SHEET D-2.	281 LF
(5)	RECONNECT ALL LIVE SEWER LATERALS AFFECTED BY CONSTRUCTION.	5
(6)	PRESSURE WASH AND PROTECT EXISTING MANHOLE IN PLACE.	5
(7)	CLEAN EXISTING MANHOLE AND COAT MANHOLE INTERIOR WITH 125 MIL EPOXY/POLYURETHANE LINING SYSTEM INCLUDING THE BASE.	5
(8)	CONSTRUCT NEW 48-INCH DIAMETER PRECAST CONCRETE MANHOLE LINED WITH POLYURETHANE (SANCON 100 OR EQUAL) PER LACSD STD. 2003-2.	4
(9)	REMOVE AND REPLACE IN KIND EXISTING IMPROVEMENTS INCLUDING BUT NOT LIMITED TO CURB AND GUTTER, PCC SIDE WALK, TRAFFIC SIGNAL LOOP DETECTION, GRASS, AND OTHER LANDSCAPING.	-
(10)	JOIN EXISTING MANHOLE, REMOVE CONFLICTING SEWER PIPE, CORE DRILL AND RE-CHANNELIZE EXISTING BASE IF NECESSARY TO MAINTAIN EXISTING SEWER FLOWS DURING CONSTRUCTION PER DETAIL 2 ON SHEET D-2.	5
(11)	REMOVE EXISTING MANHOLE AND FILL, COVER AND RESURFACE SPECIFICATIONS AND TRENCH PER COLA DPW STD PLAN S-477-2 ON SHEET D-2.	1
(12)	CONSTRUCT NEW SEWER LATERAL. WYE PER LACDPW STANDARD 2025-2	3
(13)	REMOVE EXISTING INTERFERING PORTION OF ABANDONED SEWER AND PLUG BOTH ENDS	1

ABBREVIATIONS

∠PT.	ANGLE POINT	ID	INSIDE DIAMETER
ABAND.	ABANDONED UTILITY	INT.	INTERSECTION
AB	AGGREGATE BASE	INV.	INVERT
AC	ASPHALT CONCRETE	IRR.	IRRIGATION
ACP	ASBESTOS CEMENT PIPE	LT.	LEFT
APN	ASSESSOR'S PARCEL NUMBER	L	LENGTH
ASPH.	ASPHALT	LAT.	LATERAL
AV	AIR/VAC	L.F.	LINEAL FEET
AWWA	AMERICAN WATER WORKS ASSOCIATION	LG	LIP OF GUTTER
BCR	BEGINNING OF CURB RETURN	MH	MANHOLE
BC	BEGINNING OF CURVE	MAX.	MAXIMUM
BF	BLIND FLANGE	MIN.	MINIMUM
BFV	BUTTERFLY VALVE	N	NORTHERLY
BM	BENCH MARK	OD	OUTSIDE DIAMETER
BO	BLOW-OFF	PVMT	PAVEMENT
BOT.	BOTTOM	P/L	PROPERTY LINE
CATV	CABLE TELEVISION	PI	POINT OF INTERSECTION
CIP	CAST IRON PIPE	PRC	POINT OF REVERSE CURVATURE
CB	CATCH BASIN	PE	POLYETHYLENE
℄	CENTERLINE	PVC	POLYVINYL CHLORIDE PLASTIC PIPE
CO	CLEAN OUT	PP	POWER POLE
CLR	CLEARANCE	PSI	PRESSURE PER SQUARE INCH
CONC	CONCRETE	R	RADIUS
CONST	CONSTRUCTION	RR	RAIL ROAD
CMP	CORRUGATED METAL PIPE	RW	RECLAIMED WATER
CML&C	CEMENT MORTAR LINED AND COATED	RCB	REINFORCED CONCRETE BOX
DIA.	DIAMETER	RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE	RT	RIGHT
DWG.	DRAWING	ROW	RIGHT-OF-WAY
E	EASTERLY OR ELECTRICAL	S	SLOPE OR SEWER
ELEC.	ELECTRICAL	SD	STORM DRAIN
ELEV.	ELEVATION	SS	SANITARY SEWER OR STAINLESS STEEL
ENC.	ENCASED	SSPWC	STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION
EC	END OF CURVE	SPEC'S	SPECIFICATIONS
EXIST.	EXISTING	STA.	STATION
FBE	FUSION BONDED EPOXY	STD.	STANDARD
FL	FLOW LINE	STL.	STEEL
FLG	FLANGE	TEL	TELEPHONE
FM	FORCE MAIN	TC	TOP OF CURB
FS	FINISH SURFACE	TYP.	TYPICAL
FG	FINISH GRADE	U.O.N.	UNLESS OTHERWISE NOTED
FUT.	FUTURE	VCP	VITRIFIED CLAY PIPE
G	GAS	VERT	VERTICAL
GB	GRADE BREAK	W	WATER
HORIZ	HORIZONTAL	WV	WATER VALVE
HWL	HIGH WATER LEVEL		





SYMBOL LEGEND

- BLOCK WALL/BRICK WALL/HEAD WALL
- CABLE TELEVISION VALVE
- DRAIN ARROW
- D.I. DRAIN INLET
- EDGE OF PAVEMENT
- MHE ELECTRIC MANHOLE
- EM ELECTRIC METER
- ELECTRIC PULL BOX
- FH FIRE HYDRANT
- FP FLAG POLE
- GM GAS METER
- GV GAS VALVE
- GATE
- GRAVEL BAG
- G.P GUARD POST
- GUY WIRE
- HANDICAPPED
- CHAIN LINK FENCE
- IRRIGATION CONTROL VALVE
- LIGHT STD.
- PP4759002E POWER POLE
- PP W/TRANS
- RR LIGHT
- SCO SEWER CLEAN OUT
- SMH SEWER MANHOLE
- SIGN
- SLOPE
- STORM DRAIN MANHOLE
- STREET LIGHT
- MHT TELCO MANHOLE
- TELCO PULL BOX
- TRAFFIC SIGNAL
- TREE
- TREE PALM
- VENT RISER
- WMH WATER MANHOLE
- WM WATER METER
- WV WATER VALVE
- EXISTING FENCE
- E EXISTING POWER CABLE
- TEL EXISTING TELEPHONE CONDUIT
- CTV EXISTING UNDERGROUND T.V. CABLE
- G EXISTING GAS LINE – SIZE AS INDICATED ON PLAN
- W EXISTING WATERMAIN– SIZE AS INDICATED ON PLAN
- S EXISTING SANITARY SEWER–SIZE AS INDICATED ON PLAN
- SD EXISTING STORM DRAIN – SIZE AS INDICATED ON PLAN
- UNK UNKNOWN UTILITY
- 82.0 CONTOUR LINE
- W ABANDONED UTILITY
- PROPERTY LINE

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GY12603 – L & LS TAG #8601 E'LY CB ROLLING HILLS RD. 0.7' S'LY OF ECR NE'LY COR CRENSHAW BLVD.

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REGISTERED PROFESSIONAL ENGINEER LUANNE BEAN CIVIL STATE OF CALIFORNIA

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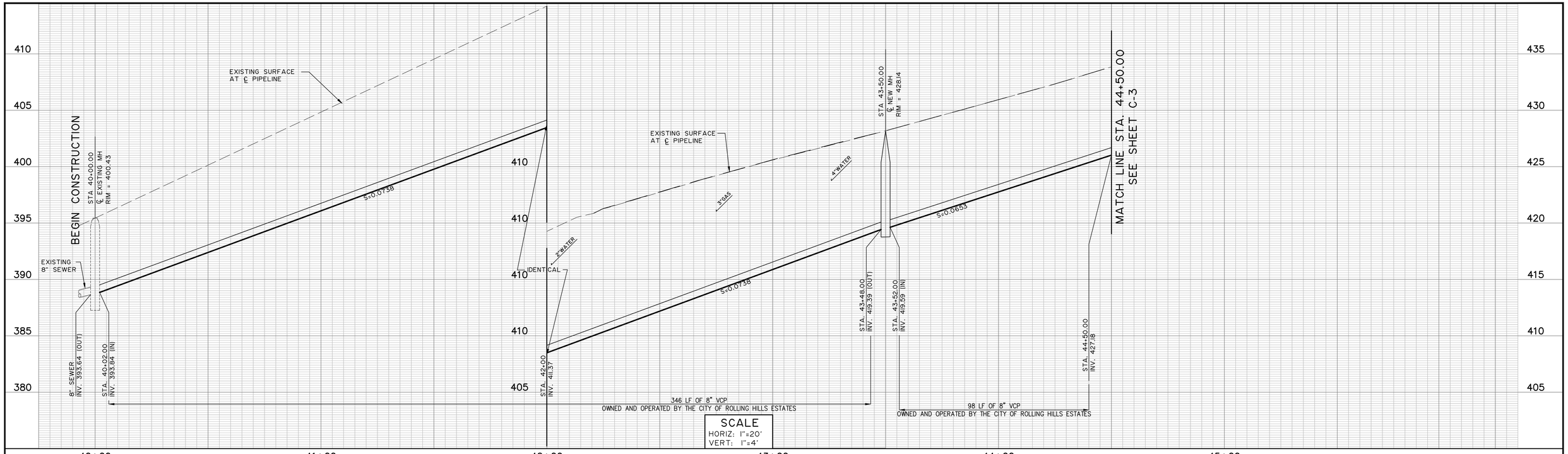
LUANNE BEAN, PE — C50129 — 06/30/25
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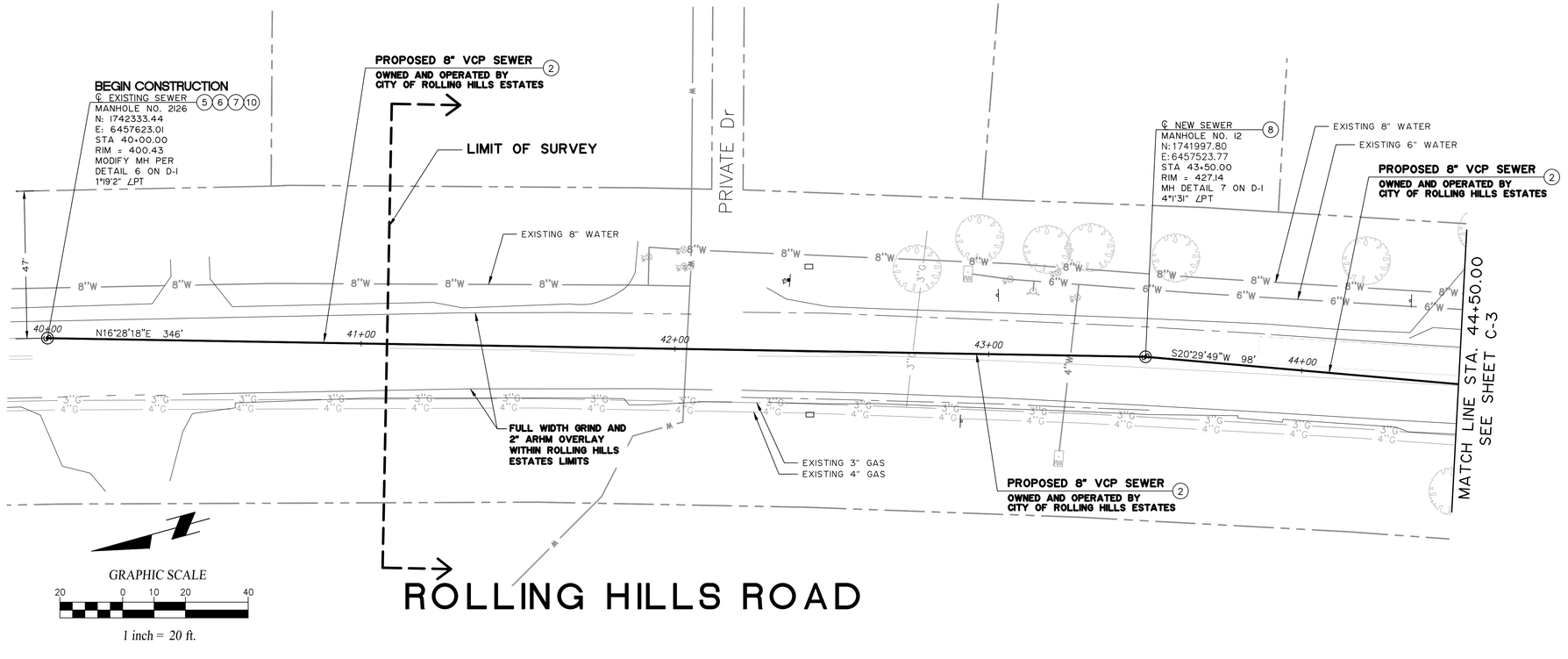
CITY OF ROLLING HILLS
PUBLIC WORKS DEPARTMENT
8-INCH SEWER MAIN PORTUGUESE BEND/ROLLING HILLS ROAD
GENERAL NOTES ABBREVIATIONS AND LEGEND

DWG. NO. T-2
SHEET 2 OF 10

8-INCH SEWER PORTUGUESE BEND PROJECT

Z:\Rolling Hills\8 - Inch Sewer Main Portuguese Bend\Plans\CAD\SHT T-2.dwg 11/10/23 8:05am





CONSTRUCTION NOTE

(2) CONSTRUCT 8" VCP EXTRA STRENGTH SEWER PIPE PER TECHNICAL SPECIFICATIONS AND TRENCH PER COLA DPW STD PLAN S-477-2 ON SHEET D-2.

(5) RECONNECT ALL LIVE SEWER LATERALS AFFECTED BY CONSTRUCTION.

(6) PRESSURE WASH AND PROTECT EXISTING MANHOLE IN PLACE.

(7) CLEAN EXISTING MANHOLE AND COAT MANHOLE INTERIOR WITH 125 MIL EPOXY/POLYURETHANE LINING SYSTEM INCLUDING THE BASE.

(8) CONSTRUCT NEW 48-INCH DIAMETER PRECAST CONCRETE MANHOLE LINED WITH POLYURETHANE (SANCON 100 OR EQUAL) PER LACSD STD. 2003-2.

(10) JOIN EXISTING MANHOLE, REMOVE CONFLICTING SEWER PIPE, CORE DRILL AND RE-CHANNELIZE EXISTING BASE IF NECESSARY TO MAINTAIN EXISTING SEWER FLOWS DURING CONSTRUCTION PER DETAIL 2 ON SHEET D-2.

NOTE TO CONTRACTOR

1. CONTRACTOR TO VERIFY ALL EXISTING UTILITIES BEFORE ANY CONSTRUCTION.
2. CONTRACTOR TO CCTV THE EXISTING SEWER PRIOR TO CONSTRUCTION AND VERIFY THE LOCATION OF ALL ACTIVE LATERALS AND CLEAN SEWER MAIN LINE AS NECESSARY TO HAVE A FUNCTIONAL SEWER SYSTEM BEFORE ANY CONSTRUCTION.
3. CONTRACTOR SHALL MAINTAIN EXISTING SEWER FLOWS AT ALL TIMES DURING CONSTRUCTION.
4. CONTRACTOR SHALL VERIFY THE DEPTH OF GROUNDWATER AND SUBMIT A DEWATERING PLAN IN ACCORDANCE WITH DEWATERING SPECIFICATIONS.

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PLANS PREPARED BY:
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WWW.NV5.COM
163 TECHNOLOGY DRIVE #100
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TEL. (949) 585-0477
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LUANNE BEAN, PE C50129 06/30/25
CIVIL ENGINEER: LICENSE NO. EXP. DATE

CITY OF ROLLING HILLS
PUBLIC WORKS DEPARTMENT

8-INCH SEWER MAIN PORTUGUESE BEND/ROLLING HILLS ROAD

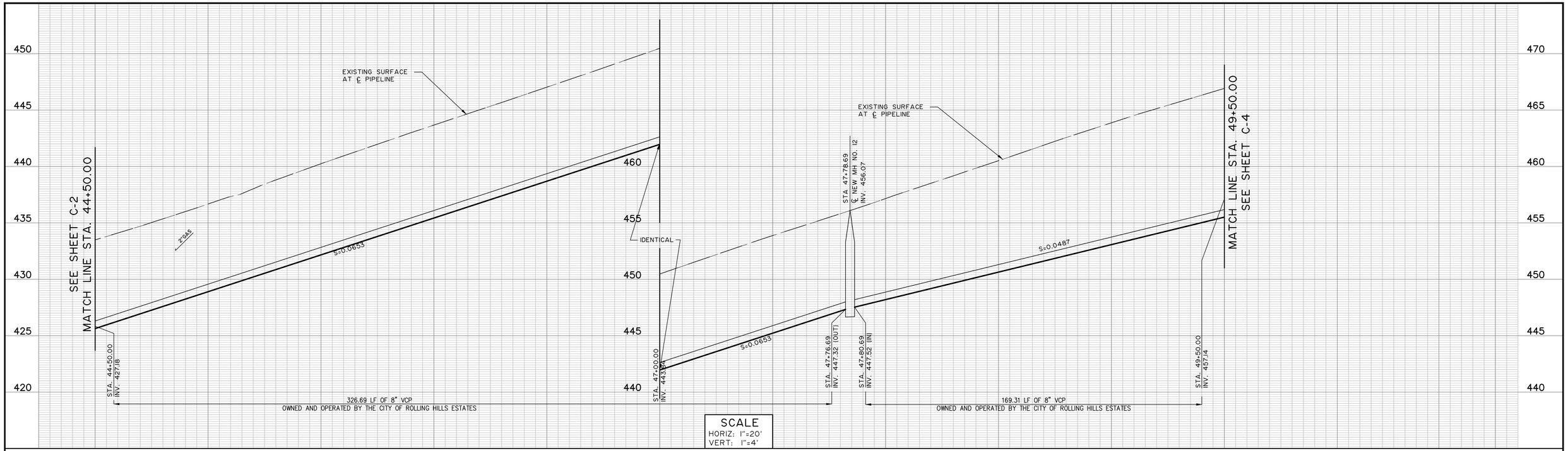
PLAN AND PROFILE STA. 40+00.00 TO 44+50.00

DWG. NO. C-1

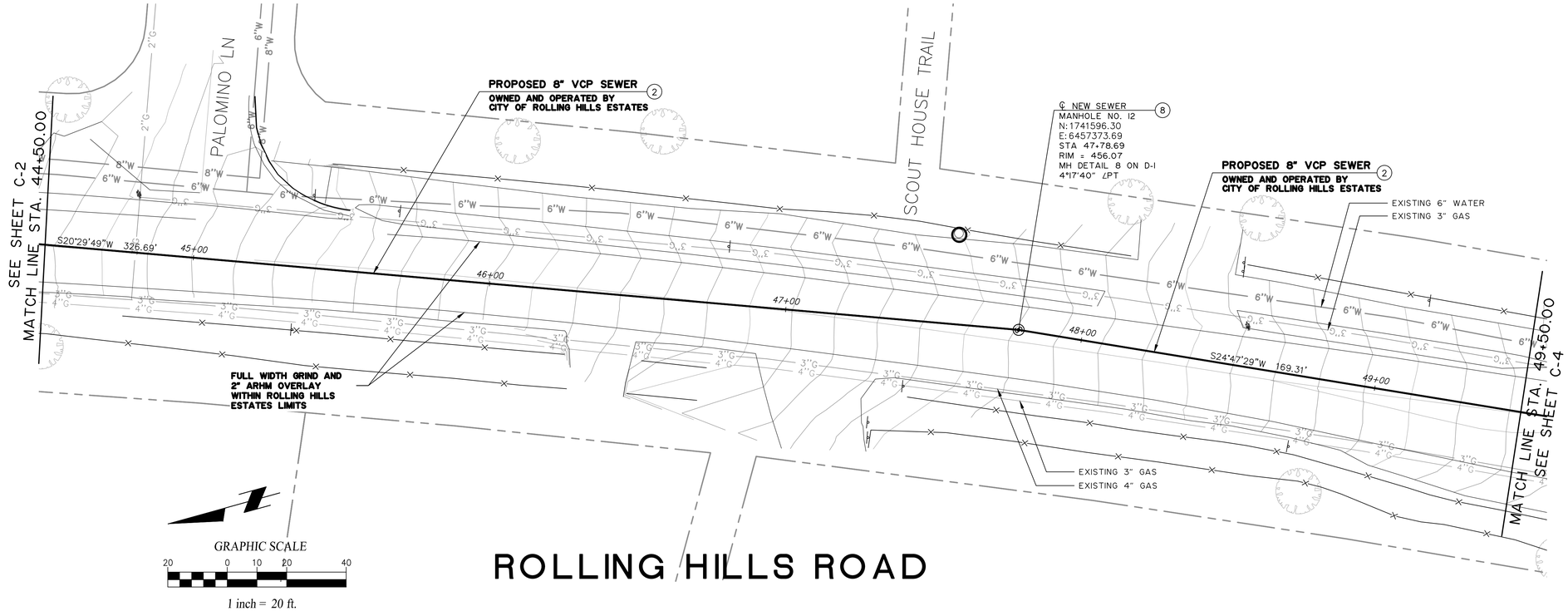
SHEET 3 OF 10

8-INCH SEWER PORTUGUESE BEND PROJECT

Z:\Rolling Hills\8-inch Sewer Main Portuguese Bend\Plans\CAD\SHEET C-1.dwg 11/10/23 8:05am



SCALE
HORIZ: 1"=20'
VERT: 1"=4'



ROLLING HILLS ROAD

CONSTRUCTION NOTE

(2) CONSTRUCT 8" VCP EXTRA STRENGTH SEWER PIPE PER TECHNICAL SPECIFICATIONS AND TRENCH PER COLA DPW STD PLAN S-477-2 ON SHEET D-2.

(8) CONSTRUCT NEW 48-INCH DIAMETER PRECAST CONCRETE MANHOLE LINED WITH POLYURETHANE (SANCON 100 OR EQUAL) PER LACSD STD. 2003-2.

NOTE TO CONTRACTOR

1. CONTRACTOR TO VERIFY ALL EXISTING UTILITIES BEFORE ANY CONSTRUCTION.
2. CONTRACTOR TO CCTV THE EXISTING SEWER PRIOR TO CONSTRUCTION AND VERIFY THE LOCATION OF ALL ACTIVE LATERALS AND CLEAN SEWER MAIN LINE AS NECESSARY TO HAVE A FUNCTIONAL SEWER SYSTEM BEFORE ANY CONSTRUCTION.
3. CONTRACTOR SHALL MAINTAIN EXISTING SEWER FLOWS AT ALL TIMES DURING CONSTRUCTION.
4. CONTRACTOR SHALL VERIFY THE DEPTH OF GROUNDWATER AND SUBMIT A DEWATERING PLAN IN ACCORDANCE WITH DEWATERING SPECIFICATIONS.

CALL TOLL FREE 811
Know what's below. Call two working before you dig.
Underground Service Alert

BENCH MARK

ELEVATIONS ARE REFERENCED TO NAVD88, UTILIZING GEOID12(A) AND DETERMINED LOCALLY BY GPS TIES TO LOS ANGELES COUNTY BENCHMARK "GY12603". THE BENCHMARKS IS A LEAD AND DISK STAMPED "LS8601". ELEVATION =245.039 SFT

GY12603 – L & LS TAG #8601 E'LY CB ROLLING HILLS RD. 0.7' S'LY OF ECR NE'LY COR CRENSHAW BLVD.

NO.	DATE	REVISIONS	ENGR.	APPROV.	DATE
6					
5					
4					
3					
2					
1					

DRAWN BY: RG — DATE: DEC-20
DESIGNED BY: DAM — DATE: DEC-20
CHECKED BY: LEB — DATE: MAY-23

REGISTERED PROFESSIONAL ENGINEER — LUANNE BEAN — CIVIL — STATE OF CALIFORNIA

PLANS PREPARED BY:
NV5
WWW.NV5.COM
163 TECHNOLOGY DRIVE #100
IRVINE, CA 92618
TEL. (949) 585-0477
FAX. (949) 585-0433

LUANNE BEAN, PE — C50129 — 06/30/25
CIVIL ENGINEER: — LICENSE NO. — EXP. DATE

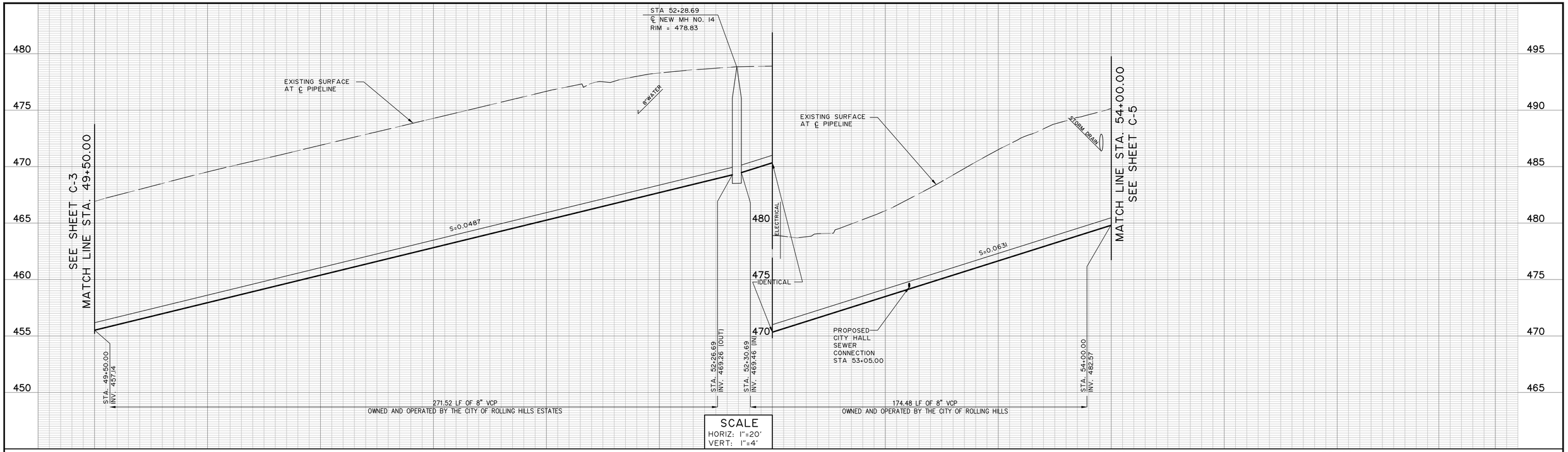
CITY OF ROLLING HILLS
PUBLIC WORKS DEPARTMENT

8-INCH SEWER MAIN PORTUGUESE BEND/ROLLING HILLS ROAD
PLAN AND PROFILE STA. 44+50.00 TO 49+50.00

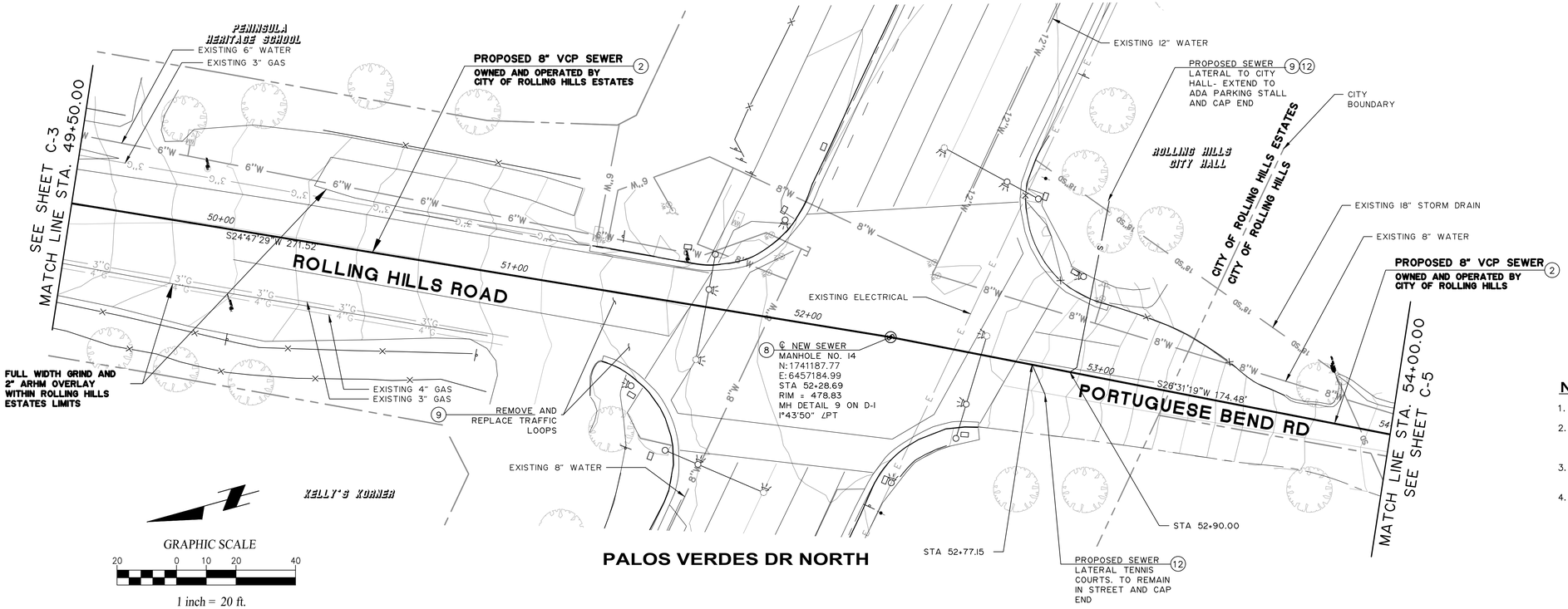
DWG. NO. C-2
SHEET 4 OF 10

8-INCH SEWER PORTUGUESE BEND PROJECT

Z:\Rolling Hills\8-inch Sewer Main Portuguese Bend\Plans\CAD\SHEET C-2.dwg 11/10/23 8:05am



SCALE
HORIZ: 1"=20'
VERT: 1"=4'



GRAPHIC SCALE
20 0 10 20 40
1 inch = 20 ft.

CONSTRUCTION NOTE

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(9) REMOVE AND REPLACE IN KIND EXISTING IMPROVEMENTS INCLUDING BUT NOT LIMITED TO CURB AND GUTTER, PCC SIDE WALK, TRAFFIC SIGNAL LOOP DETECTION, GRASS, AND OTHER LANDSCAPING.

(12) CONSTRUCT SEWER LATERAL. WYE PER LACDPW STANDARD 2025-2

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CITY OF ROLLING HILLS
PUBLIC WORKS DEPARTMENT

8-INCH SEWER MAIN PORTUGUESE BEND/ROLLING HILLS ROAD

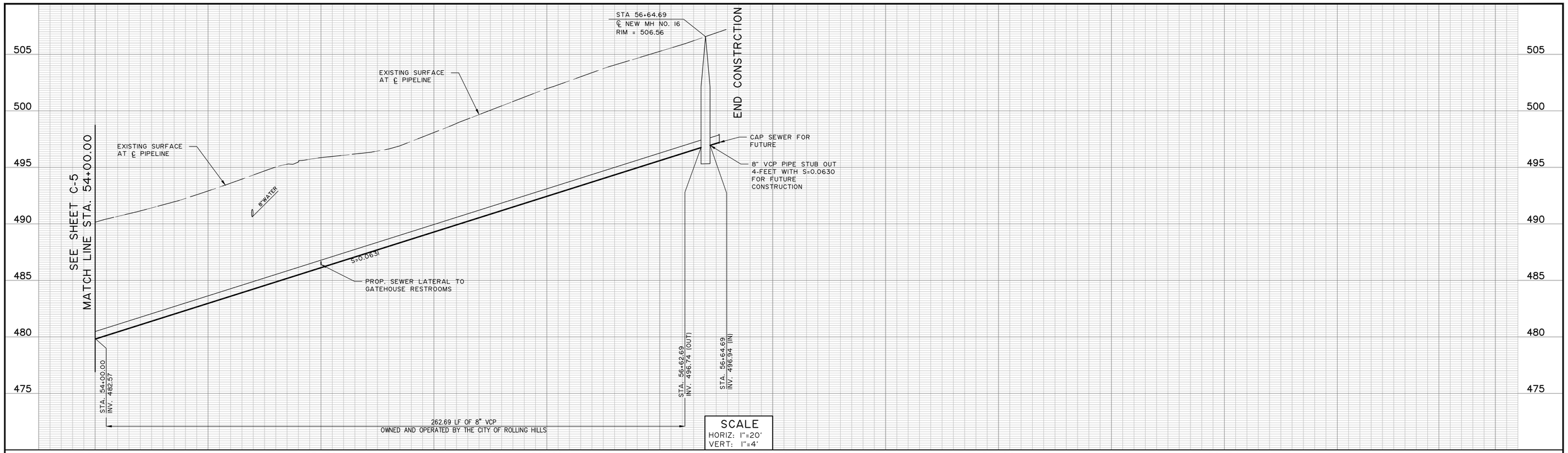
PLAN AND PROFILE STA. 49+50.00 TO 54+00.00

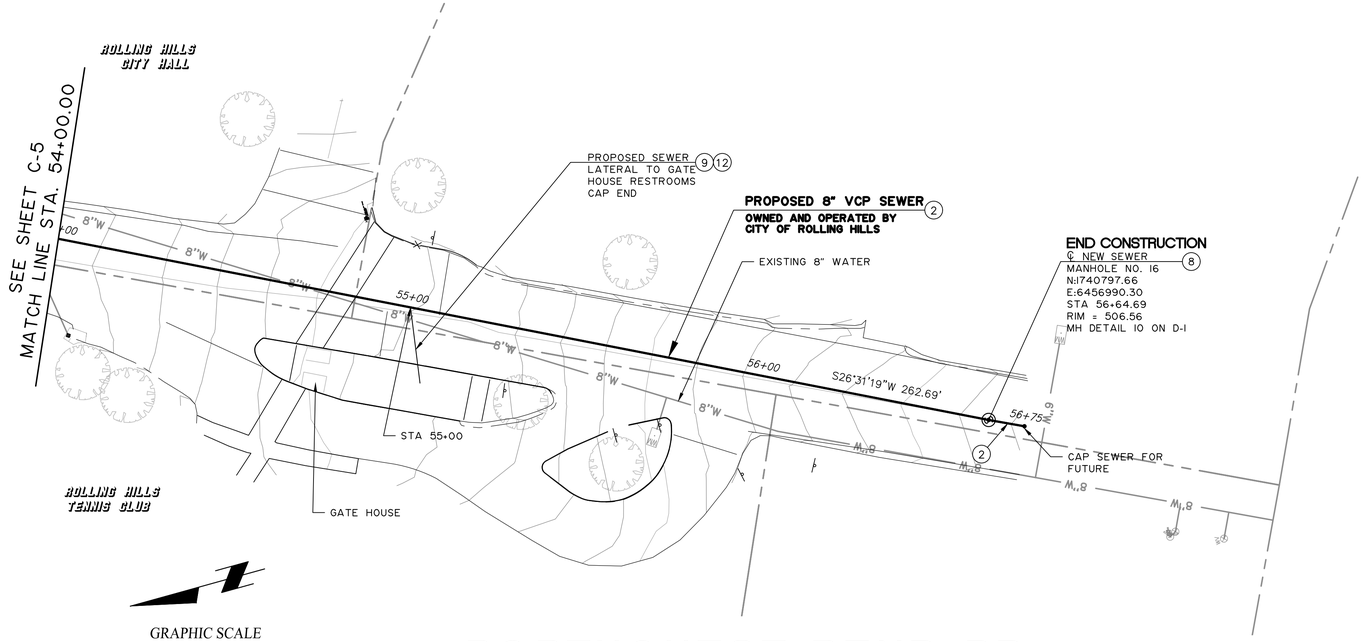
DWG. NO. C-3

SHEET 5 OF 10

8-INCH SEWER PORTUGUESE BEND PROJECT

Z:\Rolling Hills\8 -inch Sewer Main Portuguese Bend\Plans\CAD\SHEET C-3.dwg 11/10/23 8:05am





GRAPHIC SCALE

20 0 10 20 40

1 inch = 20 ft.

PORTUGUESE BEND RD

CONSTRUCTION NOTE

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CITY OF ROLLING HILLS
PUBLIC WORKS DEPARTMENT

8-INCH SEWER MAIN PORTUGUESE BEND/ROLLING HILLS ROAD

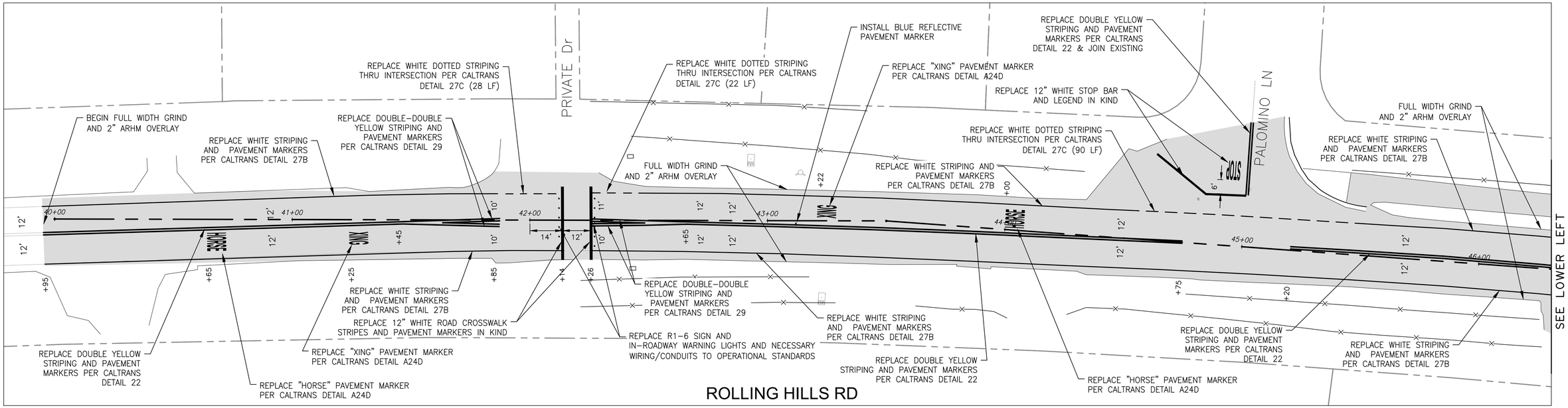
PLAN AND PROFILE STA. 54+00.00 TO 57+00±

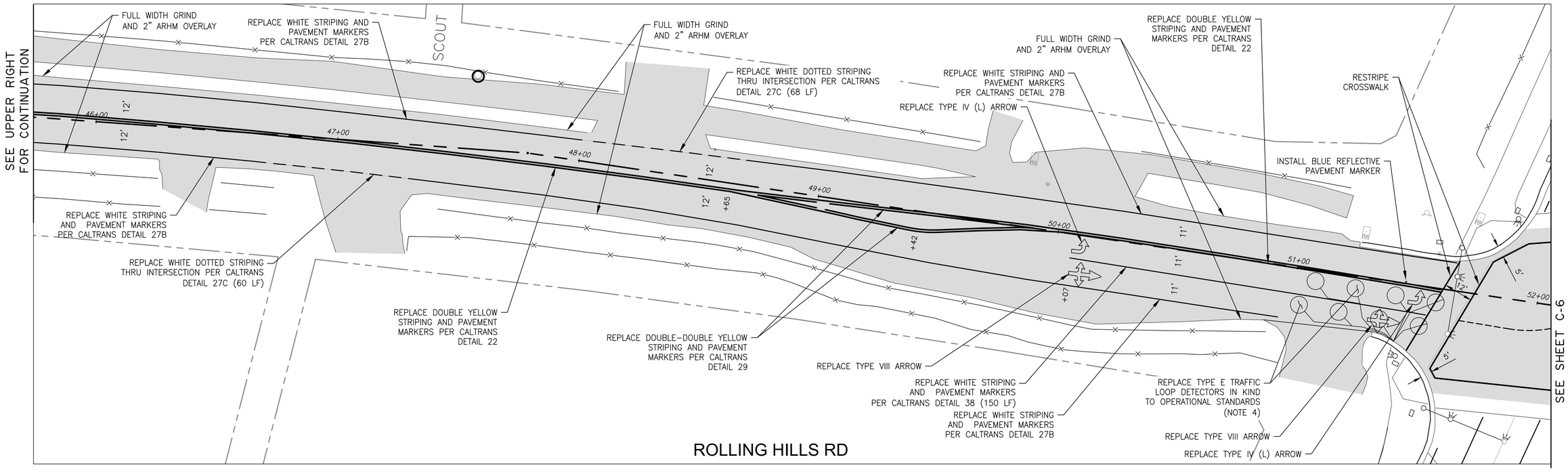
DWG. NO. C-4

SHEET 6 OF 10

8-INCH SEWER PORTUGUESE BEND PROJECT

Z:\Rolling Hills\8-inch Sewer Main Portuguese Bend\Plans\CAD\SHEET C-4.dwg 11/10/23 8:05am





NOTES:

1. CONTRACTOR TO INSTALL TRAFFIC SIGNS, STRIPING AND TRAFFIC LOOP SYSTEMS PER THE LATEST EDITIONS OF THE CALTRANS STANDARD PLANS AND THE CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (CA MUTCD).
2. STRIPING AND PAVEMENT MARKINGS SHALL BE PAINT, 3 COATS UNLESS OTHERWISE NOTED.
3. INSTALL TWO-WAY BLUE REFLECTIVE MARKERS NEAR THE CENTERLINE STRIPE ADJACENT TO EACH FIRE HYDRANT.
4. INDUCTIVE DETECTOR LOOPS SHALL BE 6' DIAMETER TYPE "E" AND CENTERED IN TRAVEL LANE WITH 10' SPACING BETWEEN LOOPS IN THE DIRECTION OF TRAVEL. LIMIT LINE LOOPS SHALL BE CASE II VEHICLE AND BICYCLE DETECTOR LOOPS PER LADOT STANDARDS. PLACE LIMIT LINE LOOPS 2' INTO CROSSWALK OR LIMIT LINE.

GRAPHIC SCALE

20 0 10 20 40

1 inch = 20 ft.

CALL TOLL FREE 811 Know what's below. Call two working before you dig. Underground Service Alert

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REGISTERED PROFESSIONAL ENGINEER LUANNE BEAN CIVIL STATE OF CALIFORNIA

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LUANNE BEAN, PE C50129 06/30/25
CIVIL ENGINEER: LICENSE NO. EXP. DATE

CITY OF ROLLING HILLS
PUBLIC WORKS DEPARTMENT

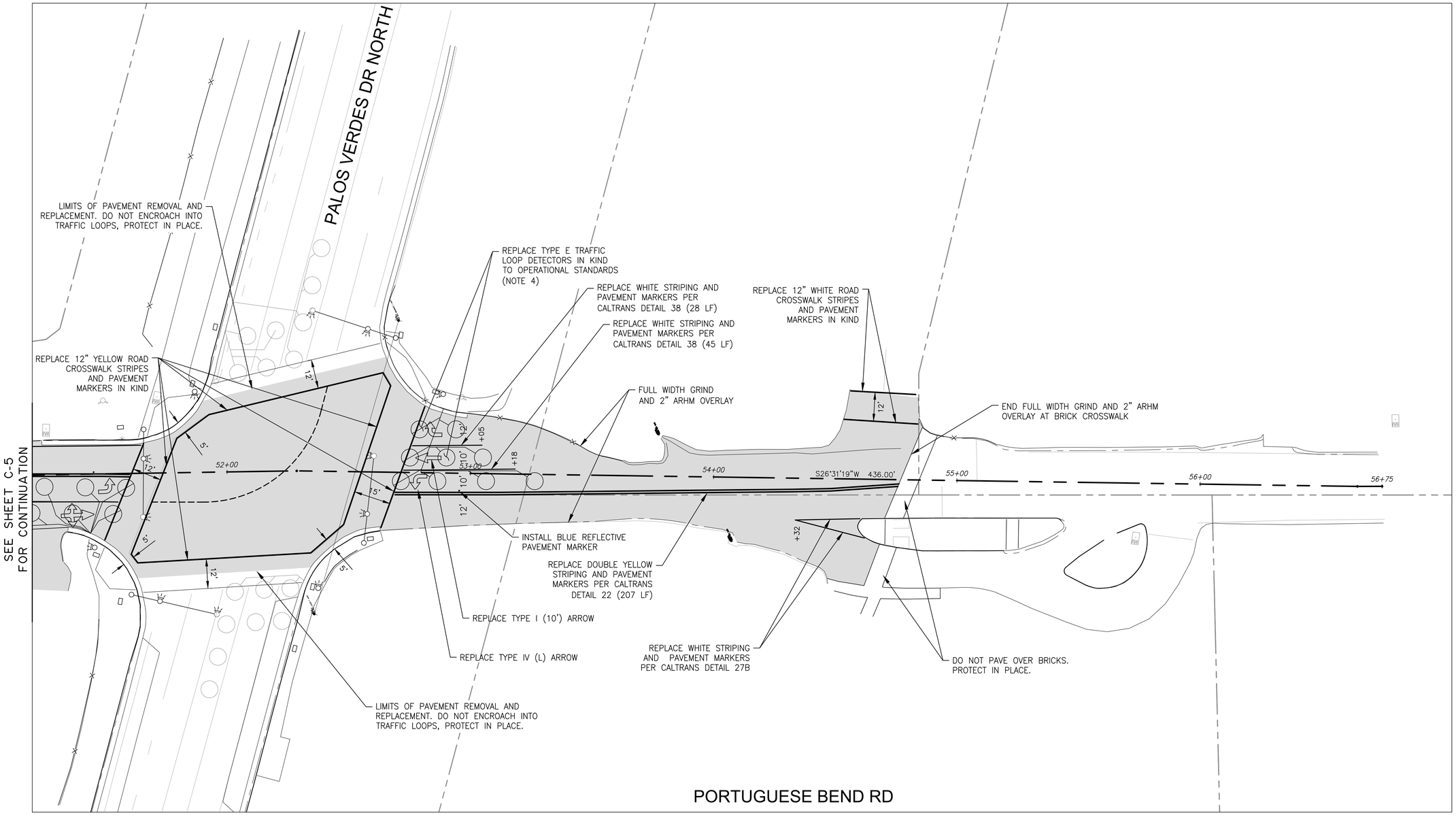
8-INCH SEWER MAIN PORTUGUESE BEND/ROLLING HILLS ROAD
REPAVEMENT AND MARKINGS

DWG. NO. C-5

SHEET 7 OF 10

8-INCH SEWER PORTUGUESE BEND PROJECT

Z:\Rolling Hills\8 - Inch Sewer Main Portuguese Bend\Plans\CAD\SHEET C-5.dwg 11/10/23 8:05am



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CITY OF ROLLING HILLS
PUBLIC WORKS DEPARTMENT

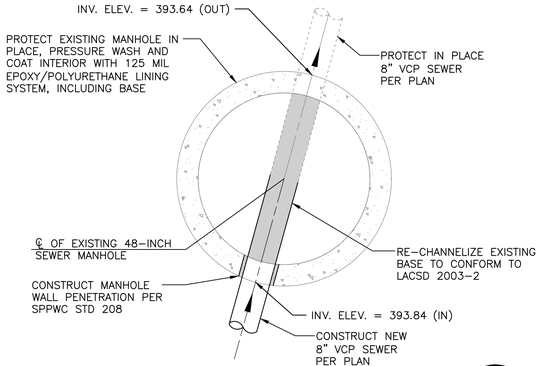
8-INCH SEWER MAIN PORTUGUESE BEND/ROLLING HILLS ROAD
REPAVEMENT AND MARKINGS

DWG. NO. C-6

SHEET 8 OF 10

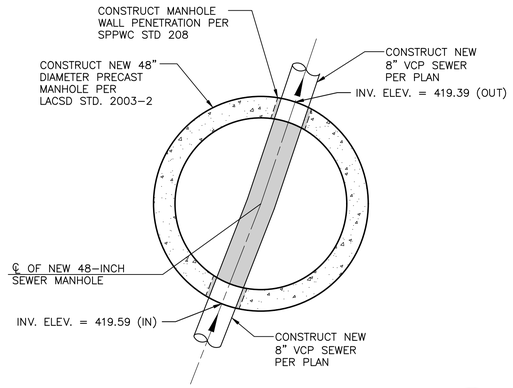
8-INCH SEWER PORTUGUESE BEND PROJECT

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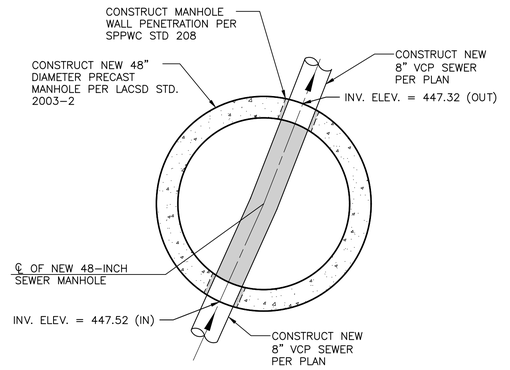
STA. 40+00 SEWER MANHOLE DETAIL 6/–

NOT TO SCALE



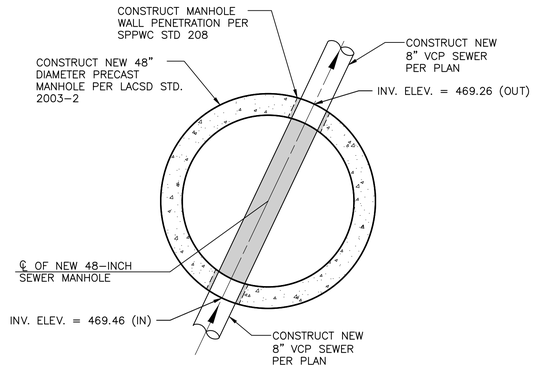
STA. 43+50 SEWER MANHOLE DETAIL 7/–

NOT TO SCALE



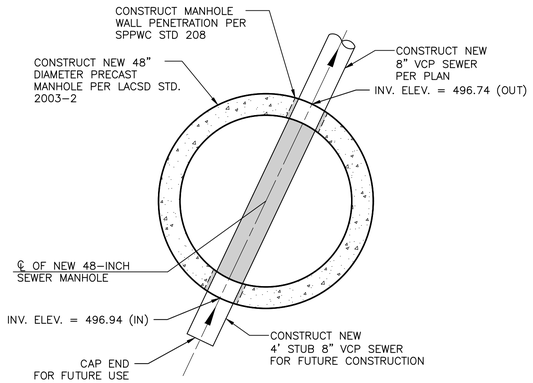
STA. 47+78.69 SEWER MANHOLE DETAIL 8/–

NOT TO SCALE



STA. 52+28.69 SEWER MANHOLE DETAIL 9/–

NOT TO SCALE



STA. 56+70± SEWER MANHOLE DETAIL 10/–

NOT TO SCALE

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CITY OF ROLLING HILLS
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8-INCH SEWER MAIN PORTUGUESE BEND/ROLLING HILLS ROAD

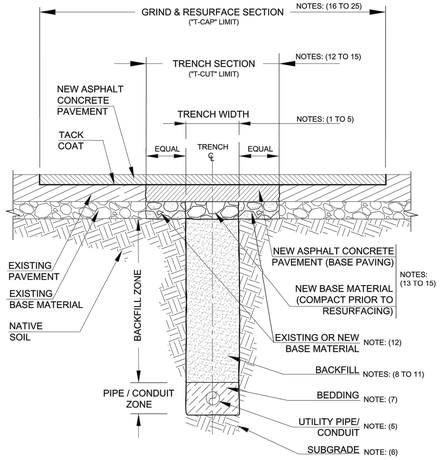
DETAILS

DWG. NO. D-1

SHEET 9 OF 10

8-INCH SEWER PORTUGUESE BEND PROJECT

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T-TRENCH AND RESTORATION DETAIL
ASPHALT CONCRETE STREETS

NOT TO SCALE

BUREAU OF ENGINEERING	DEPARTMENT OF PUBLIC WORKS	CITY OF LOS ANGELES
T-TRENCH AND PAVEMENT RESTORATION - ASPHALT CONCRETE STREETS		STANDARD PLAN S-477-2

PREPARED	SUBMITTED	APPROVED	SUPERSEDES	REFERENCES
AURORA R. GADBURY, BUREAU OF ENGINEERING	EDWARD ARRINGTON, S.E., ENGINEER OF DESIGN	GARY LEE MOORE, P.E., CITY ENGINEER 03/07/2019	B-4768	
CHECKED: MATI LAAN, BUREAU OF ENGINEERING	KENNETH R. REED, P.E., DEPUTY CITY ENGINEER		VAULT INDEX NUMBER: **B-4778**	SHEET 1 OF 4 SHEETS

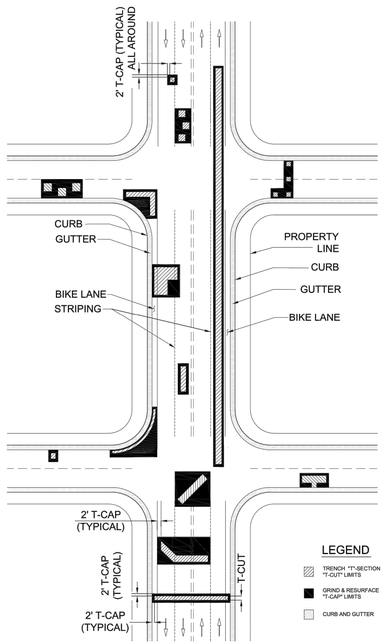


FIGURE 1
EXAMPLES OF GRIND AND RESURFACE "T-CAP" LIMITS

NOT TO SCALE

STANDARD PLAN NO. S-477-2	VAULT INDEX NUMBER **B-4778**	SHEET 2 OF 4 SHEETS

NOTES:

ALL WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (SSPWC) "GREENBOOK" ADOPTED BY THE BOARD OF PUBLIC WORKS AS AMENDED BY THE LATEST CORRESPONDING CITY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS "BROWNBOOK".

LIMITS OF REMOVALS, TRENCH WIDTH:

1. ALL PAVEMENT REMOVED SHALL HAVE STRAIGHT EDGES. CUTS SHALL BE MADE TO A MINIMUM DEPTH OF ONE AND A HALF (1-1/2) INCHES. ALL CUTS SHALL BE NEAT, STRAIGHT, VERTICAL CUTS WITH NO BROKEN EDGES.
2. ALL LONGITUDINAL PAVEMENT CUTS SHALL BE UNINTERRUPTED APPROXIMATELY PARALLEL TO THE TRENCH (MAX. 1:6 LONGITUDINAL VARIANCE).
3. IF A SAW CUT IN PAVEMENT FALLS WITHIN 1 FOOT OF AN EXISTING CURB, GUTTER, OR EDGE OF PAVEMENT, THE ADDITIONAL PAVEMENT SHALL BE REMOVED AND RECONSTRUCTED.
4. WHEN SAW CUTTING PAVEMENT, THE MAXIMUM OVERRUN ALLOWED FOR ANY SAW CUT BEYOND THE BOUNDARY REMOVAL LIMITS OF EXISTING PAVEMENT SHALL BE 2 INCHES.
5. TRENCH WIDTH SHALL BE MINIMUM 24 INCHES, UNLESS SLURRY BACKFILL AND BEDDING IS USED, IN WHICH CASE MINIMUM SHALL BE 4 INCHES. MINIMUM 3 INCH SEPARATION SHALL BE MAINTAINED BETWEEN ALL CONDUITS, PIPES, AND TRENCH WALLS. IF SLURRY BEDDING MATERIAL IS USED, 1 INCH IS ACCEPTABLE IN A SINGLE LAYER INSTALLATION, OTHERWISE 2 INCH SEPARATION IS REQUIRED. UNDERCUTTING TRENCH WALLS TO ACQUIRE CLEARANCES IS NOT PERMITTED.

BEDDING:

6. BEDDING MATERIAL SHALL BE PLACED ON FIRM AND UNYIELDING SUBGRADE PER GREENBOOK SECTION 306. SOFT, SPONGY, UNSTABLE, UNSUITABLE MATERIAL SHALL BE REMOVED AND REPLACED.
7. BEDDING SHALL CONFORM TO GREENBOOK REQUIREMENTS AND OTHER APPLICABLE STANDARDS.

BACKFILL:

8. EXCAVATIONS SHALL BE BACKFILLED WITH AN APPROVED SLURRY MIX, CLSM, CMB, OR CAB. NATIVE SOIL MAY ONLY BE USED WITH CITY ENGINEER'S APPROVAL. CMB, CAB, SOIL SHALL BE COMPACTED TO 90% RELATIVE DENSITY. CMB, CAB SHALL BE WELL GRADED AND HANDLED IN A MANNER TO PREVENT SEGREGATION BY PARTICLE SIZE. SOIL TESTING MAY BE REQUIRED TO BE PROVIDED TO THE FIELD INSPECTOR ON A CASE-BY-CASE BASIS.
9. BACKFILL SLURRY MATERIAL SHALL BE PROPERLY CONSOLIDATED. SLURRY MATERIAL FOR TRENCHES DEEPER THAN 5 FEET AND/OR NARROWER THAN 12 INCHES SHALL BE CONSOLIDATED WITH VIBRATION.
10. BACKFILL MATERIAL SHALL BE MADE SMOOTH AND LEVEL BEFORE PLACING BASE AND PAVEMENT.
11. JETTING IS NOT AN APPROVED DENSIFICATION METHOD.

TRENCH SECTION:

12. AFTER THE EXCAVATION HAS BEEN BACKFILLED, THE EXISTING PAVEMENT SHALL BE REMOVED TO A LINE AT LEAST 12-INCHES BACK OF THE FIRM BANKS OF THE TRENCH ("T-CUT"). EXISTING CMB OR CAB BASE MATERIAL IN THIS AREA SHALL BE COMPACTED TO 95% RELATIVE DENSITY AND NEW BASE MATERIALS SHALL BE PROVIDED TO MATCH THE SURROUNDING BASE THICKNESS AS NECESSARY. WHERE NO BASE MATERIAL EXISTS IN THIS AREA, THE NEW BASE MATERIAL SHALL EXTEND BEYOND THE TRENCH WIDTH TO COVER THE ENTIRE TRENCH "T-CUT" AREA.

STANDARD PLAN NO. S-477-2	VAULT INDEX NUMBER **B-4778**	SHEET 3 OF 4 SHEETS

NOTES: (CONTINUED)

13. NEW BASE MATERIAL OF CMB, OR CAB, SHALL MATCH THE EXISTING BASE THICKNESS, OR 4-INCHES, WHICHEVER IS GREATER AND SHALL BE COMPACTED TO 95% RELATIVE DENSITY. THIS REQUIREMENT SHALL ALSO APPLY OVER SLURRY BACKFILLS UNLESS OTHERWISE APPROVED BY THE ENGINEER. "T-CUT" IS NOT REQUIRED IF AN APPROVED SLURRY MIX BACKFILL IS USED, UNLESS UNDERMINING OF ADJACENT PAVEMENT IS PRESENT. IF SLURRY TRENCH WIDTH IS LESS THAN 12 INCHES, EXISTING PAVEMENT SHALL BE REMOVED TO PROVIDE AT LEAST A 12 INCH WIDE TRENCH SECTION FOR PROPER COMPACTION OF THE BASE MATERIAL.
14. NEW ASPHALT CONCRETE SECTION SHALL MATCH EXISTING PAVEMENT THICKNESS, OR 1" THICKER THAN EXISTING PAVING, WHICHEVER IS GREATER.
15. ASPHALT CONCRETE PAVING WILL OCCUR NO SOONER THAN 42 HOURS AFTER SLURRY BACKFILL OF TRENCH.

GRIND AND RESURFACE SECTION:

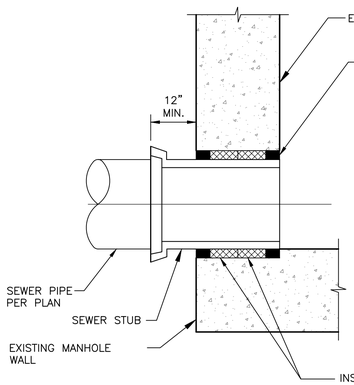
WITHIN 30 CALENDAR DAYS AFTER BACKFILLING, ASPHALT CONCRETE SHALL BE COLD MILLED AND RESURFACED AS FOLLOWS:

16. EXISTING ASPHALT CONCRETE SHALL BE GROUND DOWN ONE AND ONE HALF (1-1/2) INCHES, OR ONE HALF THE EXISTING PAVEMENT THICKNESS, WHICHEVER IS LESS, TO THE "T-CAP" LIMITS.
17. WHERE POSSIBLE, "T-CAP" LIMITS SHALL BE FROM FIGURE 1, "EXAMPLES OF GRIND AND RESURFACE "T-CAP" LIMITS". "T-CAP" IS NOT REQUIRED IN STREETS THAT HAVE NOT BEEN RESURFACED WITHIN THE PAST 8 YEARS AND DO NOT IMPACT BIKE LANES.
18. "T-CAP" LIMITS SHALL EXTEND AT LEAST 2 FEET BEYOND THE TRENCH SECTION ("T-CUT" LIMITS). MINIMUM "T-CAP" DIMENSIONS SHALL BE 5 FEET x 5 FEET.
19. "T-CUT" AND CORRESPONDING "T-CAP" (AS APPLICABLE) IS REQUIRED FOR ALL EXCAVATIONS WITH A SURFACE AREA OF 3 SQ. FT OR GREATER.
20. WHERE LIMITS OF "T-CUT"S, "T-CAP"S, POT HOLES OR CORED HOLES ARE WITHIN 4FT OF EACH OTHER, THE PAVEMENT SURFACE RESTORATION SHALL BE COMBINED, BLENDED AND SQUARED USING "T-CAP"S TO ENCOMPASS ALL AREAS IN BETWEEN AS SHOWN IN FIGURE 1. "T-CAP" LIMITS FOR POT HOLES AND CORE HOLES SHALL EXTEND A MINIMUM OF 1-FOOT ALL AROUND BEYOND THE HOLES.
21. IMPACTED BIKE LANES - "T-CAP" LIMITS SHALL FULLY ENCOMPASS ANY BIKE LANE IMPACTED BY THE TRENCH, AND SHALL HAVE A LENGTH THAT EXTENDS AT LEAST 2 FEET BEYOND THE ASPHALT REMOVAL LIMITS IN THE DIRECTION OF BIKE TRAFFIC.
22. AT AREAS THAT EDGE OF TRENCH IS LESS THAN 4-FT FROM EDGE OF GUTTER, THE ENTIRE SURFACE FROM EDGE OF TRENCH TO EDGE OF GUTTER SHALL BE GROUND AND OVERLAID WITH SURFACE COURSE.
23. PAVEMENT SHALL BE LEVEL WITH ADJACENT ROADWAY ELEVATIONS AND SHALL PROVIDE A SMOOTH SURFACE PER GREENBOOK SECTION 302-5 AND SUBJECT TO ACCEPTANCE BY THE CITY PUBLIC WORKS INSPECTOR.
24. "T-CAP" AND PERMANENT BASE PAVING MAY BE PERFORMED ON THE SAME DAY WHEN FEASIBLE.

IDENTIFICATION:

25. EACH RESURFACING SHALL BE IDENTIFIED WITH A METAL IDENTIFICATION TAG IDENTIFYING THE OWNER, AND YEAR OF CONSTRUCTION. IF THE RESURFACING IS MORE THAN 50 FEET IN LENGTH, PLACE THE TAG NEAR EACH END OF THE RESURFACING AND AT INTERVALS NOT TO EXCEED 50 FEET.

STANDARD PLAN NO. S-477-2	VAULT INDEX NUMBER **B-4778**	SHEET 4 OF 4 SHEETS



SHEET NOTES:

1. THE CORE CUT HOLE SHALL EQUAL TO THE PIPE O.D. PLUS 2" MAXIMUM.
2. THE CORE CUT HOLE SHALL BE MADE WITH EQUIPMENT SPECIALLY DESIGNED TO CUT A SMOOTH HOLE WITHOUT SPALLING OR DAMAGE TO THE REINFORCING REBAR OR STRUCTURE.
3. SECURELY CONNECT SEWER STUB INTO CORED HOLE WITH STANDARD SEWER PIPE GASKETS AND CEMENT MORTAR.
4. ALL CEMENT MORTAR SHALL BE CLASS "D" PER GREENBOOK SSPWC 201-5.1
5. STANDARD SEWER PIPE GASKETS SHALL CONFORM WITH ASTM F-477 STANDARD SPECIFICATIONS.

MANHOLE PENETRATION CONNECTION 2

NOT TO SCALE

CALL TOLL FREE 811
Know what's below. Call two working before you dig.
Underground Service Alert

BENCH MARK

ELEVATIONS ARE REFERENCED TO NAVD88, UTILIZING GEOID12(A) AND DETERMINED LOCALLY BY GPS TIES TO LOS ANGELES COUNTY BENCHMARK "GY12603". THE BENCHMARKS IS A LEAD AND DISK STAMPED "LS8601". ELEVATION =245.039 SFT

GY12603 – L & LS TAG #8601 E'LY CB ROLLING HILLS RD. 0.7' S'LY OF ECR NE'LY COR CRENSHAW BLVD.

NO.	DATE	REVISIONS	ENGR.	APPROV.	DATE
6					
5					
4					
3					
2					
1					

DRAWN BY: RG — DATE: DEC-20
DESIGNED BY: DAM — DATE: DEC-20
CHECKED BY: LEB — DATE: MAY-23

REGISTERED PROFESSIONAL ENGINEER — LUANNE BEAN — CIVIL — STATE OF CALIFORNIA

PLANS PREPARED BY:
NV5
WWW.NV5.COM
163 TECHNOLOGY DRIVE #100
IRVINE, CA 92618
TEL. (949) 585-0477
FAX. (949) 585-0433

LUANNE BEAN, PE — C50129 — 06/30/25
CIVIL ENGINEER: — LICENSE NO. — EXP. DATE

CITY OF ROLLING HILLS
PUBLIC WORKS DEPARTMENT
8-INCH SEWER MAIN PORTUGUESE BEND/ROLLING HILLS ROAD
DETAILS

DWG. NO. D-2
SHEET 10 OF 10

8-INCH SEWER PORTUGUESE BEND PROJECT

Z:\Rolling Hills\8 - inch Sewer Main Portuguese Bend\Plans\CAD\SHT D-2.dwg 11/10/23 8:05am

Agenda Item No.: 13.C
Mtg. Date: 04/22/2024

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 A PROFESSIONAL SERVICES AGREEMENT WITH HOT LINE CONSTRUCTION, INC TO PROVIDE POTHOLING SERVICES FOR THE 20B PORTION OF THE EASTFIELD DRIVE FIRE PREVENTION POWER LINE UNDERGROUNDING PROJECT IN AN AMOUNT NOT TO EXCEED $57,915 FUNDED BY FEMA HAZARD MITIGATION PROGRAM #DR4382-177-7R-CA, AUTHORIZE THE CITY MANAGER TO EXECUTE THE AGREEMENT, AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**

DATE: **April 22, 2024**

BACKGROUND:
In order to preserve the rural character of Rolling Hills and eliminate risks of wildfires, the City Council encourages and supports utility undergrounding throughout the community. In line with this vision, the City applied for Hazard Mitigation Grant funds through the FEMA Hazard Mitigation Program.

On January 26, 2022, the City was awarded $1,971,882 in Federal funds to underground utility infrastructure on Eastfield Drive between Outrider Road and Hackamore Road. The grant requires a Local Match of 25%, or $657,294, for a total project amount of $2,629,176. The Local Match can be fulfilled using the City's Rule 20A work credits.

Through Councilmember Wilson's efforts and involvement, a donation of $1,000,000 Rule 20A work credits from Supervisor Hahn's Office was approved in December 2022.

The California Public Utility Commission requires the local agencies to adopt an ordinance creating an underground district in the area where both the existing and new facilities are and will be located. The formation of the Underground Utility District (UUD) provides SCE with the authorization needed to develop the design plans to remove existing overhead facilities and install replacement underground facilities.

On November 14, 2022, the City Council adopted Resolution No. 1316 to create Underground

Utility District No. 2 (UUD-02) (Eastfield Drive) and set a public hearing for the January 23, 2023 City Council meeting. Letters were sent on November 29, 2022, and January 4, 2023, to all property owners whose property or portion of their property would fall within the proposed Underground Utility District to notify them of the formation of UUD and the public hearing.

The length of UUD-02 is divided into two segments: Rule 20A and Rule 20B. Southern California Edison (SCE) handles the design and joint trench bidding and assists in coordinating with the other utility companies for Rule 20A projects. Rule 20B projects are also designed by SCE; however, joint trench bidding is handled by the City. Over the past several years, City Staff has held monthly meetings with SCE and other utility service providers to ensure the project continues progressing. In preparation for the UUD, SCE has conducted numerous site visits to confirm the scope and limits of work and the preparation of a Rough Order of Magnitude (ROM), an estimate of the project. On January 4, 2023, SCE submitted the ROM for the Rule 20A segment, which is based on the estimated trench footage of 1,250 feet and includes all mainline trenching as well as crossings, streetlights, and service laterals with the cost estimate of $1,000,000, expressed in 2024 dollars.

On January 23, 2023, Resolution No. 1322 was adopted and allowed SCE to begin designing the undergrounding system to replace the existing overhead facilities within the designated Underground Utility District. In addition, SCE coordinates with other utility service providers that have facilities on the existing overhead system to ensure their respective undergrounding designs coincide with SCE's efforts.

The Federal grant received for the Eastfield Drive Underground Utility project requires the project must be completed by August 4, 2025 in order to expend the grant funds. Any delay in establishing the Underground Utility District hinders the project and could potentially jeopardize the availability and use of the grant funds.

DISCUSSION:

The City is responsible for completing the Rule 20B segment, including lateral connections to residential panels.

To ensure that the City stays closely in sync with SCE's timing and work specific to the Rule 20B portion, a Request for Proposals (RFP) for Potholing Services (Attachment A - Exhibit A) was released on March 25, 2024. The City invited firms familiar with SCE potholing requirements to submit fee proposals for performing the required work specific to the 20B portion project and proposed vault locations. The successful proposer was required to have at least five years of experience on similar types of projects.

The scope of work includes:

1. Potholing for six vault locations as identified on SCE’s Preliminary Design Plans for the Rule 2B Project
2. Obtaining the required permit (no fee) from RHCA
3. Restoring the potholing trenches in accordance with RHCA Trench Backfill and Pavement Repairs
4. Provide appropriate Traffic Control, including flagmen, as deemed necessary.

On April 9, 2024, five proposals (Attachments B-F) were received in a timely fashion and evaluated by staff. The order ranked the lowest proposal for work included are as follows:

Bidder	Address	Amount
Aztec Engineering Group, Inc	1921 W. 11th St., Upland, CA 91786	$48,905
Hot Line Construction, Inc.	11276 5th Street, Ste. 100, Rancho Cucamonga, CA 91730	$57,915
VCI Construction, Inc.	1921 W. 11th St., Upland, CA 91786	$62,719
E.E. Electric, inc.	P.O. Box 465, Jurupa Valley, CA 91752	$77,500
Kana Subsurface Engineering	12620 Magnolia Ave., Riverside, CA 92503	$91,272

Staff validated all proposals received and determined Aztec Engineering Group, Inc. (Aztec) was the lowest proposer. Unfortunately, Aztec failed to meet the RFP requirements, specifically the asphalt pavement trench restoration specs provided by the Rolling Hills Community Association. When staff discussed this issue with Aztec, they stated they would have to obtain a price from a sub consultant to meet this requirement and thus would need to change their proposed amount after the deadline.

Therefore, staff recommends awarding the potholing services contract to Hot Line Construction, Inc., for a not-to-exceed amount of $57,915. They meet the requirements stated in the RFP and have current experience with SCE for Rule 20 projects.

ENVIRONMENTAL REVIEW
The City Council found this was exempt from the California Environmental Quality Act ("CEQA") on October 24, 2022.

FISCAL IMPACT:
Under Rule 20B, the City is required to cover the costs for any contracted work and then be reimbursed from the grant funds. The grant pays for 75% of the fee and the city pays 25% of the fee using Rule 20A tariff credits. Staff will return to Council with a proposed resolution to amend the budget based on the costs and flow of funds described herein.

The total not-to-exceed fee for Hot Line Construction, Inc. is $57,915.

RECOMMENDATION:
Approve as presented.

ATTACHMENTS:
Attachment A - CA_AGR_240422_HotLineConst_Eastfield_UU_20B_Potholing.pdf
Attachment B - GR_OES_240409_Eastfield20B_RFP_Potholing_EE-Electric.pdf
Attachment C - GR_OES_240409_Eastfield20B_RFP_Potholing_HotLine.pdf
Attachment D - GR_OES_240409_Eastfield20B_RFP_Potholing_Aztec.pdf
Attachment E - GR_OES_240409_Eastfield20B_RFP_Potholing_KSE.pdf
Attachment F - GR_OES_240409_Eastfield20B_RFP_Potholing_VCI.pdf

CITY OF ROLLING HILLS
SPECIALTY SERVICES AGREEMENT

1. PARTIES AND DATE.

This Agreement is made and entered into as April 22, 2024 by and between the CITY OF ROLLING HILLS, a California municipal corporation (hereinafter the "City") and HOT LINE CONSTRUCTION, INC., a California Corporation with its principal place of business at 9020 Brentwood Blvd., Suite H Brentwood, CA 94513 (hereinafter referred to as "Designer"). City and Designer are sometimes individually referred to herein as "Party" and collectively as "Parties."

2. RECITALS.

2.1 Designer**.** Designer desires to perform and assume responsibility for the provision of certain professional services required by the City on the terms and conditions set forth in this Agreement. Designer warrants that it is fully licensed, qualified, and willing to perform the services required by this Agreement; provided, however, that if Designer is a corporation or other organization, the Project Designer designated pursuant to Section 3.2, and not the Designer itself, shall be fully licensed to practice as an architect and/or engineer in the State of California.

2.2 Project**.** City desires to engage Designer to render such services for potholing to confirm and verify the existence of any underground facilities within specified areas as directed by the City ("Project") in compliance with the terms of this Agreement.

3. TERMS

3.1 Employment of Designer.

3.1.1 Scope of Services. Designer promises and agrees to furnish to City all labor, materials, tools, equipment, services, and incidental and customary work necessary to fully and adequately supply the professional design and related services necessary for the full and adequate completion of the Project consistent with the provisions of this Agreement (hereinafter referred to as "Services"). The Services are more particularly described throughout this Agreement, including Exhibit "A" attached hereto and incorporated herein by reference. All Services shall be subject to, and performed in accordance with, this Agreement, any exhibits attached hereto and incorporated herein by reference, and all applicable local, state and federal laws, rules and regulations. All Services performed by Designer shall be subject to the sole and discretionary approval of the City, which approval shall not be unreasonably withheld. Additionally, Designer shall comply with all Federal requirements applicable to the Services as set forth in Exhibit "A-I."**]**

3.1.2 Term. The term of this Agreement shall be from April 22, 2024 to May 22, 2024, unless earlier terminated as provided herein. Designer shall complete the Services within the term of this Agreement, and shall meet any other established schedules and deadlines.

3.2 Project Designer; Key Personnel.

3.2.1 Project Designer. Designer shall name a specific individual to act as Project Designer, subject to the approval of City. Designer hereby designates Mark Meekhof to act as the Project Designer for the Project. The Project Designer shall: (1) maintain oversight of

the Services; (2) have full authority to represent and act on behalf of the Designer for all purposes under this Agreement; (3) supervise and direct the Services using his or her best skill and attention; (4) be responsible for the means, methods, techniques, sequences and procedures used for the Services; (5) adequately coordinate all portions of the Services; and (6) act as principal contact with City and all contractors, consultants, engineers and inspectors on the Project. Any change in the Project Designer shall be subject to the City's prior written approval, which approval shall not be unreasonably withheld. The new Project Designer shall be of at least equal competence as the prior Project Designer. In the event that City and Designer cannot agree as to the substitution of a new Project Designer, City shall be entitled to terminate this Agreement for cause.

3.3 Hiring of Consultants and Personnel.

3.3.1 Right to Hire or Employ. Designer shall have the option, unless City objects in writing after notice, to employ at its expense architects, engineers, experts or other consultants qualified and licensed to render services in connection with the planning and/or administration of the Project, and to delegate to them such duties as Designer may delegate without relieving Designer from administrative or other responsibility under this Agreement. Designer shall be responsible for the coordination and cooperation of Designer's architects, engineers, experts or other consultants. All consultants, including changes in consultants, shall be subject to approval by City in its sole and reasonable discretion. Designer shall notify City of the identity of all consultants at least fourteen (14) days prior to their commencement of work to allow City to review their qualifications and approve to their participation on the Project in its sole and reasonable discretion.

3.3.2 Qualification and License. All architects, engineers, experts and other consultants retained by Designer in performance of this Agreement shall be qualified to perform the Services assigned to them, and shall be licensed to practice in their respective professions, where required by law.

3.3.3 Standards and Insurance. All architects, engineers, experts and other consultants hired by Designer shall be required to meet all of the same standards and insurance requirements set forth in this Agreement, unless other standards or requirements are approved by the City in writing. Unless changes are approved in writing by the City, Designer's agreements with its consultants shall contain a provision making them subject to all provisions stipulated in this Agreement.

3.3.4 Assignments or Staff Changes. Designer shall promptly obtain written City approval of any assignment, reassignment or replacement of such architects, engineers, experts and consultants, or of other staff changes of key personnel working on the Project. As provided in the Agreement, any changes in Designer's consultants and key personnel shall be subject to approval by City.

3.3.5 Draftsman and Clerical Support. Draftsmen and clerical personnel shall be retained by Designer at Designer's sole expense.

3.4 Standard of Care.

3.4.1 Standard of Care. Designer shall perform all Services under this Agreement in a skillful and competent manner, consistent with the standards generally recognized as being employed by professionals qualified to perform the Services in the same discipline in the

State of California, and shall be responsible to City for damages sustained by the City and delays to the Project as specified in the indemnification provision of this Agreement. Without limiting the foregoing, Designer shall be fully responsible to the City for any increased costs incurred by the City as a result of any such delays in the design or construction of the Project. Designer represents and maintains that it is skilled in the professional calling necessary to perform the Services. Designer warrants and represents that all of its employees, architects, engineers, experts and other consultants shall have sufficient skill and experience to perform the Services assigned to them. Finally, Designer represents that it, its employees, architects, engineers, experts and other consultants have all licenses, permits, qualifications and approvals of whatever nature that are legally required to perform the Services assigned to or rendered by them and that such licenses and approvals shall be maintained throughout the term of this Agreement. As provided for in the indemnification provisions of this Agreement, Designer shall perform, at its own cost and expense and without reimbursement from the City, any services necessary to correct errors or omissions which are caused by the Designer's failure to comply with the standard of care provided for herein.

3.4.2 Performance of Employees. Any employee or consultant who is determined by the City to be uncooperative, incompetent, a threat to the adequate or timely completion of the Project, a threat to the safety of persons or property, or any employee or consultant who fails or refuses to perform the Services in a manner acceptable to the City, shall be promptly removed from the Project by the Designer and shall not be re-employed to perform any of the Services or to work on the Project.

3.5 Laws and Regulations.

3.5.1 Knowledge and Compliance. Designer shall keep itself fully informed of and in compliance with all applicable local, state and federal laws, rules and regulations in any manner affecting the performance of the Services or the Project, and shall give all notices required of the Designer by law. Designer shall be liable, pursuant to the standard of care and indemnification provisions of this Agreement, for all violations of such laws and regulations in connection with its Services. If the Designer performs any work knowing it to be contrary to such laws, rules and regulations, Designer shall be solely responsible for all costs arising therefrom. Designer shall defend, indemnify and hold City, its officials, officers, employees and agents free and harmless, pursuant to the indemnification provisions of this Agreement, from any claim or liability arising out of any failure or alleged failure to comply with such laws, rules or regulations.

3.5.2 Permits, Approvals and Authorizations. Designer shall provide City with a list of all permits, approvals or other authorizations required for the Project from all federal, state or local governmental bodies with approval jurisdiction over the Project. Designer shall then assist the City in obtaining all such permits, approvals and other authorizations. The costs of such permits, approvals and other authorizations shall be paid by the City.

3.5.3 Water Quality Management and Compliance.

(a) Compliance with Water Quality Laws, Ordinances and Regulations. Designer shall keep itself and all subcontractors, staff, and employees fully informed of and in compliance with all local, state and federal laws, rules and regulations that may impact, or be implicated by the performance of the Services including, without limitation, all applicable provisions of the City's ordinances regulating water quality and storm water; the Federal Water Pollution Control Act (33 U.S.C. § 1251 *et seq.*); the California Porter-Cologne Water Quality Control Act (Cal Water Code §§ 13000-14950); and any and all regulations, policies, or permits

issued pursuant to any such authority. Designer shall additionally comply with the lawful requirements of the City, and any other municipality, drainage City, or other local agency with jurisdiction over the location where the Services are to be conducted, regulating water quality and storm water discharges.

(b) Liability for Non-compliance.

(i) Indemnity: Failure to comply with laws, regulations, and ordinances listed in this Sections is a violation of federal and state law. Notwithstanding any other indemnity contained in this Agreement, Designer agrees to indemnify and hold harmless the City, its officials, officers, agents, employees and authorized volunteers from and against any and all claims, demands, losses or liabilities of any kind or nature which the City, its officials, officers, agents, employees and authorized volunteers may sustain or incur for noncompliance with the laws, regulations, and ordinances listed above, arising out of or in connection with the Services, except for liability resulting from the sole established negligence, willful misconduct or active negligence of the City, its officials, officers, agents, employees or authorized volunteers.

(ii) Defense: City reserves the right to defend any enforcement action or civil action brought against the City for Designer's failure to comply with any applicable water quality law, regulation, or policy. Designer hereby agrees to be bound by, and to reimburse the City for the costs associated with, any settlement reached between the City and the relevant enforcement entity.

(iii) Damages: City may seek damages from Designer for delay in completing the Services caused by Designer's failure to comply with the laws, regulations and policies described in this section of this Agreement, or any other relevant water quality law, regulation, or policy.

3.6 Independent Contractor.

3.6.1 Control and Payment of Subordinates. City retains Designer on an independent contractor basis and Designer is not an employee of City. Designer is not an employee for state tax, federal tax or any other purpose, and is not entitled to the rights or benefits afforded to City's employees. Any additional personnel performing the Services under this Agreement on behalf of Designer shall also not be employees of City, and shall at all times be under Designer's exclusive direction and control. Designer shall pay all wages, salaries, and other amounts due such personnel in connection with their performance of Services under this Agreement and as required by law. Designer shall be responsible for all reports and obligations respecting such additional personnel, including, but not limited to: social security taxes, income tax withholding, unemployment insurance, disability insurance, and workers' compensation insurance.

3.7 Schedule of Services.

3.7.1 Designer Services. Designer shall fully and adequately complete the Services described in this Agreement and in Exhibit "A" attached hereto and incorporated herein by reference.

3.7.2 Timely Performance Standard. Designer shall perform all Services hereunder as expeditiously as is consistent with professional skill and care, as well as the orderly progress of the Project work so as not to be the cause, in whole or in part, of delays in the

completion of the Project or in the achievement of any Project milestones, as provided herein. Specifically, Designer shall perform its Services so as to allow for the full and adequate completion of the Project within the time required by the City and within any completion schedules adopted for the Project. Designer agrees to coordinate with City's staff, contractors and consultants in the performance of the Services, and shall be available to City's staff, contractors and consultants at all reasonable times.

3.8 City Responsibilities. City's responsibilities shall include the following:

3.8.1 Data and Information. City shall make available to Designer all necessary data and information concerning the purpose and requirements of the Project, including scheduling and budget limitations, objectives, constraints and criteria.

3.8.2 City's Representative. The City hereby designates the City Manager, or his or her designee, to act as its representative for the performance of this Agreement ("City's Representative"). City's Representative shall have the power to act on behalf of the City for all purposes under this Contract. The City Manager hereby designates Christian Horvath as the City's contact for the implementation of the Services hereunder. Contractor shall not accept direction or orders from any person other than the City's Representative or his or her designee.

3.8.3 Review and Approved Documents. Review all documents submitted by Designer, including change orders and other matters requiring approval by the City Council or other officials. City shall advise Designer of decisions pertaining to such documents within a reasonable time after submission, so as not to cause unreasonable delay as provided in the excusable delay provisions of this Agreement above.

3.9 Compensation.

3.9.1 Designer's Compensation for Basic Services. City shall pay to Designer, for the performance of all Services rendered under this Agreement, the total not to exceed amount of **Fifty Seven Thousand, Nine Hundred and Fifteen Dollars ($57,915.00)** ("Total Compensation"). This Total Compensation amount shall be based upon, and may be adjusted according to, the fee schedule and related terms and conditions attached hereto as Exhibit "B" and incorporated herein by reference. The Total Compensation, as may be adjusted upon mutual agreement, shall constitute complete and adequate payment for Services under this Agreement.

3.9.2 Withholding Payment to Designer. The City may withhold payment, in whole or in part, to the extent reasonably necessary to protect the City from claims, demands, causes of action, costs, expenses, liabilities, losses, damages, or injuries of any kind to the extent arising out of or caused by the negligence, recklessness, or willful misconduct protected under the indemnification provisions of this Agreement. Failure by City to deduct any sums from a progress payment shall not constitute a waiver of the City's right to such sums. The City may keep any moneys which would otherwise be payable at any time hereunder and apply the same, or so much as may be necessary therefor, to the payment of any expenses, losses, or damages as determined by the City, incurred by the City for which Designer is liable under the Agreement or state law. Payments to the Designer for compensation and reimbursable expenses due shall not be contingent on the construction, completion or ultimate success of the Project. Payment to the Designer shall not be withheld, postponed, or made contingent upon receipt by the City of offsetting reimbursement or credit from parties not within the Designer's reasonable control.

3.9.3 Prevailing Wages. Designer is aware of the requirements of California Labor Code Sections 1720, et seq., and 1770, et seq., as well as California Code of Regulations, Title 8, Section 16000, et seq., ("Prevailing Wage Laws"), which require the payment of prevailing wage rates and the performance of other requirements on certain "public works" and "maintenance" projects. If the Services are being performed as part of an applicable "public works" or "maintenance" project, as defined by the Prevailing Wage Laws, and if the total compensation is $1,000 or more, Designer agrees to fully comply with and to require its consultants to fully comply with such Prevailing Wage Laws. City shall provide Designer with a copy of the prevailing rates of per diem wages in effect at the commencement of this Agreement. Designer shall make copies of the prevailing rates of per diem wages for each craft, classification or type of worker needed to execute the Services available to interested parties upon request, and shall post copies at the Designer's principal place of business and at the Project site. Designer shall defend, indemnify and hold the City, its officials, officers, employees and agents free and harmless from any claims, liabilities, costs, penalties or interest arising out of any failure or alleged failure of the Designer or its consultants to comply with the Prevailing Wage Laws. It shall be mandatory upon the Designer and all subconsultants to comply with all California Labor Code provisions, which include but are not limited to prevailing wages (Labor Code Sections 1771, 1774 and 1775), employment of apprentices (Labor Code Section 1777.5), certified payroll records (Labor Code Sections 1771.4 and 1776), hours of labor (Labor Code Sections 1813 and 1815) and debarment of contractors and subcontractors (Labor Code Section 1777.1). The requirement to submit certified payroll records directly to the Labor Commissioner under Labor Code section 1771.4 shall not apply to work performed on a public works project that is exempt pursuant to the small project exemption specified in Labor Code Section 1771.4.

3.9.4 Registration. If the Services are being performed as part of an applicable "public works" or "maintenance" project, then pursuant to Labor Code Sections 1725.5 and 1771.1, the Designer and all subconsultants performing such Services must be registered with the Department of Industrial Relations. Designer shall maintain registration for the duration of the Project and require the same of any subconsultants, as applicable. Notwithstanding the foregoing, the contractor registration requirements mandated by Labor Code Sections 1725.5 and 1771.1 shall not apply to work performed on a public works project that is exempt pursuant to the small project exemption specified in Labor Code Sections 1725.5 and 1771.1.

3.9.5 Labor Compliance. This Project may also be subject to compliance monitoring and enforcement by the Department of Industrial Relations. It shall be Designer's sole responsibility to comply with all applicable registration and labor compliance requirements. Any stop orders issued by the Department of Industrial Relations against Designer or any subcontractor that affect Designer's performance of Services, including any delay, shall be Designer's sole responsibility. Any delay arising out of or resulting from such stop orders shall be considered Designer caused delay and shall not be compensable by the City. Designer shall defend, indemnify and hold the City, its officials, officers, employees and agents free and harmless from any claim or liability arising out of stop orders issued by the Department of Industrial Relations against Designer or any subcontractor.

3.10 Notice to Proceed.

Designer shall not proceed with performance of any Services under this Agreement unless and until the City provides a written notice to proceed.

3.11 Termination, Suspension and Abandonment.

3.11.1 Grounds for Termination; Designer's Termination for Cause. City hereby reserves the right to suspend or abandon, at any time and for any reason, all or any portion of the Project and the construction work thereon, or to terminate this Agreement at any time with or without cause. Designer shall be provided with at least seven (7) days advanced written notice of such suspension, abandonment or termination. In the event of such suspension, abandonment or termination, Designer shall be paid for Services and reimbursable expenses rendered up to the date of such suspension, abandonment or termination, pursuant to the schedule of payments provided for in this Agreement, less any claims against or damages suffered by City as a result of the default, if any, by Designer. Designer hereby expressly waives any and all claims for damages or compensation arising under this Agreement, except as set forth herein, in the event of such suspension, abandonment or termination. Designer may terminate this Agreement for substantial breach of performance by the City such as failure to make payment to Designer as provided in this Agreement.

3.11.2 Documents and Other Data. Upon suspension, abandonment or termination, Designer shall provide to City all documents, reports, and any other data or drawings ("Project Documents"), as defined below, to which City would have been entitled at the completion of Designer's Services under this Agreement. Upon payment of the amount required to be paid to Designer pursuant to the termination provisions of this Agreement, City shall have the rights, as provided in this Agreement hereinafter, to use such Project Documents prepared by or on behalf of Designer under this Agreement. Designer shall make such documents available to City upon request and without additional compensation other than as may be approved as a reimbursable expense.

3.11.3 Employment of other Designers. In the event this Agreement is terminated in whole or in part as provided herein, City may procure, upon such terms and in such manner as it may determine appropriate, services similar to those terminated.

3.12 Ownership and Use of Documents; Confidentiality.

3.12.1 Ownership. All Project Documents shall be and remain the property of City.

3.12.2 Right to Use. Designer grants to City the right to use and reuse all or part of the Project Documents, at City's sole discretion and with no additional compensation to Designer.

3.13 Indemnification.

3.14.1 To the fullest extent permitted by law, Designer shall defend (with counsel of City's choosing), indemnify and hold the City, its officials, officers, employees, volunteers, and agents free and harmless from any and all claims, demands, causes of action, costs, expenses, liability, loss, damage or injury of any kind, in law or equity, to property or persons, including wrongful death, in any manner arising out of, pertaining to, or incident to any acts, errors or omissions, or willful misconduct of Designer, its officials, officers, employees, subcontractors, consultants or agents in connection with the performance of the Designer's services, the Project or this Agreement, including without limitation the payment of all damages, expert witness fees and attorney's fees and other related costs and expenses. Designer's obligation to indemnify shall not be restricted to insurance proceeds, if any, received by Designer, the City, its officials, officers, employees, agents, or volunteers.

3.14.2 If Designer's obligation to defend, indemnify, and/or hold harmless arises out of Designer's performance of "design professional" services (as that term is defined under Civil Code section 2782.8), then, and only to the extent required by Civil Code section 2782.8, which is fully incorporated herein, Designer's indemnification obligation shall be limited to claims that arise out of, pertain to, or relate to the negligence, recklessness, or willful misconduct of the Designer, and, upon Designer obtaining a final adjudication by a court of competent jurisdiction, Designer's liability for such claim, including the cost to defend, shall not exceed the Designer's proportionate percentage of fault.

3.14 Insurance. Designer shall not commence work under this Agreement until it has provided evidence satisfactory to the City that it has secured all insurance required under this Section. In addition, Designer shall not allow any subconsultant to commence work on any subcontract until it has provided evidence satisfactory to the City that the subconsultant has secured all insurance required under this section.

3.14.1 Types of Insurance Required. As a condition precedent to the effectiveness of this Agreement for work to be performed hereunder, and without limiting the indemnity provisions of the Agreement, Designer shall, at its expense, procure and maintain in full force and effect for the duration of the Agreement the following policies of insurance. If the existing policies do not meet the insurance requirements set forth herein, Designer agrees to amend, supplement or endorse the policies to do so.

3.14.2 Additional Insured. The City, its officials, officers, employees, agents, and volunteers shall be named as additional insureds on Designer's and its subconsultants' policies of commercial general liability and automobile liability insurance using the endorsements and forms specified herein or exact equivalents.

3.14.3 Commercial General Liability

(a) The Designer shall take out and maintain, during the performance of all work under this Agreement, in amounts not less than specified herein, Commercial General Liability Insurance, in a form and with insurance companies acceptable to the City.

(b) Coverage for Commercial General Liability insurance shall be at least as broad as the following: Insurance Services Office Commercial General Liability coverage (Occurrence Form CG 00 01) or exact equivalent. Commercial General Liability Insurance must include coverage for the following:

(1) Bodily Injury and Property Damage

(2) Personal Injury/Advertising Injury

(3) Premises/Operations Liability

(4) Products/Completed Operations Liability

(5) Aggregate Limits that Apply per Project

(6) Explosion, Collapse and Underground (UCX) exclusion deleted

(7) Contractual Liability with respect to this Contract

(8) Broad Form Property Damage

(9) Independent Contractors Coverage

(c) The policy shall contain no endorsements or provisions limiting coverage for (1) contractual liability; (2) cross liability exclusion for claims or suits by one insured against another; (3) products/completed operations liability; or (4) contain any other exclusion contrary to the Agreement.

(d) The policy shall give City its officers, employees, agents and City designated volunteers additional insured status using ISO endorsement forms CG 20 10 10 01 and 20 37 10 01, or endorsements providing the exact same coverage.

(e) The general liability program may utilize either deductibles or provide coverage excess of a self-insured retention, subject to written approval by the City, and provided that such deductibles shall not apply to the City as an additional insured.

3.14.4 Automobile Liability

(a) At all times during the performance of the work under this Agreement, the Designer shall maintain Automobile Liability Insurance for bodily injury and property damage including coverage for owned, non-owned and hired vehicles, in a form and with insurance companies acceptable to the City.

(b) Coverage for automobile liability insurance shall be at least as broad as Insurance Services Office Form Number CA 00 01 covering automobile liability (Coverage Symbol 1, any auto).

(c) The policy shall give City, its officers, employees, agents and City designated volunteers additional insured status.

(d) Subject to written approval by the City, the automobile liability program may utilize deductibles, provided that such deductibles shall not apply to the City as an additional insured, but not a self-insured retention.

3.14.5 Workers' Compensation/Employer's Liability

(a) Designer certifies that he/she is aware of the provisions of Section 3700 of the California Labor Code which requires every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that code, and he/she will comply with such provisions before commencing work under this Agreement.

(b) To the extent Designer has employees at any time during the term of this Agreement, at all times during the performance of the work under this Agreement, the Designer shall maintain full compensation insurance for all persons employed directly by him/her to carry out the work contemplated under this Agreement, all in accordance with the "Workers' Compensation and Insurance Act," Division IV of the Labor Code of the State of California and any acts amendatory thereof, and Employer's Liability Coverage in amounts indicated herein.

Designer shall require all subconsultants to obtain and maintain, for the period required by this Agreement, workers' compensation coverage of the same type and limits as specified in this Section.

3.14.6 Professional Liability (Errors and Omissions)

(a) At all times during the performance of the work under this Agreement the Designer shall maintain professional liability or Errors and Omissions insurance appropriate to its profession, in a form and with insurance companies acceptable to the City and in an amount indicated herein. This insurance shall be endorsed to include contractual liability applicable to this Agreement and shall be written on a policy form coverage specifically designed to protect against acts, errors or omissions of the Designer. "Covered Professional Services" as designated in the policy must specifically include work performed under this Agreement. The policy must "pay on behalf of" the insured and must include a provision establishing the insurer's duty to defend.

3.14.7 Minimum Policy Limits Required

(a) The following insurance limits are required for the Agreement:

	Combined Single Limit
Commercial General Liability	$1,000,000 per occurrence/ $2,000,000 aggregate for bodily injury, personal injury, and property damage
Automobile Liability	$1,000,000 combined single limit
Employer's Liability	$1,000,000 per accident or disease
Professional Liability	$1,000,000 per claim and aggregate (errors and omissions)

(b) Defense costs shall be payable in addition to the limits.

(c) Requirements of specific coverage or limits contained in this Section are not intended as a limitation on coverage, limits, or other requirement, or a waiver of any coverage normally provided by any insurance. Any available coverage shall be provided to the parties required to be named as Additional Insured pursuant to this Agreement.

3.14.8 Evidence Required

(a) Prior to execution of the Agreement, the Designer shall file with the City evidence of insurance from an insurer or insurers certifying to the coverage of all insurance required herein. Such evidence shall include original copies of the ISO CG 00 01 (or insurer's equivalent) signed by the insurer's representative and Certificate of Insurance (Acord Form 25-S or equivalent), together with required endorsements. All evidence of insurance shall be signed by a properly authorized officer, agent, or qualified representative of the insurer and shall certify the names of the insured, any additional insureds, where appropriate, the type and amount of the insurance, the location and operations to which the insurance applies, and the expiration date of such insurance.

3.14.9 Policy Provisions Required

(a) Designer shall provide the City at least thirty (30) days prior written notice of cancellation of any policy required by this Agreement, except that the Designer shall provide at least ten (10) days prior written notice of cancellation of any such policy due to non-payment of premium. If any of the required coverage is cancelled or expires during the term of this Agreement, the Designer shall deliver renewal certificate(s) including the General Liability Additional Insured Endorsement to the City at least ten (10) days prior to the effective date of cancellation or expiration.

(b) The Commercial General Liability Policy and Automobile Policy shall each contain a provision stating that Designer's policy is primary insurance and that any insurance, self-insurance or other coverage maintained by the City or any named insureds shall not be called upon to contribute to any loss.

(c) The retroactive date (if any) of each policy is to be no later than the effective date of this Agreement. Designer shall maintain such coverage continuously for a period of at least three years after the completion of the work under this Agreement. Designer shall purchase a one (1) year extended reporting period A) if the retroactive date is advanced past the effective date of this Agreement; B) if the policy is cancelled or not renewed; or C) if the policy is replaced by another claims-made policy with a retroactive date subsequent to the effective date of this Agreement.

(d) All required insurance coverages, except for the professional liability coverage, shall contain or be endorsed to waiver of subrogation in favor of the City, its officials, officers, employees, agents, and volunteers or shall specifically allow Designer or others providing insurance evidence in compliance with these specifications to waive their right of recovery prior to a loss. Designer hereby waives its own right of recovery against City, and shall require similar written express waivers and insurance clauses from each of its subconsultants.

(e) The limits set forth herein shall apply separately to each insured against whom claims are made or suits are brought, except with respect to the limits of liability. Further the limits set forth herein shall not be construed to relieve the Designer from liability in excess of such coverage, nor shall it limit the Designer's indemnification obligations to the City and shall not preclude the City from taking such other actions available to the City under other provisions of the Agreement or law.

3.14.10 Qualifying Insurers

(a) All policies required shall be issued by acceptable insurance companies, as determined by the City, which satisfy the following minimum requirements: Each such policy shall be from a company or companies with a current A.M. Best's rating of no less than A:VII and admitted to transact in the business of insurance in the State of California, or otherwise allowed to place insurance through surplus line brokers under applicable provisions of the California Insurance Code or any federal law.

3.14.11 Additional Insurance Provisions

(a) The foregoing requirements as to the types and limits of insurance coverage to be maintained by Designer, and any approval of said insurance by the City, is not intended to and shall not in any manner limit or qualify the liabilities and obligations otherwise

assumed by the Designer pursuant to this Agreement, including but not limited to, the provisions concerning indemnification.

(b) If at any time during the life of the Agreement, any policy of insurance required under this Agreement does not comply with these specifications or is canceled and not replaced, City has the right but not the duty to obtain the insurance it deems necessary and any premium paid by City will be promptly reimbursed by Designer or City will withhold amounts sufficient to pay premium from Designer payments. In the alternative, City may cancel this Agreement.

(c) The City may require the Designer to provide complete copies of all insurance policies in effect for the duration of the Project.

(d) Neither the City nor any of the officials, officers, employees, agents or volunteers shall be personally responsible for any liability arising under or by virtue of this Agreement.

3.14.12 Subconsultant Insurance Requirements

(a) Designer shall not allow any subcontractors or subconsultants to commence work on any subcontract until they have provided evidence satisfactory to the City that they have secured all insurance required under this Section. Policies of commercial general liability insurance provided by such subcontractors or subconsultants shall be endorsed to name the City as an additional insured using ISO form CG 20 38 04 13 or an endorsement providing the exact same coverage. If requested by Designer, City may approve different scopes or minimum limits of insurance for particular subcontractors or subconsultants.

3.15 Records.

Designer shall maintain complete and accurate records with respect to all costs and expenses incurred under this Agreement. All such records shall be clearly identifiable. Designer shall allow a representative of City during normal business hours to examine, audit, and make transcripts or copies of such records and any other documents created pursuant to this Agreement. Designer shall allow inspection of all work, data, documents, proceedings, and activities related to the Agreement for a period of five (5) years from the date of final payment under this Agreement.

3.16 Limitation of Agreement.

This Agreement is limited to and includes only the work included in the Project described herein. Any additional or subsequent construction at the site of the Project, or at any other City site, will be covered by, and be the subject of, a separate Agreement for design services between City and the designer chosen therefor by City.

3.17 Mediation.

Disputes arising from this Agreement may be submitted to mediation if mutually agreeable to the parties hereto. The type and process of mediation to be utilized shall be subject to the mutual agreement of the parties.

3.18 No Third Party Rights.

This Agreement shall not create any rights in, or inure to the benefits of, any third party except as expressly provided herein.

3.19 Governing Law.

This Agreement shall be construed in accordance with, and governed by, the laws of the State of California. Venue shall be in the Superior Court of California for the County of Los Angeles.

3.20 Exhibits and Recitals.

All exhibits and recitals contained herein and attached hereto are material parts of this Agreement and are incorporated as if fully set forth.

3.21 Severability.

Should any provision in the Agreement be held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remaining provisions shall continue in full force and effect.

3.22 Non-Waiver.

None of the provisions of this Agreement shall be considered waived by either party, unless such waiver is specifically specified in writing.

3.23 Safety.

Designer shall execute and maintain its work so as to avoid injury or damage to any person or property. In carrying out its Services, the Designer shall at all times be in compliance with all applicable local, state and federal laws, rules and regulations, and shall exercise all necessary precautions for the safety of its employees, consultant and subcontractors appropriate to the nature of the work and the conditions under which the work is to be performed.

3.24 Harassment Policy.

Delivery of Notices.

All notices permitted or required under this Agreement shall be given to the respective parties at the following address, or at such other address as the respective parties may provide in writing for this purpose:

City of Rolling Hills	Hot Line Construction, Inc.
Attn: Christian Horvath	Attn: Mark Meekhof
2 Portuguesa Bend Road	9020 Brentwood Blvd., Suite H
Rolling Hills, CA 90274	Brentwood, CA 94513

Such notice shall be deemed made when personally delivered or when mailed, forty-eight (48) hours after deposit in the U.S. Mail, first class postage prepaid and addressed to the party at its applicable address. Actual notice shall be deemed adequate notice on the date actual notice occurred, regardless of the method of service.

3.25 Time of Essence.

Time is of the essence for each and every provision of this Agreement.

3.26 City's Right to Employ Other Consultants.

City reserves right to employ other consultants, including designers, in connection with this Project or other projects.

3.27 Prohibited Interests.

3.27.1 Solicitation. Designer maintains and warrants that it has not employed nor retained any company or person, other than a bona fide employee working solely for Designer, to solicit or secure this Agreement. Further, Designer warrants that it has not paid nor has it agreed to pay any company or person, other than a bona fide employee working solely for Designer, any fee, commission, percentage, brokerage fee, gift or other consideration contingent upon or resulting from the award or making of this Agreement. For breach or violation of this warranty, City shall have the right to rescind this Agreement without liability.

3.27.2 Conflict of Interest. For the term of this Agreement, no director, official, officer or employee of City, during the term of his or her service with City, shall have any direct interest in this Agreement, or obtain any present or anticipated material benefit arising therefrom.

3.28 Labor Certification.

By its signature hereunder, Designer certifies that it is aware of the provisions of Section 3700 of the California Labor Code which require every employer to be insured against liability for Worker's Compensation or to undertake self-insurance in accordance with the provisions of that Code, and agrees to comply with such provisions before commencing the performance of the Services.

3.29 Subcontracting.

As specified in this Agreement, Designer shall not subcontract any portion of the Services required by this Agreement, except as expressly stated herein, without prior written approval of City. Subcontracts, if any, shall contain a provision making them subject to each and every provision of this Agreement.

3.30 Supplemental Conditions.

Any supplemental conditions shall be attached as an exhibit to this Agreement, and that exhibit shall be incorporated herein by reference.

3.31 Entire Agreement.

This Agreement, with its exhibits, contains the entire agreement of the parties hereto, and supersedes any and all other prior or contemporaneous negotiations, understandings and oral or written agreements between the parties hereto. Each party acknowledges that no representations, inducements, promises or agreements have been made by any person which are not incorporated herein, and that any other agreements shall be void. Furthermore, any modification of this Agreement shall only be effective if in writing signed by all parties hereto.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date and year written below.

CITY OF ROLLING HILLS **HOT LINE CONSTRUCTION, INC.**

_____ _____

KARINA BAÑALES, City Manager MARK MEEKHOF,

DATE:_____ DATE:_____

ATTEST:

_____

CITY CLERK

APPROVED AS TO FORM:

_____

PATRICK DONEGAN
CITY ATTORNEY

EXHIBIT "A"

DESIGNER'S SCOPE OF SERVICES

.

City of Rolling Hills

INCORPORATED JANUARY 24, 1957

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

REQUEST FOR PROPOSALS
POTHOLING SERVICES IN SUPPORT OF
EASTFIELD DRIVE SCE RULE 20B PROJECT
FOR CITY OF ROLLING HILLS

PROPOSALS DUE 3 PM, April 9, 2024

SECTION 1 - BACKGROUND

The City of Rolling Hills (City), California invites firms familiar with Southern California Edison (SCE) potholing requirements to submit fee proposals for performing potholing services in support of the Eastfield Drive SCE Rule 20B Utility Undergrounding project. This project will underground existing overhead power and telecommunication lines along Eastfield Drive from approximately 45 Eastfield Drive to Outrider Road.

The City has received federal hazard mitigation grant funding in support of undergrounding existing overhead utilities to reduce fire hazards. In cooperation with SCE and other utility companies utilizing existing overhead facilities, SCE has prepared preliminary design plans for the defined project area. Under terms of the grant funding, the City is responsible to construct the underground infrastructure utilizing SCE's design. Prior to finalizing the design, SCE requires potholing to confirm the vault locations.

The successful Proposer, shall have at least five years of experience on similar types of projects. All Proposers responding to this Request for Proposal (RFP) will be evaluated on the basis of their fee. Note: all roads within the City are private and coordination with the Rolling Hills Community Association (RHCA) may also be required.

SECTION 2 - SCOPE OF SERVICES

The City of Rolling Hills is requesting a fee from selected firms that have experience in performing potholing services for SCE to validate vault locations as currently designed. Being a City project, prevailing wage is a requirement. The proposed vault locations are proposed in or adjacent to an existing two-lane road (one-lane each direction).

Scope of work includes:

1. Potholing for 6 vault locations as identified on SCE's Preliminary Design Plans for the Rule 2B Project (see Attachment 1)
2. Obtaining the required permit (no fee) from RHCA (see Attachment 2)
3. Restoring the potholing trenches in accordance with RHCA Trench Backfill and Pavement Repairs (see Attachment 3)
4. Provide appropriate Traffic Control, including flagmen where deemed necessary.

SECTION 3 - PROPOSAL REQUIREMENTS

Proposals will be considered from firms with experience and success in performing potholing services for SCE and based on fee. Please submit the following for consideration.

1. Lump Sum Fee
2. Submit hourly fee schedule for any additional services that may be required.
3. Any exceptions to the contract agreement the selected firm will be required to sign.

SECTION 4 - PROPOSAL PROCEDURE

All proposals are due no later than 3 pm on April 9, 2024. The City reserves the right to extend the deadline. The City will respond to request for clarification in written RFP addendum(s) as needed. All inquiries shall be directed to Christian Horvath at chorvath@cityofrh.net by 5 pm on April 3, 2024.

Please submit the proposal via email to:

Christian Horvath
City Clerk
chorvath@cityofrh.net

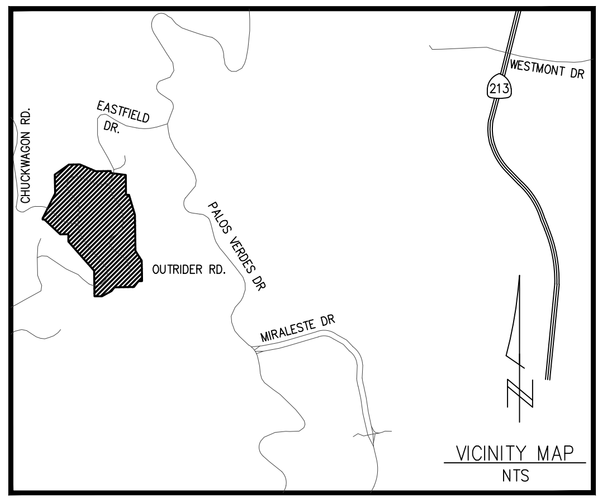
Submission of a proposal indicates acceptance by the firm of the conditions contained in this request for proposal unless clearly and specifically noted in the proposal submitted and confirmed in the agreement between the City of Rolling Hills and the firm selected. The City of Rolling Hills reserves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

SECTION 5 – SELECTION/EVALUATION CRITERIA

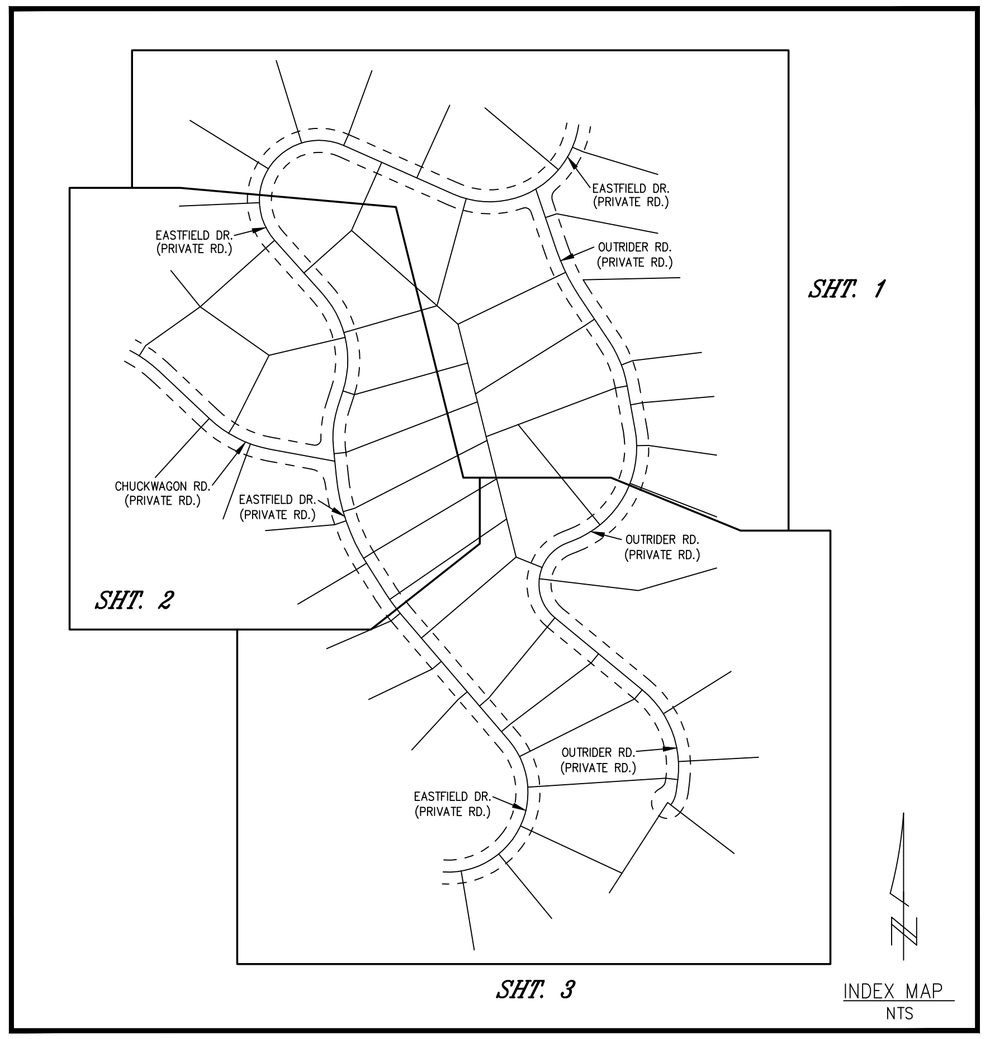
Proposals will be evaluated on fee / hourly fee schedule submitted.

SECTION 6 - ATTACHMENTS

Attachment 1 – SCE Preliminary Design Plans
Attachment 2 – Rolling Hills Community Association Permit Application
Attachment 3 – Rolling Hills Community Association Trench Backfill and Pavement Repair Requirements



VICINITY MAP
NTS



INDEX MAP
NTS

NOTE TO CREW:
WORK WITH RELATED TD2111183 R20B OH REMOVAL

ATTACHMENT 1

CITY OF ROLLING HILLS

TD2111184 2QQ RULE 20B INSTALL UG

STATLER 16KV % WALTERIA SUB

PROJECT REQUIREMENTS (Y/N)	
EDISON EASEMENT REQUIRED	[Y]
PWRD 88 REQUIRED	[Y]
UG CIVIL ONLY WORK ORDER	[Y]
PERMIT REQUIRED	[Y]
PERMIT TYPE: ENCROACHMENT	
OUTAGE REQUIRED	[Y]
OUTAGE DATE: TBD TIME: TBD	
TRAFFIC CONTROL REQUIRED	[Y]
PED. TRAFFIC CONTROL REQ'D	[N]
CONVEYANCE LETTER REQ'D	[N]
ENVIRONMENTAL REQUIREMENTS DOCUMENT (ERD) REQUIRED	[Y]
CSD 140 (TLM) REQ'D	[Y]
CIRCUIT MAP CHANGE REQ'D (TD 203)	[ ]
DIG ALERT APP	[Y]
VERIFIED ACTIVE AND CONFIRMED USA TICKETS	[Y]
UTILIQUEST NOTIFIED	[Y]
STANDARD ADHERENCE: 04 Q/2023 Y	

D124: Rev. 03/21/23

INVENTORY MAP NO.'S

LT-7636-G	LT-7635-A2
LT-7636-H	LT-7635-A4
LT-7635-A	LT-7635-B1
LT-7635-B	LT-7635-C1
LT-7635-C	LT-7635-C2
LT-7635-D	LT-7635-C3
LT-7636-G4	LT-7635-C4
LT-7636-H3	LT-7635-E2

INSTALL METHOD:
☐ EDISON
☐ APPLICANT

D127A: Rev. 11/10/20

PRELIMINARY
Not For Construction

DISTRICT: 44 – SOUTH BAY	PROJ MGR: WILLIAMS, JENNA J PHONE 714-430-7842	PLANNER: WILLIAMS, JENNA J PHONE 310-720-6086	DESIGNER: CHIN, ELIZABETH
PROJECT NO.: 2612821 SERVICE REQUEST: 3500715	MSR NO.	PRODUCT-1: 2111184-RULE 20B-UG INSTALL	ASSOC DESGN
CIRCUIT / VOLTAGE: STATLER 16KV	GPS	PRODUCT-2	ASSOC DESGN
SUB / PG NO.: WALTERIA SUB	CIRCUIT CODE	PRODUCT-3	ASSOC DESGN
INVENTORY MAP: VARIOUS	J.P.A. NO.	PROPOSED CONSTRUCTION (LOCATION): RULE 20B 45 EASTFIELD DR ROLLING HILLS CA 90274	

TYPE	DATE	APPROVED BY	CHECKED BY	DRAWN BY	PAX #
P	12/29/2023	MUDLA K	J WILLIAMS	E CHIN	16484
P	10/10/2023	MUDLA K	J WILLIAMS	E CHIN	16484

Southern California Edison Company

SHEET: 1 OF 7

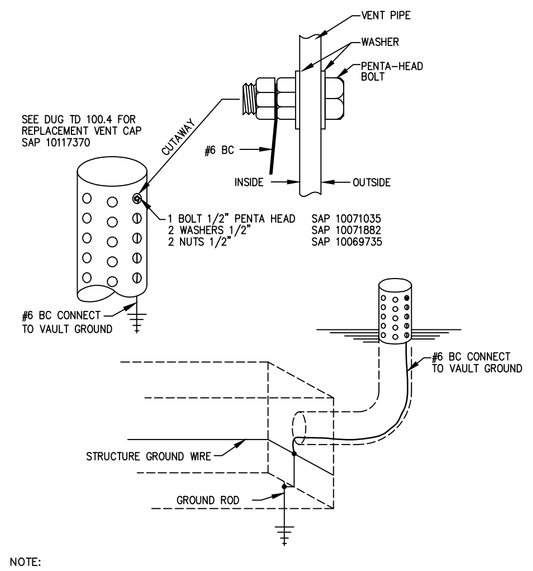
DESIGN\DRWG NO.: 1608857_0.01

UNDERGROUND SERVICE ALERT
Contact USA
Dial 811 or 800-422-4133
www.digalert.org/contact
For Underground Locating
Two Working Days Before You Dig

D1E: Rev. 05/28/20

FILE NAME: M:\DWGS_2\PI\DWG SAVE DATE: 12/20/2023 12:44 PM SAVED BY: CHINE1

GROUND CONNECTION INSTALLATION IN A PVC VENT SEE UGS AC 760.1

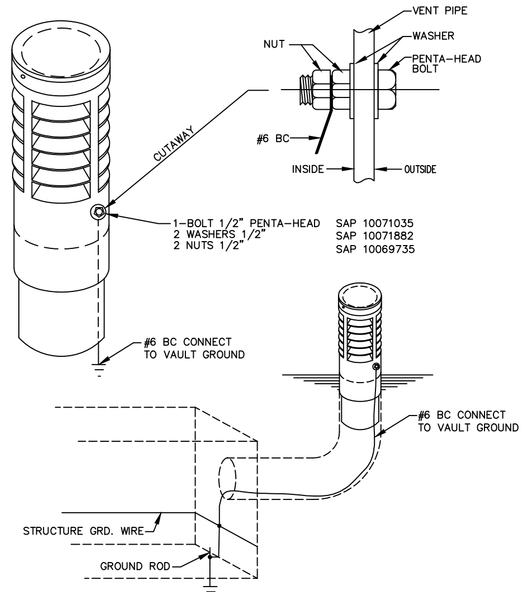


NOTE:

TO ASSIST IN UNDERGROUND STRUCTURE LOCATING FROM THE SURFACE, INSTALL A #6 BARE COPPER WIRE FROM INSIDE THE VENT PIPE TO THE STRUCTURE GROUND SYSTEM. THIS INSTALLATION WILL ALLOW A SINGLE PERSON CREW TO TIE INTO THE SYSTEM GROUND AND LOCATE THE FACILITIES UNAIDED. THE INSTALLATION SHOULD BE MADE DURING NEW CONSTRUCTION, ADDED TO THE APPROPRIATE STRUCTURE DURING THE ROUTINE MAINTENANCE CYCLE, OR AS THE NEED ARISES BY REQUEST FOR ASSISTANCE FROM THE CONTRACT CABLE LOCATING COMPANY.

D37: REV. 10/26/20

GROUND CONNECTION INSTALLATION IN A POLYETHYLENE VENT SEE UGS AC 760.2



NOTES:

1. TO ASSIST IN UNDERGROUND STRUCTURE LOCATING FROM THE SURFACE, INSTALL A #6 BARE COPPER WIRE FROM INSIDE THE VENT PIPE TO THE STRUCTURE GROUND SYSTEM. THIS INSTALLATION WILL ALLOW A SINGLE PERSON CREW TO TIE INTO THE SYSTEM GROUND AND LOCATE THE FACILITIES UNAIDED. THE INSTALLATION SHALL BE MADE TO A MINIMUM OF ONE VENT PER VAULT DURING NEW CONSTRUCTION, ADDED TO THE APPROPRIATE STRUCTURES DURING THE ROUTINE MAINTENANCE CYCLE, OR AS THE NEED ARISES BY REQUEST FOR ASSISTANCE FROM THE CONTRACT CABLE LOCATING COMPANY.
2. DRILL A 9/16" HOLE FOR GROUNDING BOLT APPROXIMATELY ONE INCH BELOW THE LOWEST VENTILATION FIN SLOT. THE GROUND CONNECTION SHOULD BE ATTACHED ON THE SIDE OF THE VENT FACING AWAY FROM THE STREET. THIS IS DONE TO MAINTAIN A FLAT SURFACE FOR ATTACHING STRUCTURE IDENTIFICATION STICKERS.

D103: REV. 10/26/20

CITY OF ROLLING HILLS

TD2111184 2QQ RULE 20B INSTALL UG

STATLER 16KV % WALTERIA SUB

NOTE TO CREW:
WORK WITH RELATED TD2111183 R20B OH REMOVAL

TIE–IN MADE INTO A SECONDARY HANDHOLE

If PVC conduit is used, riser bend installation may be made by the customer with prior SCE approval. Customer not to remove handhole cover. If metallic conduit is used or handhole cover needs to be removed, a SCE Qualified Person must be present.

NOTE:
ALL ELECTRICAL DUCTS AND STRUCTURES WILL CONFORM TO GENERAL ORDER #128 (RULES FOR CONSTRUCTION OF UNDERGROUND ELECTRICAL SUPPLY AND COMMUNICATION PRESCRIBED BY THE PUBLIC UTILITIES COMMISSION OF THE STATE OF CALIFORNIA, JANUARY 2006).

WHERE CONDUITS ARE PICKED UP OR INTERCEPTED, CONDUIT SHALL BE MANDRELLED AND PULL ROPE INSTALLED FROM TERMINAL TO TERMINAL.

RUN NUMBER CALL–OUTS AS FOLLOWS:

(1) – (199) MAINLINE CONDUIT
(200) – (599) SERVICE CONDUIT
(600) – (799) STREET LIGHT CONDUIT

D84: Rev. 10/26/20

CONSTRUCTION NOTES:

Unless otherwise specified on the working drawing which forms a part of the specification, the Contractor/Developer shall furnish the following items at no cost to the Edison Company.

Southern California Edison Company has attempted to correctly show all existing utilities and substructures in the vicinity of the work, but does not guarantee there are no other substructures in the area. Failure of SCE to show all substructures in their correct location will not be a basis for a claim for extra work, and the contractor shall be responsible for all damages to substructures whether shown or not.

1. FOR GENERAL SPECIFICATIONS SEE UGS GI 001.
2. CONDUIT:
   a. Minimum cover in street or parkway is 30" below gutter grade, unless noted otherwise.
   b. Minimum cover on private property is 30" below finished grade, unless noted otherwise.
   c. Contractor is to furnish and install approved conduit to Edison specifications per UGS CD 100.1, 110 AND 120.
   d. For the type of conduit for this job, See UGS CD 110.1.
   e. Install all risers per UGS CD 160, 161, 162 and 170.
   f. Cap all mainline conduits per UGS CD 148 and service conduits per UGS CD 150.
   g. Install blank conduit plugs in all conduits terminating into Vaults, Manhole's, PMH's, SOE's & all cap locations, per UGS CD 180.1 & UGS CD 180.2
   h. Install pull rope in all conduit runs. Pull rope to be at least 3/8" polypropylene rope, braided or twisted. For specifications, approved makes, and suppliers, see UGS GI 040.
   i. All conduit must be mandreled with the approved mandrel UGS CD 197.
3. CONDUIT RADIUS REQUIREMENTS:
   a: The minimum radius for bends are:
      36" for conduits 3" in diameter or smaller
      48" for conduits 4" and 5" in diameter
      60" for 6" diameter conduit
   b: The minimum radius for all sweeps of all mainline conduits is 12'–6" (unless noted otherwise).
4. EXCAVATION AND BACKFILL:
   a. Work area shall be cleared and rough graded to within four inches of final grade prior to installation of Edison conduit or structures.
   b. All excavations shall be in accordance with the California State Construction Safety Orders (when applicable), Edison specifications, and all governing local ordinances.
   c. Each trench to be a uniform depth below final grade prior to installation of Edison conduit or structures.
   d. Backfill shall be provided by the Contractor for all excavations and shall include crushed rock, concrete, and/or imported backfill, when required.
   e. Backfill with a MINIMUM of one sack per yard sand cement slurry around and over vaults and manholes per UGS GI 030, section 6.4 and around PMH's within one foot of finished grade, per UGS SS 590.1.
   f. Backfill, per Edison specifications, shall immediately follow conduit or substructure installation. At no time shall conduit be left exposed over 24 hours.
   g. No rocks are allowed within 12 inches of direct–buried cables or any conduit without concrete encasement. Native backfill capable of passing through a one–half inch mesh screen shall be considered to be "rock free". If existing backfill does not pass through a 1/2" screen, place imported sand 3" below and 12" above Edison cables. After this point, no rocks larger than 12" diameter are permitted.
   h. All backfill shall be compacted to meet or exceed local ordinances or other requirements. It shall be placed in a manner that will not damage the conduit or substructure or allow future subsidence of the trench or structures.
5. PAVING:
   Repaving, where required, shall be placed in such a manner that interference with traffic, including pedestrian traffic, will be kept to a minimum. The Contractor shall establish a program of repaving acceptable to the Municipality, County, or other authority having jurisdiction and which is acceptable to Edison.
6. STRUCTURES:
   a. All substructures shall be constructed or installed to Edison specifications.
   b. Install protection barriers per UGS MS 830 when required in areas exposed to traffic, per Edison Inspector.
   c. All conduit lines and concrete floored substructures shall be water tight.
   d. All grounding materials shall be furnished and installed by the Contractor.
7. RETAINING WALLS:
   When required, retaining walls shall be provided by the Developer. Walls are required wherever grade rises more than 18 inches above the structure or 24" above the pad surface at a distance of 5 feet from the same, or in areas subject to erosion. Design and installation must comply with local building ordinances. Refer to Edison Inspector for typical space requirements.
8. PERMITS:
   All permits necessary for excavation shall be provided by the Contractor/Developer.
9. ACCESS:
   Heavy truck access shall be maintained to equipment locations. Structures must be clear of all appurtenances that would obstruct the loading or unloading of equipment.
10. SERVICES:
    a. Meters and services shall comply with Edison Electrical Services Requirements.
    b. Wiring must be in accordance with applicable local ordinances and approved by local Inspection Authorities.
11. LOCATION:
    a. The location of excavations and structures for Edison shall be as shown on the working drawing. No deviation from the planned locations will be permitted unless approved by the Edison Inspector. See UGS GI 001, section 2.2.
    b. Actual location of obstructions, storm drains, and/or other foreign utilities to be the responsibility of the Contractor. See UGS GI 001, section 2.3.
12. Contractor is to verify location and widths of all sidewalks and driveways prior to street light installation. See UGS CD 175.1, UGS CD 175.2 and UGS CD 175.3.
13. SURVEY:
    Surveying of street improvements, property corners, lot lines, finished grade, etc., necessary for the installation of underground facilities must be completed and markers or stakes placed prior to the start of the installation. In addition, Developer shall maintain the markers during the installation and inspection by Edison. Grade and property line stakes must show any offset measurements.
14. COORDINATION AND SUPERVISION:
    The Developer shall provide supervision over and coordination among the various contractors working within the development in order to prevent damage to Edison facilities. He is responsible for the cost of repairs, replacement, relocation, or other corrections to Edison facilities made necessary by his failure to provide supervision or to otherwise comply with these specifications.
15. TELEPHONE AND OTHER UTILITY REQUIREMENTS:
    The drawing prepared for this job may also cover the facilities to be installed for the telephone company and/or other utility. Any questions concerning details of their installation should be referred to the company concerned.
16. OWNERSHIP:
    Developer is to deed to the Edison Company all structures shown hereon except those shown as customer owned.
17. WARRANTY:
    Applicants expressly represent and warrant that all work performed and all material used in meeting Applicants' obligations herein are free from defects in workmanship and are in conformity with Southern California Edison Company's requirements. This warranty shall commence upon receipt by Applicants of the Company's final acceptance and shall expire one year from that date. Applicants agree to promptly correct to the Company's satisfaction and that of any governmental agency having jurisdiction and at Applicant's expense any breach of this warranty which may become apparent through inspection or operation of underground electric system by Company during this warranty period.
18. INSPECTION:
    Inspection is required during the construction period. A 48 hour advance notice of intent to start construction is required from the contractor to the Southern California Edison Company. Standards of Edison construction requirements are available upon request.

Duct and Structure Inspector: MARIO SAUCEDO Phone: 310–502–1029

Cabling Construction Coordinator: Phone:

D05: Rev. 07/21/16

CONCRETE PRODUCTS

Precast concrete item complete with neck. Cover and inserts may be obtained from any of the following listed and approved manufacturers:

JENSEN PRECAST
14221 San Bernardino Ave., Fontana, Calif. 92335
Phone: (909) 350–4111
(800) 257–6100

OLDCASTLE PRECAST
10650 Hemlock Ave., Fontana, Calif. 92337
Phone: (909) 428–3700
(800) 626–3860

FOR HANDHOLE AND PULLBOX MANUFACTURERS, SEE UGS HP 200.

D41: Rev. 01/21/09

Applicants expressly represent and warrant that all work performed and all material used in meeting Applicants' obligations herein are free from defects in workmanship and are in conformity with Southern California Edison Company's requirements. This warranty shall commence upon receipt by Applicants of the Company's final acceptance and shall expire one year from that date. Applicants agree to promptly correct to the Company's satisfaction and that of any governmental agency having jurisdiction and at Applicants' expense any breach of this warranty which may become apparent through inspection or operation of underground electric system by the Company during this warranty period.

LEGEND OF DRAFTING SYMBOLS

TRENCH

- EDISON CONDUIT (DIST. & SL)
- CUST. OWNED CONDUIT
- RESIDENTIAL SERVICE CABLE
- E — EXISTING CONDUIT

STRUCTURES

- VAULT
- MANHOLE
- PME 3–5
- PME 6–12
- PULL BOX
- HANDHOLE
- SOE
- PAD
- 4'x4' BURD SWITCH ENCLOSURE
- 36" BURD SWITCH ENCLOSURE
- BURD TRANSFORMER ENCLOSURE
- STREET LIGHT ELECTROLIER
- C/I METER PANEL
- FIRE HYDRANT

D128: Rev. 11/10/20

CONTRACTOR/DEVELOPER NOTES

- TEMPORARY BARRIERS TO BE PLACED AROUND ALL EDISON STRUCTURES DURING CONSTRUCTION
- CUSTOMER TO VERIFY EXACT LOCATION OF STREET LIGHTS PRIOR TO INSTALLATION.
- WHERE SLEEVES OR STUB OUTS ARE INSTALLED, CONTRACTOR TO MANDREL AND INSTALL PULL ROPE
- ANY SERVICES THAT ARE NOT INSTALLED IN CONJUNCTION WITH THE MAIN LINE SYSTEM WILL REQUIRE A MINIMUM OF 3" CUSTOMER OWNED SERVICE CONDUIT AT THE TIME OF CONSTRUCTION OF THE HOME.
- DEVELOPER IS RESPONSIBLE FOR LOCATING EXISTING DUCT, SLEEVES, AND STUB OUTS. LOCATIONS SHOWN ON MAP ARE NOT GUARANTEED. IF NOT EXISTING, THE DEVELOPER MUST PROVIDE THESE ITEMS.

D129: Rev. 11/10/20

CONDUIT RADIUS REQUIREMENTS:

A: The minimum radius for bends are:
36" for conduits 3" in diameter or smaller
48" for conduits 4" and 5" in diameter
60" for 6" diameter conduit
B: The minimum radius for sweeps are:
36" for conduits 3" in diameter or smaller
12'–6" for conduits 4" in diameter and larger, unless otherwise noted.

CONNECTING TO EXISTING SCE STRUCTURES

- Per SCE requirements, customers are not allowed to enter, intercept or tie–in to existing SCE facilities; e.g. structures, equipment, multi–conduit runs/banks, or conductors. These facilities may be energized and the work will only be performed by SCE. Contact the appropriate SCE inspector to schedule an appointment. Customers may connect to an existing conduit stub without a SCE inspector present.
- Multi–conduit runs/banks are runs of conduit in close proximity to each other and other SCE facilities. A conduit stub is a single empty conduit stub that is not in close proximity to other SCE owned facilities. Refer to the work order map for details.
- Per CPUC/SCE's Rule 15 B.1.A and Rule 16 D.1.A., the customer will provide all necessary excavations (with the exception of excavation under pads and primary splice boxes), material (including conduit and structures) and encasement, to be utilized in the intercept/tie–in process.
- The customer must adhere to all applicable Cal–OSHA, local, city, state and federal regulations, (including, but not limited to, all necessary shoring and traffic control in place to perform the intercept/tie–in work by SCE's underground civil contractor(s)).
- Intercept/tie–in work must be coordinated with SCE's civil contractors through the Division Inspector/P–Spec to limit exposure of excavation(s). Customer is responsible for securing excavation(s).

DOB: 11/13/18

TIE–IN MADE INTO A SECONDARY HANDHOLE

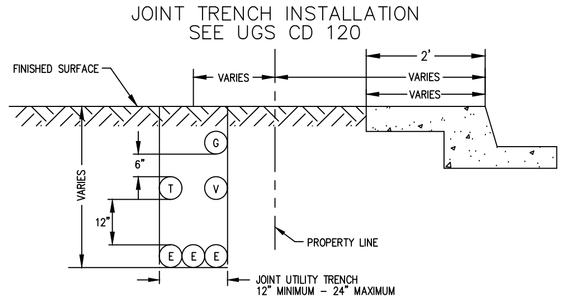
If PVC conduit is used, riser bend installation may be made by the customer with prior SCE approval. Customer not to remove handhole cover. If metallic conduit is used or handhole cover needs to be removed, a SCE Qualified Person must be present.

WARNING
THE EXCAVATOR MUST TAKE ALL STEPS NECESSARY TO AVOID CONTACT WITH UNDERGROUND FACILITIES WHICH MAY RESULT IN INJURY TO PERSONS OR DAMAGE TO FACILITIES IN THE AREA. THE INDICATED LOCATIONS OF EDISON UNDERGROUND FACILITIES, AS PROVIDED, ARE BELIEVED TO BE ACCURATE. HOWEVER, THE FINAL DETERMINATION OF EXACT LOCATIONS AND THE COST OF REPAIR TO DAMAGED FACILITIES IS THE RESPONSIBILITY OF THE EXCAVATOR.

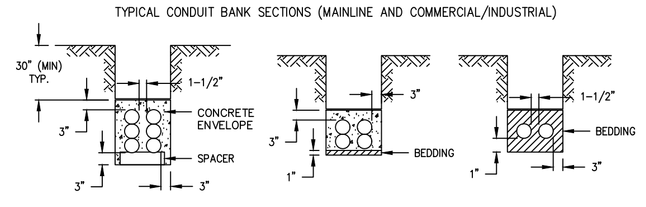
CUSTOMER–OWNED CONDUIT MATERIAL* AND CONCRETE ENCASEMENT ARE TO BE INSTALLED IN ACCORDANCE WITH EDISON ELECTRICAL SERVICE REQUIREMENTS.
*SUBJECT TO APPROVAL BY LOCAL INSPECTION AUTHORITIES

D14: Rev. 01/85

JOINT TRENCH INSTALLATION SEE UGS CD 120

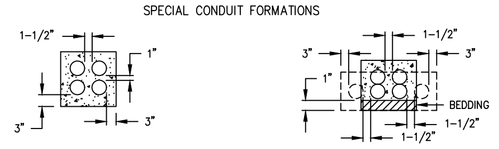


TYPICAL CONDUIT BANK SECTIONS (MAINLINE AND COMMERCIAL/INDUSTRIAL)



FULL ENCASEMENT MORE THAN 4 CONDUITS (BASE SPACER REQUIRED)
SEMI–ENCASEMENT 3 OR 4 CONDUITS
DIRECT BURIAL

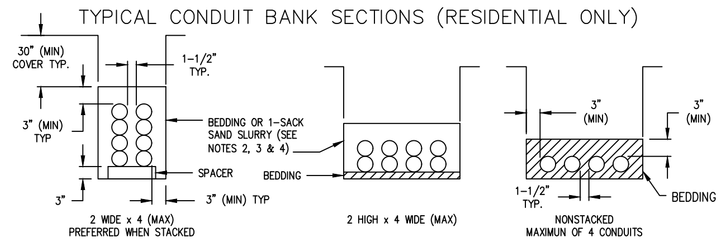
SPECIAL CONDUIT FORMATIONS



CONDUIT BANK TERMINATIONS
MINIMUM SEPARATIONS REQUIRED BETWEEN ALL TYPES OF CONDUIT AT CONDUIT ENTRANCES TO SUBSTRUCTURES.

CONDUIT ROLLING
USED ONLY WHEN SPECIFIED OR SANCTIONED FOR DUCTS TO OCCUPY MINIMUM VERTICAL SPACE AND MAINTAIN REQUIRED COVER.

TYPICAL CONDUIT BANK SECTIONS (RESIDENTIAL ONLY)



NOTE(S):
1. SPACING AND CONCRETE COVERAGE AS SHOWN IS MINIMUM.
2. SPACERS, WHEN REQUIRED, WILL BE AS RECOMMENDED BY THE CONDUIT MANUFACTURER AND APPROVED BY THE COMPANY AND WILL BE PLACED AT THE INTERVALS SHOWN IN TABLE CD 120–1 (SHEET 1). VERTICAL SPACERS AND BASE SPACERS WILL BE MANUFACTURED FROM RIGID NONCOMPRESSABLE–TYPE MATERIALS. USE TEMPORARY MEANS TO MAINTAIN HORIZONTAL CONDUIT SPACING AT THESE INTERVALS UNTIL BACKFILL BEDDING OR ENCASEMENT IS PLACED.

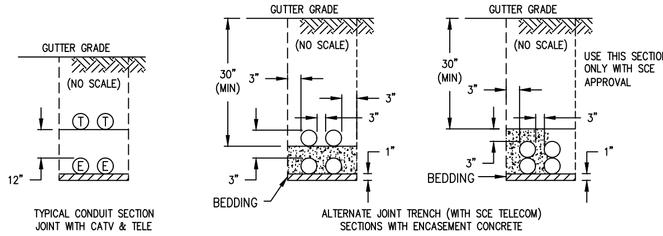
TABLE CD 120–1: HORIZONTAL CONDUIT SPACING INTERVALS

CONDUIT SIZE	2"	3"	3–1/2"	4"	5"	6"
SPACING WITH ENCASEMENT	10'	10'		10'		
SPACING WITH NONENCASEMENT	10'	8'		6'		

3. BASE SPACERS ARE REQUIRED ON ALL BANKS OF MORE THAN FOUR CONDUITS.
4. THE CONDUIT WILL BE OF AN APPROVED MAKE AND MANUFACTURE AS SET FORTH IN STANDARDS CD 115.
5. TYPES:
   A. "EB" (TYPE I) FOR ENCASED AND SEMI–CASED INSTALLATIONS
   B. "DB" (TYPE II) FOR DIRECT BURIAL
   C. "SCH. 40" RIGID PVC FOR INSIDE BORE CASINGS
6. FOR GENERAL CONDUIT BANK, CONCRETE, AND TRENCHING REQUIREMENTS, SEE CD 100.
7. INSTALL BARE COPPER NEUTRAL WIRE ONLY WHEN SPECIFIED ON WORKING DRAWING. FOR MAINLINE APPLICATIONS (INCLUDING 4–WIRE TAPLINES) WHEN THE
   NEUTRAL IS PRESENT ON AN OVERHEAD STRUCTURE THAT FEEDS A PRIMARY RISER, THE NEUTRAL SHALL BE CONTINUOUS TO THE FIRST UNDERGROUND STRUCTURE. A
   BARE COPPER NEUTRAL WIRE, AS SPECIFIED ON THE WORKING DRAWING, SHALL BE PLACED, AND FULLY ENCASED IN CONCRETE, AT THE LOWER REGION OF THE DUCT BANK, PREFERABLY IN–BETWEEN CONDUITS.
8. CONCRETE ENCASEMENT WILL BE KEPT UNIFORM. EXCESSIVE AMOUNTS OF CONCRETE WILL BE AVOIDED.
9. BEDDING WILL BE IN ACCORDANCE WITH CD 100.

D70: 10/26/20

TYPICAL JOINT TRENCH SECTIONS



NOTE(S):
1. CONDUIT SECTIONS SHOULD HAVE NO MORE THAN EIGHT SCE CONDUITS, AND NO CONDUIT SHOULD BE SURROUNDED ON FOUR SIDES BY OTHER CONDUITS.
2. ANY CONDUIT SECTION WITH STACKED CONDUIT MUST BE BACKFILLED WITH BEDDING (SEE NOTE 4) OR ONE–SACK SAND SLURRY. (STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION SECTION 201–1.2 MIX 100–E–100.)
3. TWO–SACK CONCRETE ENCASEMENT PER CD 100 WILL BE USED IN JOINT TRENCH IN ORDER TO REDUCE TELECOM CONDUIT CLEARANCES TO THREE INCHES MINIMUM PER THE ABOVE JOINT TRENCH SECTIONS. ONE–SACK SAND SLURRY IS NOT A SUBSTITUTE FOR ENCASEMENT CONCRETE.
4. BEDDING MATERIAL WILL BE CLEAN SAND OR PEA GRAVEL; NATIVE MATERIALS MEETING THE REQUIREMENTS OF CD 100 ARE ONLY PERMITTED FOR THE NONSTACKED CONFIGURATION AND ARE NOT PERMITTED TO BED PADS AND RISERS AT BOXES.
5. CONDUIT WILL BE TYPE "DB" PER CD 110 AND WILL BE OF APPROVED MANUFACTURE PER CD 115. TYPE EB IS PERMITTED WHEN ENCASEMENT CONCRETE IS USED.
6. WHERE BOTH RESIDENTIAL AND NONRESIDENTIAL CONDUIT ARE IN THE SAME TRENCH, THE REQUIREMENTS OF SCOPE CD 120.1 SHALL APPLY.
7. SCOPE CD 120.1, SHEET 1 MAY BE USED FOR RESIDENTIAL CONSTRUCTION.
8. USE TEMPORARY SUPPORTS EVERY EIGHT FEET TO MAINTAIN HORIZONTAL CONDUIT ALIGNMENT. REMOVE AFTER CONCRETE IS PLACED.

D70A: 10/26/20

LEGEND OF CONDUIT SYMBOLS (CONVENTIONAL U. G.)

EDISON
NO. CONDUIT REQ'D. — SIZE OF CONDUIT
RUN NO. — LENGTH OF CONDUIT RUN

TRENCH
TYPE OF FACILITY (CIC–DB, ETC.)
RUN NO. — LENGTH OF TRENCH

STREET LIGHT
NO. CONDUIT REQ'D. — SIZE OF CONDUIT
RUN NO. — LENGTH OF CONDUIT RUN

STREET LIGHT TRENCH
TYPE OF FACILITY
RUN NO. — LENGTH OF ADDITIONAL TRENCH REQ'D.

EDISON
NO. CONDUIT REQ'D. — SIZE OF CONDUIT
REFERENCE RUN NO. — MEMO — DENOTES CONDUIT RUN CONTINUATION FOR CONSTRUCTION INFORMATION

STREET LIGHT
NO. CONDUIT REQ'D. — SIZE OF CONDUIT
REFERENCE RUN NO. — MEMO — DENOTES CONDUIT RUN CONTINUATION FOR CONSTRUCTION INFORMATION

ANY OF THE ABOVE SYMBOLS FOLLOWED BY A ✳

DENOTES THE FOLLOWING:

DB CONDUIT WITHOUT ENCASEMENT IS ACCEPTABLE FOR PORTIONS OF TRENCH WITH ONLY ONE OR TWO CONDUITS

SEMI–ENCASEMENT IS REQUIRED FOR PORTIONS OF TRENCH WITH ONLY THREE OR FOUR CONDUITS

FULL ENCASEMENT IS REQUIRED FOR MORE THAN FOUR CONDUITS

D18: Rev. 5/08/2006

LEGEND CODE DEFINITIONS

CI – CUSTOMER CONTRACTOR INSTALLED: MATERIALS FURNISHED AND INSTALLED BY APPLICANT AT EDISON'S EXPENSE AND ARE DEEDED TO EDISON. (EXCEPTION: STREET LIGHT ELECTROLIERS WILL BE INSTALLED BY EDISON'S CONTRACTOR.)

CO – CUSTOMER CONTRACTOR OWNED: MATERIALS FURNISHED, INSTALLED, OWNED, AND MAINTAINED BY APPLICANT.

CF – CUSTOMER CONTRACTOR FURNISHED: MATERIALS FURNISHED AND INSTALLED BY APPLICANT AT APPLICANT'S EXPENSE THAT MAY BE DEEDED TO EDISON.

IN – INSTALL: MATERIALS FURNISHED AND INSTALLED BY APPLICANT IF APPLICANT INSTALLED PROJECT OR BY EDISON IF EDISON INSTALLED PROJECT. (EXCEPTION: FOR AN APPLICANT INSTALLED LINE EXTENSION, STATION NOS. _____ HAVING AN ASTERISK ADJACENT TO AN "IN" LEGEND CODE REPRESENTS MATERIALS TO BE PROVIDED BY APPLICANT AND INSTALLED BY EDISON IN ALL CASES, REFER TO DPS 8258, PROJECT MATERIAL LIST BY ASSEMBLY WITHIN A STATION.)

MI – MEMO INSTALL: SAME AS IN–INSTALL.

MR – MEMO REMOVE: MATERIALS REMOVED BY EDISON.

RM – MEMO REMOVED: MATERIALS REMOVED BY EDISON.

SI – SHOOFLY IN: MATERIALS FURNISHED AND INSTALLED BY EDISON FOR TEMPORARY CONSTRUCTION.

SR – SHOOFLY REMOVE: MATERIALS REMOVED BY EDISON FOR TEMPORARY CONSTRUCTION.

TR – TRANSFER: EDISON LABOR REQUIRED TO TRANSFER EXISTING FACILITIES.

D31: Rev. 11/85

UNDERGROUND SERVICE ALERT
Contact USA
Dial 811 or 800-422-4133
www.digalert.org/contact
For Underground Locating
Two Working Days Before You Dig

D16: Rev. 05/28/20

SOUTHERN CALIFORNIA EDISON
An EDISON INTERNATIONAL Company

N

SCALE: 1" = 60'
0 60 120

PRELIMINARY
Not For Construction

DISTRICT	PROJ. MGR. WILLIAMS, JENNA J	PLANNER WILLIAMS, JENNA J	DESIGNER
44 – SOUTH BAY	PHONE 3106085194	PHONE 3106085194	CHIN, ELIZABETH

PROJECT NO.	SERVICE REQUEST	MSR NO.	PRODUCT–1	ASSOC DESIGN
2612821	3500715		2111184–RULE 20B–UG INSTALL	
CIRCUIT / VOLTAGE		GPS	PRODUCT–2	ASSOC DESIGN
STATLER 16KV				
SUB / PG NO.		CIRCUIT CODE	PRODUCT–3	ASSOC DESIGN
WALTERIA SUB				

INVENTORY MAP	J.P.A. NO.	PROPOSED CONSTRUCTION (LOCATION)
VARIOUS		RULE 20B
		45 EASTFIELD DR
		ROLLING HILLS CA 90274

P	12/29/2023	MUDLA K	J WILLIAMS	E CHIN	16484
P	11/28/2023	MUDLA K	J WILLIAMS	E CHIN	16484

TYPE	DATE	APPROVED BY	CHECKED BY	DRAWN BY	PAX #	SHEET	DESIGN\DRWG NO.
Southern California Edison Company						2 OF 7	1608857_0.01

FILE NAME: I:\608857_0.01.DWG SAVE DATE: 12/20/2023 12:44 PM SAVED BY: KANDLUM

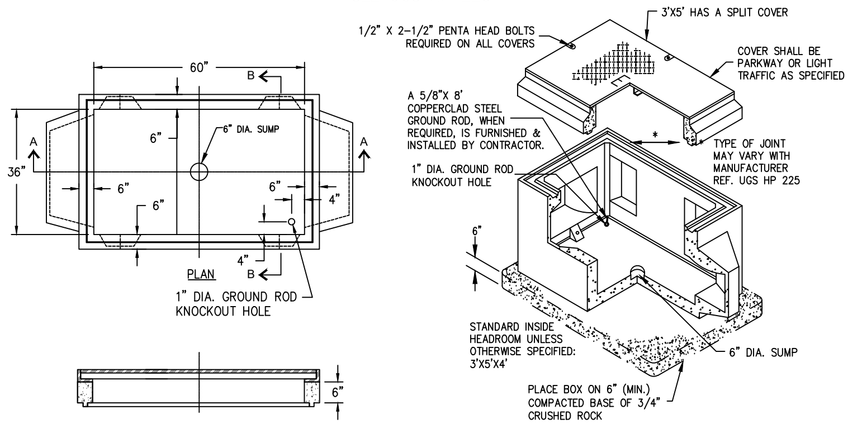
NOTE TO CREW:
WORK WITH RELATED TD2111183 R20B OH REMOVAL

CITY OF ROLLING HILLS

TD2111184 2QQ RULE 20B INSTALL UG

STATLER 16KV % WALTERIA SUB

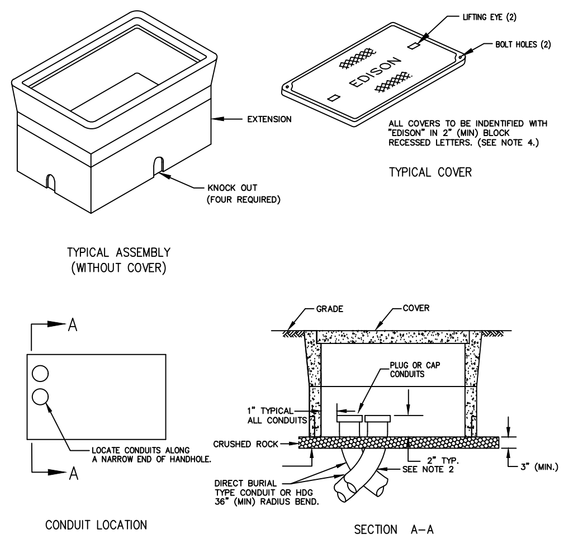
PULL BOX 3' X 5' PRECAST CONCRETE
SEE UGS HP 225



NOTE(S):
1. REINFORCEMENT:
   H20-S BRIDGE LOADING.
2. CONCRETE:
   CONCRETE SHALL BE CLASS "A" WITH 28-DAY COMPRESSIVE STRENGTH OF 3,000 PSI (MINIMUM). SLIGHT TAPER (3/4" IN DEPTH OF PULL BOX) AND 1" CHAMFER ON ALL INSIDE CORNERS PERMITTED FOR EASE OF FORMING.
3. INSTALLATION:
   PULL BOX SHALL BE PLACED ON 6" (MINIMUM) COMPACTED ROCK OR SAND BASE TO ENSURE UNIFORM DISTRIBUTION OF SOIL PRESSURE IN FLOOR. MINIMUM EXCAVATION FOR PULL BOX SHALL BE 52" X 97" X DEPTH TO SUIT JOB.
4. COVERS:
   SEE FC 612 AND FC 618 FOR PULL BOX COVERS.
5. GRADE RINGS:
   INSTALLING CONTRACTOR SHALL PROVIDE GRADE RINGS (6" MINIMUM) AS NECESSARY IN ORDER TO MAINTAIN COVER OVER CONDUITS PER SCE SPECIFICATIONS OR PERMIT AGENCY SPECIFICATIONS, WHICHEVER IS GREATER.
6. PULL IRONS AND EYES:
   SEE AC 729 OR PULL IRONS AND AC 720 FOR PULL EYES.

D53C: Rev. 02/12/21

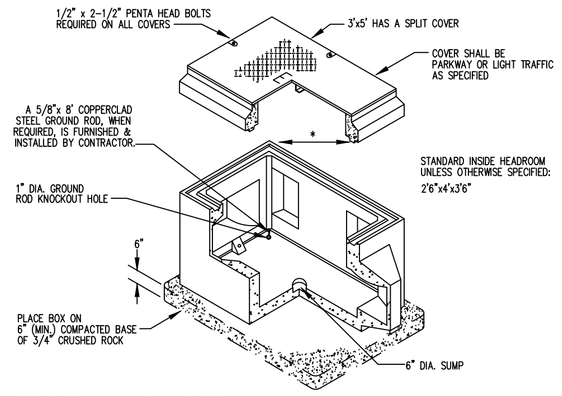
TYPICAL HANDHOLE INSTALLATION
SEE UGS HP 205



NOTES:
1. SEE UGS HP 200 FOR DIMENSIONS OF VARIOUS SIZE HANDHOLES AVAILABLE.
2. RADIUS ANGLE MAY BE REDUCED TO LESS THAN 90° PROVIDING THE PROJECTED CENTER LINE OF THE CONDUIT CLEARS HANDHOLE OPENING.
3. TWO HOLD DOWN DEVICES TO BE SUPPLIED WITH EACH HANDHOLE.
4. COVER SHALL BE IDENTIFIED WITH "EDISON" IN MINIMUM 2-INCH LETTERS OR LABELS PERMANENTLY SECURED TO THE LID.
5. FOR MAINTENANCE ON 10-1/2" X 17" CONCRETE HANDHOLES USE SWINGBOLT WITH SAP 10204721.

D7S REV. 03/18/19

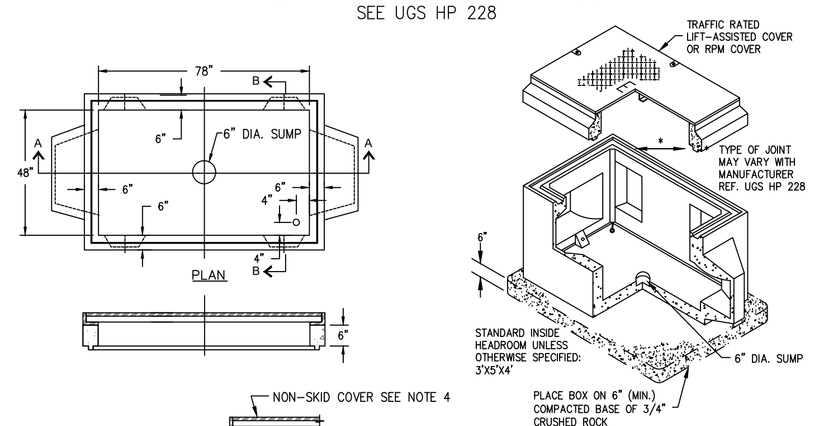
PRECAST CONCRETE PULL BOX WITH DEEP RECESSES
(2'-6" X 4')
SEE UGS HP 220



NOTE(S):
1. REINFORCEMENT:
   H20-S BRIDGE LOADING.
2. CONCRETE:
   CONCRETE SHALL BE CLASS "A" WITH 28-DAY COMPRESSIVE STRENGTH OF 3,000 PSI (MINIMUM). SLIGHT TAPER (3/4" IN DEPTH OF PULL BOX) AND 1" CHAMFER ON ALL INSIDE CORNERS PERMITTED FOR EASE OF FORMING.
3. INSTALLATION:
   PULL BOX SHALL BE PLACED ON 6" (MINIMUM) COMPACTED ROCK OR SAND BASE TO INSURE UNIFORM DISTRIBUTION OF SOIL PRESSURE IN FLOOR. MINIMUM EXCAVATION FOR PULL BOX SHALL BE 46" X 83" X DEPTH TO SUIT JOB.
4. COVERS:
   SEE FC 606 AND FC 618 FOR PULL BOX COVERS.
5. GRADE RINGS:
   INSTALLING CONTRACTOR SHALL PROVIDE GRADE RINGS (6" MINIMUM) AS NECESSARY IN ORDER TO MAINTAIN COVER OVER CONDUITS PER SCE SPECIFICATIONS OR PERMIT AGENCY SPECIFICATIONS, WHICHEVER IS GREATER.
6. PULL IRONS AND EYES:
   SEE AC 729 FOR PULL IRONS AND AC 720 FOR PULL EYES.
7. SEE FC 618.
8. SEE FC 606.

D53B: Rev. 10/26/20

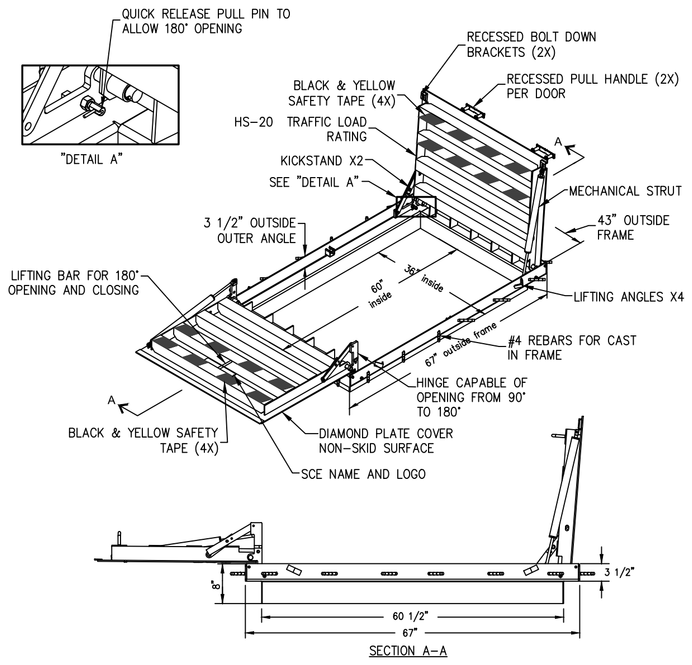
PULL BOX 4' X 6'-6" PRECAST CONCRETE
SEE UGS HP 228



NOTE(S):
1. STRUCTURAL DESIGN CRITERIA:
   A. HS-20-44 LOADING PER ASTM C 857
   B. LIFT ASSIST STEEL COVER DESIGN SHALL MEET ASTM C1802 LOAD LEVEL 6 (FULL TRAFFIC).
2. CONCRETE:
   CONCRETE SHALL BE CLASS "A" WITH 28-DAY MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI. SLIGHT TAPER (3/4" IN DEPTH OF PULL BOX) AND 1" CHAMFER OF ALL INSIDE CORNERS PERMITTED FOR EASE OF FORMING.
3. INSTALLATION:
   PULL BOX SHALL BE PLACED ON MINIMUM OF 6" COMPACTED ROCK OR SAND BASE TO ENSURE UNIFORM DISTRIBUTION OF SOIL PRESSURE IN FLOOR. MINIMUM EXCAVATION FOR PULL BOX SHALL BE 84" X 114" X DEPTH TO SUIT THE JOB.
4. COVERS:
   SEE FC 616 FOR PULL BOX COVER. RPM COVER SHALL BE AVAILABLE AS AN OPTION. MINIMUM COVER COEFFICIENT OF FRICTION (COF) OF 0.70.
5. GRADE RINGS:
   INSTALLING CONTRACTOR SHALL PROVIDE GRADE RINGS (6" MINIMUM) AS NECESSARY IN ORDER TO MAINTAIN COVER OVER CONDUITS PER SCE SPECIFICATIONS OR PERMIT AGENCY SPECIFICATIONS, WHICHEVER IS GREATER.
6. PULL IRONS AND EYES:
   SEE AC 729 FOR PULL IRONS AND AC 720 FOR PULL EYES.

D13P: REV. 02/12/21

36" X 60" LIFT ASSIST STEEL PULL BOX COVER – FULL TRAFFIC
SEE UGS FC 615



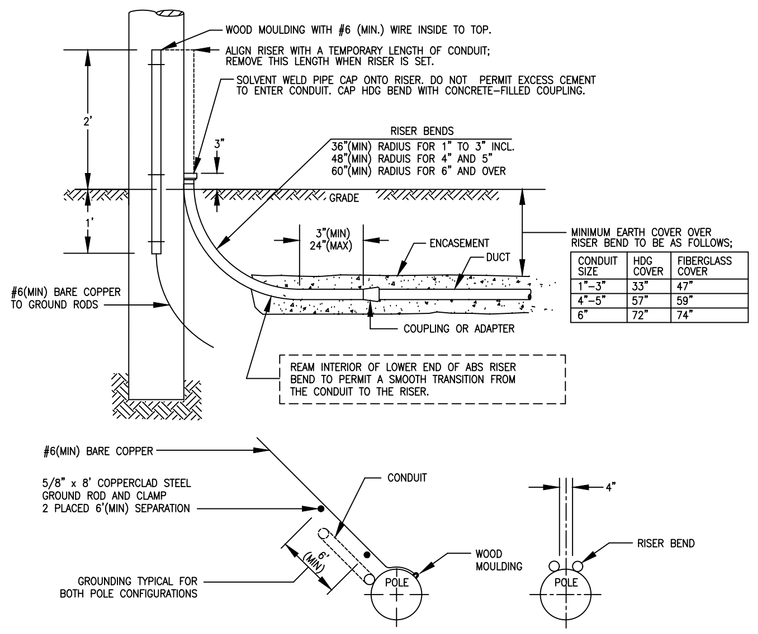
COVER NOTES:
1. COVERS TO BE USED WITH FRAME, CLEARANCE BETWEEN COVER AND FRAME SHALL BE 3/16" ALL AROUND.
2. FOUR (4) 1/2-13 NC X 1-1/2 PENTA HEAD STAINLESS STEEL BOLTS PER COVER.
3. STEEL COVER PLATE SHALL BE ASTM A-36 MANUFACTURED WITH 1/4" THICK PLATE.
4. COVER IS TO BE HOT-DIP GALVANIZED AFTER FABRICATION.
5. ALL MANUFACTURER'S COVER TO BE INTERCHANGEABLE.

FRAME NOTES:
1. STEEL FRAMES SHALL BE ASTM A-36.
2. FRAMES SHALL BE HOT-DIP GALVANIZED AFTER FABRICATION.

DESIGN CRITERIA:
1. ALL FRAMES AND SHAPES SHALL BE ASTM A-36.
2. HS-20 LOAD CONDITION PER AASHTO AND ASTM C857.
3. ASTM C 1802-18B, LOAD LEVEL 6.
4. LOAD IMPACT: 30% MINIMUM.
5. AWS ER70-6 CO GAS SHIELDING WIRE.

D14Q: Rev. 02/12/21

POLE RISER BEND STANDARD LOCATION
SEE UGS CD 160



1. APPROVED RISER BENDS ARE SHOWN ON FOLLOWING TABLE;

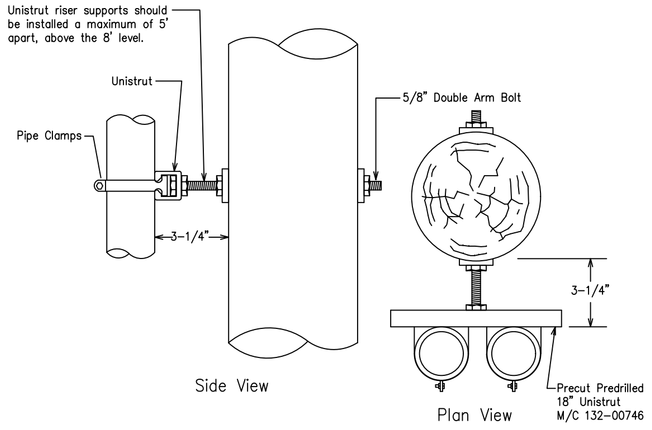
MATERIAL	SIZE							
	1"	1-1/2"	2"	2-1/2"	3"	4"	5"	6"
ABS	–	–	–	–	X	X	X	–
FIBERGLASS	–	–	–	–	X	X	X	X
HDG	X	X	X	X	X	X	X	X

NOTE: 6" HDG OR FIBERGLASS RISER BEND SHALL BE USED WHEN SPECIFIED ON THE WORKING DRAWING. SEE UGS AC 702 FOR GROUNDING HDG RISER BENDS.

2. THE TOP AND BOTTOM OF 3", 4", 5" OR 6" FIBERGLASS BENDS ARE FURNISHED WITH PERMANENTLY ATTACHED PVC COUPLINGS. ALSO INCLUDED IS A 6" LONG 3", 4", 5" OR 6" SCHEDULE 80 PVC STUB-OUT, SOLVENT WELDED INTO THE TOP COUPLING. SEE UGS CD 166 FOR FIBERGLASS RISER BEND MATERIAL INFORMATION AND SUPPLIERS.
3. TWO GROUND RODS ARE REQUIRED AT ALL PRIMARY RISER POLES. DRIVE RODS IN TRENCH BOTTOM WITH 6" MINIMUM SEPARATION IN UNDISTURBED EARTH. LEAVE THE ROD TOPS 3" ABOVE THE TRENCH BOTTOM AND ATTACH CONTINUOUS GROUND WIRE WITH CLAMPS. EXTEND WIRE TO INDICATED LOCATION ON POLE AND STUB UP 2' ABOVE GRADE IN WOOD MOULDING. ALL GROUNDING MATERIALS FURNISHED BY CONTRACTORS. SEE UGS AC 703 FOR APPROVED GROUNDING MATERIALS.
4. ENCASEMENT REQUIRED ONLY WHEN CALLED OUT ON WORKING DRAWING.
5. PVC RISERS MAY BE SUBSTITUTED FOR FIBERGLASS FOR STRAIGHT RUNS OF 150' OR LESS IN CONDUIT SIZES 4" AND UNDER.

D7B: REV. 02/14/11

RISER INSTALLATION USING UNISTRUT
SEE DUG CR 110.2



CONVENTIONAL RISER INSTALLATION
NOT TO SCALE

NOTE(S):
1. All notes pertaining to Figure CR 110-1.1 (Sheet 1) construction on scope CR 110.1 also apply to risers supported by a unistrut.

1.0 APPLICATION
The unistrut shown in Figure CR 110-5 (Sheet 3) is the preferred method where multiple risers are required.

2.0 MATERIAL

TABLE CR 110-2: Unistrut Pipe Clamps

Conduit Size (in)	Material Code
1	622-04052
2	133-48248
2.5	133-48214
3	133-00025
4	133-00017
5	133-48008
6	132-00746

REF.: DUG CR 110.2
D3B: REV. 02/18/11

PRELIMINARY
Not For Construction

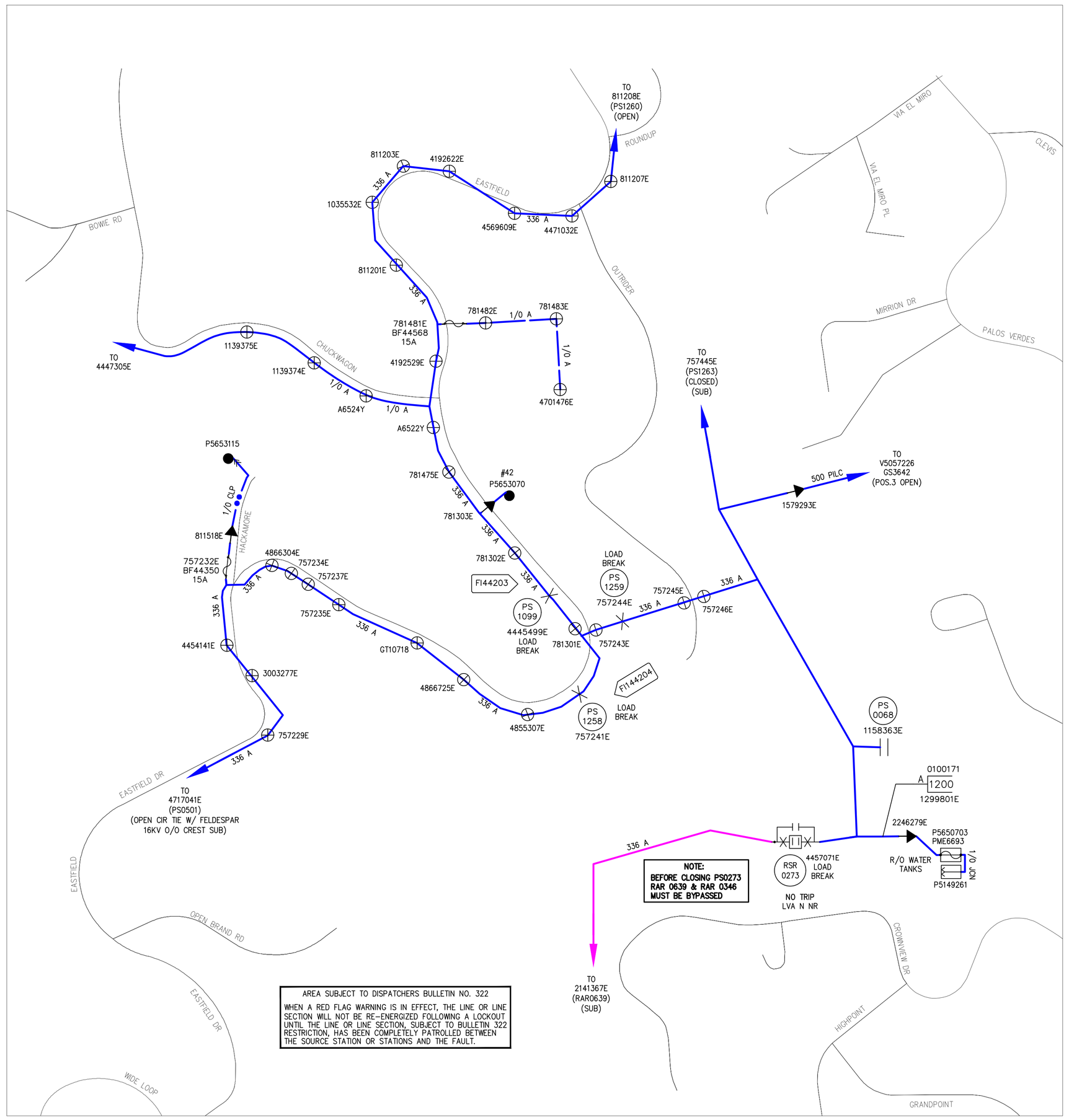
SCALE: 1" = 60'
0 60 120

DISTRICT: 44 – SOUTH BAY	PROJ. MGR: WILLIAMS, JENNA J PHONE 3106085194	PLANNER: WILLIAMS, JENNA J PHONE 3106085194	DESIGNER: CHIN, ELIZABETH		
PROJECT NO.: 2612821 / 3500715	SERVICE REQUEST:	MSR NO.:	PRODUCT-1: 2111184–RULE 20B–UG INSTALL		ASSOC DESGN
CIRCUIT / VOLTAGE: STATLER 16KV		GPS	PRODUCT-2		ASSOC DESGN
SUB / PG NO.: WALTERIA SUB		CIRCUIT CODE	PRODUCT-3		ASSOC DESGN
INVENTORY MAP: VARIOUS	J.P.A. NO.		PROPOSED CONSTRUCTION (LOCATION): RULE 20B 45 EASTFIELD DR ROLLING HILLS CA 90274		
P 12/29/2023	MUDLA K	J WILLIAMS	E CHIN	16484	
P 11/28/2023	MUDLA K	J WILLIAMS	E CHIN	16484	
TYPE / DATE	APPROVED BY	CHECKED BY	DRAWN BY	PAX #	SHEET: 3 OF 7
Southern California Edison Company					DESIGN\DRWG NO.: 1608857_0.01

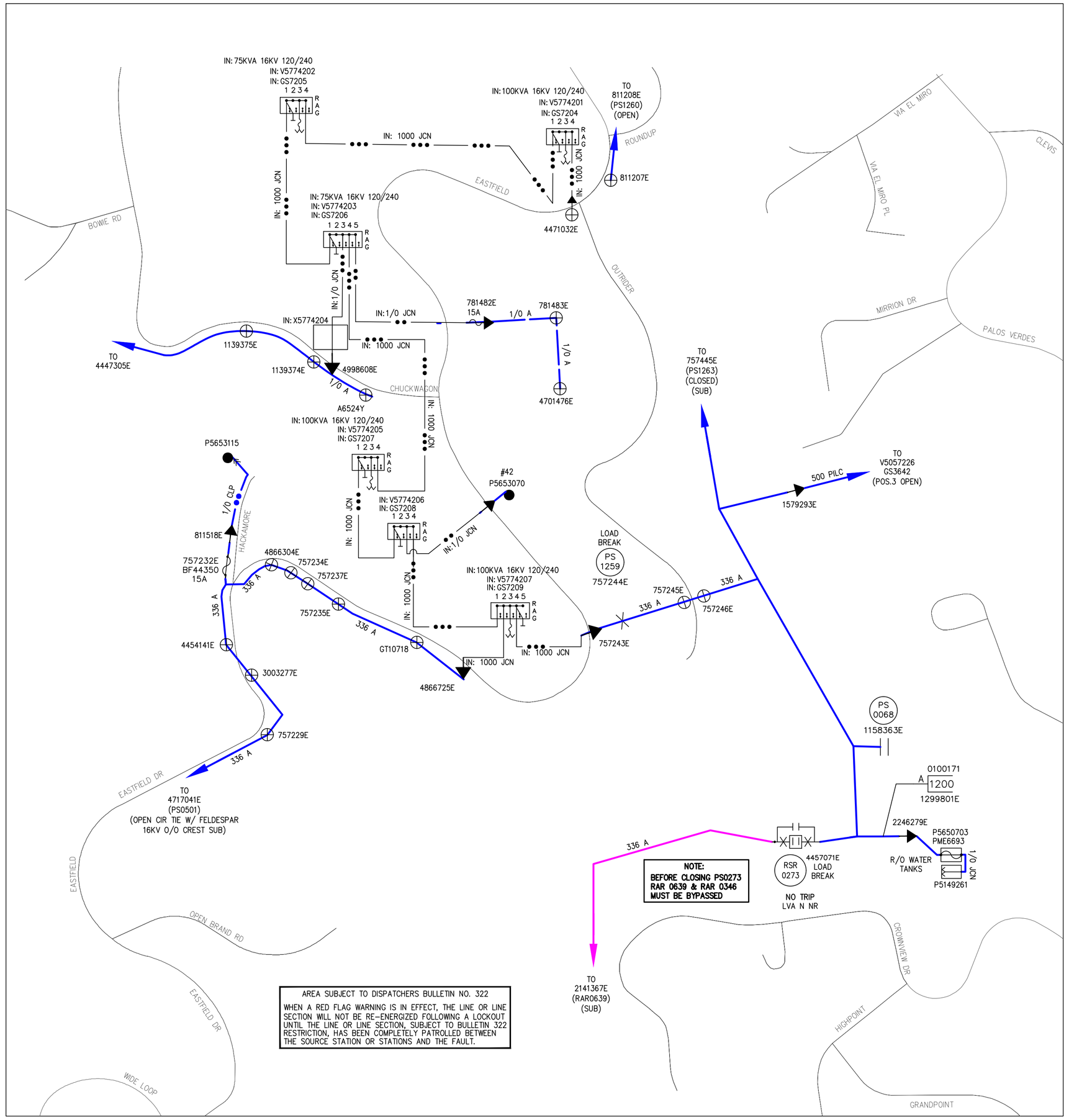
SOUTHERN CALIFORNIA EDISON
An EDISON INTERNATIONAL Company

FILE NAME: H:\DRBY_D\PW_SAVE DATE: 12/20/2023 12:44 PM SAVED BY: AVADULLA

EXISTING SINGLE LINE
STATLER 16KV % WALTERIA SUB



PROPOSED SINGLE LINE
STATLER 16KV % WALTERIA SUB



DISTRICT: 44 — SOUTH BAY	PROJ. MGR. WILLIAMS, JENNA J PHONE 3106085194	PLANNER WILLIAMS, JENNA J PHONE 3106085194	DESIGNER: CHIN, ELIZABETH		
PROJECT NO.: 2612821	SERVICE REQUEST: 3500715	MSR NO.	PRODUCT-1: 2111184-RULE 20B-UG INSTALL		ASSOC DESGN
CIRCUIT / VOLTAGE: STATLER 16KV	GPS	PRODUCT-2			ASSOC DESGN
SUB / PG NO.: WALTERIA SUB	CIRCUIT CODE	PRODUCT-3			ASSOC DESGN
INVENTORY MAP: VARIOUS	J.P.A. NO.	PROPOSED CONSTRUCTION (LOCATION): RULE 20B 45 EASTFIELD DR ROLLING HILLS CA 90274			
P 12/29/2023 MUDLA K	J WILLIAMS	E CHIN	16484		
P 11/28/2023 MUDLA K	J WILLIAMS	E CHIN	16484		
TYPE DATE APPROVED BY	CHECKED BY	DRAWN BY	PAX #	SHEET 4 OF 7	DESIGN\DRWG NO. 1608857_0.01
Southern California Edison Company					

FILE NAME: W:\DWG\1_0.DWG SAVE DATE: 12/20/2023 12:44 PM SAVED BY: KANGULM

NOTE TO CREW:
WORK WITH RELATED TD2111183 R20B OH REMOVAL

CITY OF ROLLING HILLS
TD2111184 2QQ RULE 20B INSTALL UG

STATLER 16KV % WALTERIA SUB

V5774201	VD=1.1 FL=2.58 200 PANEL 120/240V 1P 17.1KW 5TONS 21 EASTFIELD DR ROLLING HILLS ,CA 90274	VD=3.5 FL=4.03 200 PANEL 120/240V 1P 30.5KW 5TONS 23 EASTFIELD DR ROLLING HILLS,CA 90274	VD=3.01 FL=4.96 200 PANEL 120/240V 1P 12.4KW 5TONS 25 EASTFIELD DR ROLLING HILLS ,CA 90274	VD=2.98 FL=4.56 200 PANEL 120/240V 1P 14.9KW 5TONS 27 EASTFIELD DR ROLLING HILLS,CA 90274	VD=1.95 FL=4.54 200 PANEL 120/240V 1P 12.9KW 4TONS 2 OUTRIDER RD ROLLING HILLS,CA 90274
V5774202	VD=0.97 FL=4.63 200 PANEL 120/240V 1P 7.6KW 5TONS 24 EASTFIELD DR ROLLING HILLS,CA 90274	VD=0.38 FL=3.22 200 PANEL 120/240V 1P 2.3KW 2TONS 29 EASTFIELD DR ROLLING HILLS ,CA 90274	VD=0.56 FL=2.63 200 PANEL 120/240V 1P 7.6KW 5TONS 31 EASTFIELD DR ROLLING HILLS ,CA 90274	VD=1.44 FL=4.35 200 PANEL 120/240V 1P 11.6KW 5TONS 33 EASTFIELD DR ROLLING HILLS,CA 90274	

LINE DEVICE ID# GS7205
TO BE PROVIDED BY DISTRICT AT THE TIME OF INSTALL
D19: Rev. 10/26/20

T.L.M. DATA: 5774202

	SIZE	KVA	CUST	% LOAD
EXIST.	0	0	0	0%
PROP.	75	32.2	4	64.4%

VOLTAGE DROP: SEE MAP
FLICKER FACTOR: SEE MAP
PRI. CIRCUIT: STATLER 16KV
D27: REV. 12/10/21

T.L.M. DATA: 5774201

	SIZE	KVA	CUST	% LOAD
EXIST.	0	0	0	0%
PROP.	100	97.5	5	97.5%

VOLTAGE DROP: SEE MAP
FLICKER FACTOR: SEE MAP
PRI. CIRCUIT: STATLER 16KV
D27: REV. 12/10/21

LINE DEVICE ID# GS7204
TO BE PROVIDED BY DISTRICT AT THE TIME OF INSTALL
D19: Rev. 10/26/20

TD2111184
7 CI: V5774202 VAULT
7'x18'x8' TUB STYLE
VENTS REQUIRED
CF: 1 – S V 7'X18'X8', TUB 2 PIECE
CF: 1 – SS TAX EXCV CST FOR VLT
IN: 2 – JJ 3-DBE 1000 600A
IN: 2 – JJ DBE 1/0 200A W/BUSH EXT 1/0 600A
IN: 4 – JJ DE DB RCPT INS W/TST PNT 600A
IN: 1 – SL CBL RACK STL 30" FOR VLT/MH
IN: 1 – SW UG SF6 LB RAG 4–WY 600A 17.5KV
LINE DEVICE ID: _____
IN: 1 – TR UG BT MC F DE 75KVA 16KV 120/240 1P+
SN: _____
CF: 1604' – CM DUCT 5" (V4202 TO V4203)
CF: 401' – CM DUCT FOR EXCAVATION (V4202 TO V4203)
IN: 1203' – CBL 1000 AL 1–1/C 17KV CLP PJ (V4202 TO V4203)
MI: 240' – CBL 1000 AL 1–1/C 17KV CLP PJ
CI: 1 – S HH POLY 17"X30"X18" LT TRAFFIC (H202A)
CF: 1 – SS TAX EXCV CST FOR PLASTIC HH (H202A)
IN: 1 – CNN BAR INS LT DUTY #8–350 1P 6–WAY (H202A)
IN: 1 – CNN BAR INS LT DUTY #8–350 1P 6–WAY (H202B)
IN: 1 – CNN BAR INS LT DUTY #8–350 1P 6–WAY (H202C)
CF: 137' – CM DUCT 2 1/2" TO 4" (V4202 TO H202B)
CF: 285' – CM DUCT 2 1/2" TO 4" (V4202 TO H202C)
CF: 106' – CM DUCT 2 1/2" TO 4" (V4202 TO H202A)
CF: 33' – CM DUCT FOR EXCAVATION (V4202 TO H202B)
CF: 16' – CM DUCT FOR EXCAVATION (V4202 TO H202C)
CF: 16' – CM DUCT FOR EXCAVATION (V4202 TO H202A)
IN: 106' – CBL (2) 350 MCM, (1) 4/0 600V CLP PLEX (V4202 TO H202A)
MI: 106' – CBL (2) 350 MCM, (1) 4/0 600V CLP PLEX
IN: 137' – CBL (2) 350 MCM, (1) 4/0 600V CLP PLEX (V4202 TO H202B)
IN: 285' – CBL (2) 350 MCM, (1) 4/0 600V CLP PLEX (V4202 TO H202C)
CF: 25' – CM DUCT 2 1/2" TO 4" (H202A TO P/L@29)
CF: 15' – CM DUCT 2 1/2" TO 4" (H202A TO P/L@31)
CF: 25' – CM DUCT FOR EXCAVATION (H202A TO P/L@29)
CF: 15' – CM DUCT FOR EXCAVATION (H202A TO P/L@31)
IN: 69' – CBL 2–1/0 1–2 AL 3–1/C 600V CLP PLEX (H202A TO PNL@29)
MI: 24' – CBL 2–1/0 1–2 AL 3–1/C 600V CLP PLEX
IN: 52' – CBL 2–1/0 1–2 AL 3–1/C 600V CLP PLEX (H202A TO PNL@31)

TD2111184
8 EX: 811201E ELEVATED POLE
45' CLASS 4
EX: 25KVA 16KV 120/240
RM: 1 – TM 2–350 & 1–4/0 600V 1P UG TO OH
RM: 1 – CNN BAR INS LT DUTY #8–350 1P 6–WAY (H202B)
RM: 1 – RSR 3" TO 2" EXTENSION
RM: 6' – CM DUCT 2" AND UP (1201E TO H202B)
RM: 36' – CBL (2) 350 MCM, (1) 4/0 600V CLP PLEX (1201E TO H202B)

TD2111184
EX: 811203E ELEVATED POLE
50' CLASS H4
6
EX: 25KVA 16KV 120/240
RM: 1 – TM 2–1/0 & 1–#2 600V 1P UG TO OH
RM: 1 – RSR PRECUT UNISTRUT W/ HARDWARE NO PVC
RM: 1 – RSR PVC/STRAP 3" TO 2" UNISTRUT APP
RM: 7' – CM DUCT 2" AND UP
RM: 177' – CBL 2–1/0 1–2 AL 3–1/C 600V CLP PLEX (1203E TO PNL@25)

TD2111184
EX: 4192622E ELEVATED POLE
45' CLASS 4
5
EX: 25KVA 16KV 120/240
RM: 1 – TM 2–1/0 & 1–#2 600V 1P UG TO OH
RM: 1 – RSR 3" TO 2" EXTENSION
RM: 8' – CM DUCT 2" AND UP (2622E TO P/U PT B)
RM: 118' – CBL 2–1/0 1–2 AL 3–1/C 600V CLP PLEX (2622E TO PNL@23)

TD2111184
CI: V5774201 VAULT
7'x18'x8' TUB STYLE
VENTS REQUIRED
4

TD2111184
EX: 4569609E ELEVATED POLE
45' CLASS 4
3
RM: 1 – TM 2–1/0 & 1–#2 600V 1P UG TO OH
RM: 1 – RSR 3" TO 2" EXTENSION
RM: 45' – CM DUCT 2" AND UP (9609E TO P/U PT A)
RM: 90' – CBL 2–1/0 1–2 AL 3–1/C 600V CLP PLEX (9609E TO P/U PT A)

TD2111184
IN: 4471032E ELEVATED POLE
55' CLASS 3
2
IN: 1 – POLE 55' CL 3 WD FT /W PROT BARR WF
IN: 1 – RSR PRECUT UNISTRUT W/ HARDWARE NO PVC
IN: 1 – SEC ROLLER (166–CLEVIS & SPOOL)
IN: 1 – TM 2–700 & 1–350 600V 1P UG TO OH
IN: 1 – XA DBL HD DE COMP 10'
IN: 1 – PH CS 10' XA 16KV 3P 3–1000
IN: 1 – SA HFA POLY NGN XFMR 16KV
IN: 2 – SA HFA POLY 16KV
IN: 1 – RSR PVC/STRAP 5" UNISTRUT APP
CF: 1204' – CM DUCT 5" (1032E TO V4201)
CF: 301' – CM DUCT FOR EXCAVATION (1032E TO V4201)
IN: 1035' – CBL 1000 AL 1–1/C 17KV CLP PJ (1032E TO V4201)
MI: 207' – CBL 1000 AL 1–1/C 17KV CLP PJ
IN: 3 – INS POLY DE 16KV HOT SHOE 336 ACSR
IN: 1 – RSR PVC/STRAP 3" UNISTRUT APP
IN: 145' – CD 1/0 STR AL TRIPLEX W/ACSR NEUTRAL
IN: 2 – AG DOWN GUY 3/8" – 50' LESS THAN 22.5KV
IN: 1 – AG DOWN GUY 7/16" – 50' LESS THAN 22.5KV
IN: 1 – AG DOWN GUY 9/32" – 50' LESS THAN 22.5KV
IN: 2 – AG SCREW ANCHOR 10" DOUBLE HELIX

TD2111184
RM: 4471032E ELEVATED POLE
45' CLASS 2
1
RM: 1 – POLE 45' CLASS 2 WOOD FULL TREAT
RM: 1 – XA DBLE VB 10' STEEL PINS
RM: 1 – XA SNGL FB 10' STEEL PINS
RM: 1 – TR OH 25KVA 16KV 120/240 1P
SN: _____
RM: 2 – FE FH SMD20 17" 200A 16KV 1–EA
RM: 1 – GR OH #6 SOL WP SECONDARY W/ROD
RM: 735' – CD 336 STR AL BARE ACSR NON–GREASED
RM: 6 – INS POLY DE 16KV HOT SHOE 336 ACSR
RM: 3 – INS POLY W/PIN 16KV CLMP #4–653 ACSR
RM: 1 – SEC ROLLER (166–CLEVIS & SPOOL)
RM: 145' – CD 1/0 STR AL TRIPLEX W/ACSR NEUTRAL
RM: 1 – AG DOWN GUY 3/8" – 50' LESS THAN 22.5KV
RM: 1 – AG DOWN GUY 9/32" – 50' LESS THAN 22.5KV
RM: 1 – AG ANCHOR ROD 3/4" X 8' 2–EYE W/PLATE

CI: H201C HH
17"x30"x18" FRP
IN:1–6W BAR 1P

CI: H201B HH
17"x30"x18" FRP
IN:1–6W BAR 1P

CI: H201A HH
17"x30"x18" FRP
IN:1–6W BAR 1P

CI: H202A HH
17"x30"x18" FRP
IN:1–6W BAR 1P

EX:H202B HH
17"x30"x18" FRP
RM:1–6W BAR 1P
IN:1–6W BAR 1P

EX:H202C HH
17"x30"x18" FRP
RM:1–6W BAR 1P
IN:1–6W BAR 1P

CF 4 5" 10 599' V4201 TO V4202
IN: 599' 3–1000 JCN 16KV
TENSION 3–1000 JCN 5" DUCT
V4201 TO V4202 – 6115 LBS
V4202 TO V4201 – 3567 LBS

CF 1 3" 12 25' H202A TO P/L
IN: 69' 1/0 1P
TENSION 1/0 1P 3" DUCT
H202A TO PNL – 23 LBS

CF 1 3" 13 15' H202A TO P/L
IN: 52' 1/0 1P
TENSION 1/0 1P 3" DUCT
H202A TO PNL – 13 LBS

CF 4 5" 14 401' V4202 TO V4203
IN: 401' 3–1000 JCN 16KV
TENSION 3–1000 JCN 5" DUCT
V4202 TO V4203 – 2102 LBS
V4203 TO V4202 – 1811 LBS

CF 1 3" 16 285' V4202 TO H202C
IN: 285' 350 1P
TENSION 350 1P 3" DUCT
V4202 TO H202C – 577 LBS
H202C TO V4202 – 138 LBS

CF 1 3" 11 106' V4202 TO H202A
IN: 106' 350 1P
TENSION 350 1P 3" DUCT
V4202 TO H202A – 175 LBS
H202A TO V4202 – 55 LBS

CF 1 3" 15 137' V4202 TO H202B
IN: 137' 350 1P
TENSION 350 1P 3" DUCT
V4202 TO H202B – 314 LBS
H202B TO V4202 – 66 LBS

CF 1 3" 9 12' H201C TO P/L
IN: 64' 1/0 1P
TENSION 1/0 1P 3" DUCT
H201C TO PNL – 10 LBS

CF 1 3" 8 11' H201C TO P/U PT C
IN: 151' 4/0 1P
TENSION 4/0 1P 3" DUCT
H201C TO PNL – 41 LBS

CF 1 3" 2 328' V4201 TO H201C
IN: 328' 350 1P
TENSION 350 1P 3" DUCT
V4201 TO H201C – 649 LBS(OVERMAX)
H201C TO V4201 – 164 LBS

CF 1 3" 5 186' V4201 TO H201B
IN: 186' 350 1P
TENSION 350 1P 3" DUCT
V4201 TO H201B – 344 LBS
H201B TO V4201 – 92 LBS

CF 1 3" 3 70' V4201 TO H201A
IN: 70' 350 1P
TENSION 350 1P 3" DUCT
V4201 TO H201A – 128 LBS
H201A TO V4201 – 31 LBS

CF 1 5" 2 301' V4201 TO 1032E
IN: 331' 700 1P
TENSION 700 1P 5" DUCT
V4201 TO 1032E – 893 LBS
1032E TO V4201 – 259 LBS

CF 4 5" 1 301' V4201 TO 1032E
IN: 345' 3–1000 JCN 16KV
TENSION 3–1000 JCN 5" DUCT
V4201 TO 1032E – 9984 LBS
1032E TO V4201 – 1448 LBS

CF 1 3" 6 11' H201B TO P/U PT B
IN: 92' 1/0 1P
TENSION 1/0 1P 3" DUCT
H201B TO PNL – 23 LBS

CF 1 3" 4 12' H201A TO P/U PT A
IN: 64' 1/0 1P
TENSION 1/0 1P 3" DUCT
H201A TO PNL – 15 LBS

CF 1 3" 1 186' H202A TO H201B
IN: 186' 350 1P
TENSION 350 1P 3" DUCT
H202A TO H201B – 344 LBS
H201B TO H202A – 92 LBS

CF 1 3" 7 328' H202A TO H201C
IN: 328' 350 1P
TENSION 350 1P 3" DUCT
H202A TO H201C – 649 LBS(OVERMAX)
H201C TO H202A – 164 LBS

CF 1 3" 17 106' H202B TO H202A
IN: 106' 350 1P
TENSION 350 1P 3" DUCT
H202B TO H202A – 175 LBS
H202A TO H202B – 55 LBS

CF 1 3" 18 137' H202C TO H202B
IN: 137' 350 1P
TENSION 350 1P 3" DUCT
H202C TO H202B – 314 LBS
H202B TO H202C – 66 LBS

CF 1 3" 19 285' H202C TO H202B
IN: 285' 350 1P
TENSION 350 1P 3" DUCT
H202C TO H202B – 577 LBS
H202B TO H202C – 138 LBS

CF 4 5" 20 599' H202C TO H202B
IN: 599' 3–1000 JCN 16KV
TENSION 3–1000 JCN 5" DUCT
H202C TO H202B – 6115 LBS
H202B TO H202C – 3567 LBS

CF 1 3" 21 25' H202B TO P/L
IN: 69' 1/0 1P
TENSION 1/0 1P 3" DUCT
H202B TO PNL – 23 LBS

CF 1 3" 22 15' H202B TO P/L
IN: 52' 1/0 1P
TENSION 1/0 1P 3" DUCT
H202B TO PNL – 13 LBS

EX: 1–3" (140') P/U PT C TO PNL
EX: 1–3" (81') P/U PT B TO PNL
EX: 1–3" (52') P/U PT A TO PNL
EX: 1–3" (128') H202B TO PNL EX: 128' 1/0 1P
EX: 1–3" (71') H202C TO PNL

ABND: 1–3" (7') 1203E TO P/U PT C RM: 177' 1/0 1P
ABND: 1–3" (8') 2622E TO P/U PT B RM: 118' 1/0 1P
ABND: 1–3" (45') 9609E TO P/U PT A RM: 90' 1/0 1P
ABND: 1–3" (6') 1201E TO H202B RM: 36' 350 1P

CO: 1–3" (52') P/L TO PNL IN: 64' 1/0 1P TENSION 1/0 1P 3" DUCT H201C TO PNL – 10 LBS
CO: 1–3" (44') P/L TO PNL
CO: 1–3" (37') P/L TO PNL

IN: 10'DBL HELIX@30" IN: 9/32" DG IN: 3/8" DG
IN: 10'DBL HELIX@30" IN: 7/16" DG IN: 3/8" DG
IN: 145' 1/0AT RM: 145' 1/0AT

EASTFIELD DR (PRIVATE RD.)
19 EASTFIELD DR
25 EASTFIELD DR
27 EASTFIELD DR
29 EASTFIELD DR
31 EASTFIELD DR
24 EASTFIELD DR
26 EASTFIELD DR
23 EASTFIELD DR
22 EASTFIELD DR
21 EASTFIELD DR
16 EASTFIELD DR
18 EASTFIELD DR
2 OUTRIDER RD
3 CHUCKWAGON RD

EX: 336A–16KV
EX: 811207E
81+78 10' 1035532E
91+42
MATCH LINE STA. 47+87 SEE SHEET 2
MATCH LINE STA. 47+54 SEE SHEET 2

N
SCALE: 1" = 60'
0 60 120

SOUTHERN CALIFORNIA EDISON
An EDISON INTERNATIONAL Company

PRELIMINARY
Not For Construction

DISTRICT: 44 – SOUTH BAY	PROJ. MGR. WILLIAMS, JENNA J PHONE 3106085194	PLANNER WILLIAMS, JENNA J PHONE 3106085194	DESIGNER CHIN, ELIZABETH	
PROJECT NO. 2612821	SERVICE REQUEST 3500715	MSR NO.	PRODUCT–1 2111184–RULE 20B–UG INSTALL	ASSOC DESGN
CIRCUIT / VOLTAGE STATLER 16KV		GPS	PRODUCT–2	ASSOC DESGN
SUB / PG NO. WALTERIA SUB		CIRCUIT CODE	PRODUCT–3	ASSOC DESGN

INVENTORY MAP: VARIOUS
J.P.A. NO.

PROPOSED CONSTRUCTION (LOCATION)
RULE 20B
45 EASTFIELD DR
ROLLING HILLS CA 90274

TYPE	DATE	APPROVED BY	CHECKED BY	DRAWN BY	PAX #
P	12/29/2023	MUDLA K	J WILLIAMS	E CHIN	16484
P	11/28/2023	MUDLA K	J WILLIAMS	E CHIN	16484

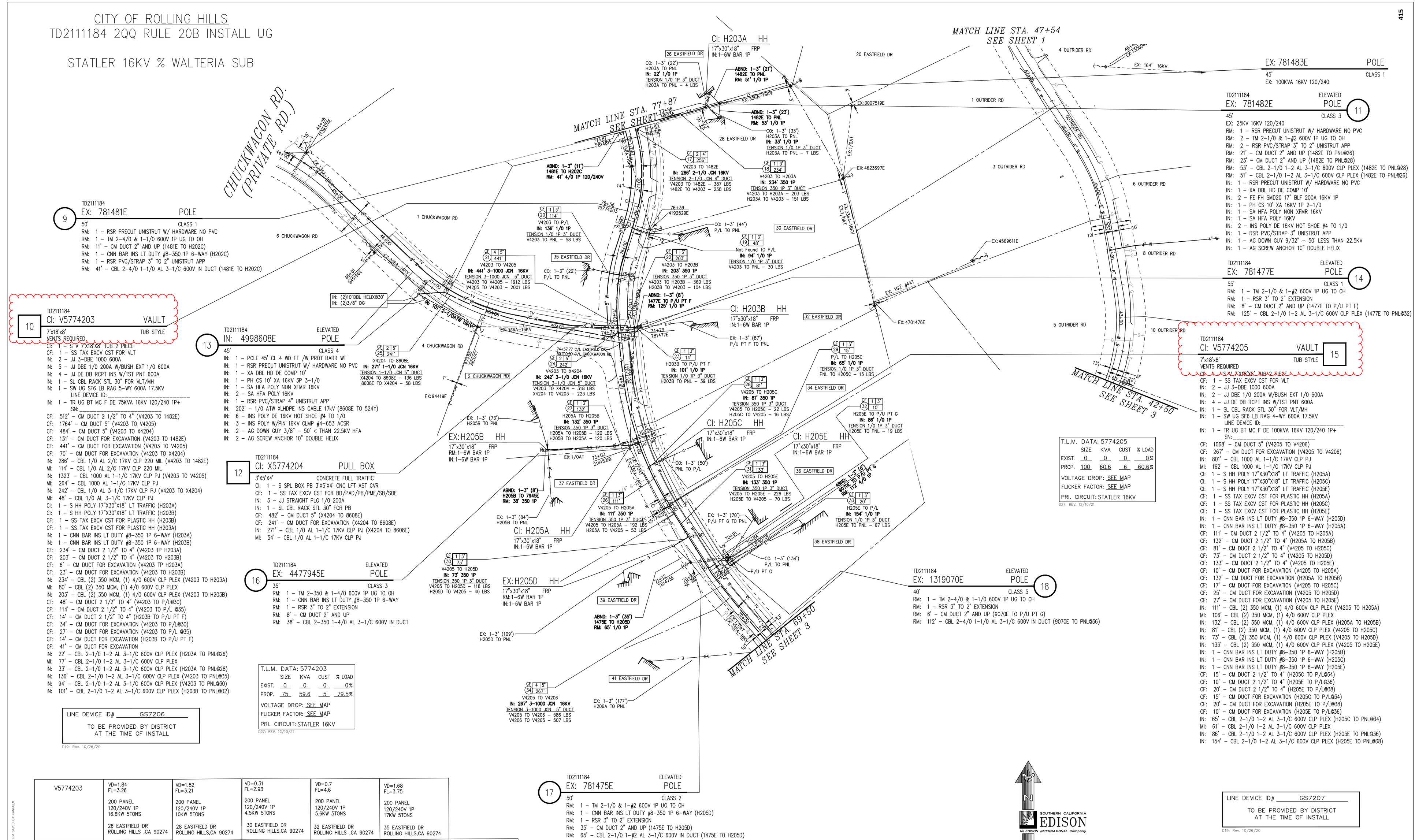
Southern California Edison Company

SHEET 5 OF 7
DESIGN\DRWG NO. 1608857_0.01

FILE NAME: N:\DWG_JOB DWG SAVE DATE: 12/20/2023 12:44 PM SAVED BY: KHANGUM

CITY OF ROLLING HILLS
TD2111184 2QQ RULE 20B INSTALL UG

STATLER 16KV % WALTERIA SUB



TD2111184
9 EX: 781481E POLE
50' CLASS 1
RM: 1 – RSR PRECUT UNISTRUT W/ HARDWARE NO PVC
RM: 1 – TM 2–4/0 & 1–1/0 600V 1P UG TO OH
RM: 11' – CM DUCT 2" AND UP (1481E TO H202C)
RM: 1 – CNN BAR INS LT DUTY #8–350 1P 6–WAY (H202C)
RM: 1 – RSR PVC/STRAP 3" TO 2" UNISTRUT APP
RM: 41' – CBL 2–4/0 1–1/0 AL 3–1/C 600V IN DUCT (1481E TO H202C)

TD2111184
10 CI: V5774203 VAULT
7'x18'x8' TUB STYLE
VENTS REQUIRED
CI: 1 – S V 7'X18'X8' TUB 2 PIECE
CF: 1 – SS TAX EXCV CST FOR VLT
IN: 2 – JJ 3–DBE 1000 600A
IN: 5 – JJ DBE 1/0 200A W/BUSH EXT 1/0 600A
IN: 4 – JJ DE DB RCPT INS W/TST PNT 600A
IN: 1 – SL CBL RACK STL 30" FOR VLT/MH
IN: 1 – SW UG SF6 LB RAG 5–WY 600A 17.5KV
LINE DEVICE ID:_____
IN: 1 – TR UG BT MC F DE 75KVA 16KV 120/240 1P+
SN:_____
CF: 512' – CM DUCT 2 1/2" TO 4" (V4203 TO 1482E)
CF: 1764' – CM DUCT 5" (V4203 TO V4205)
CF: 484' – CM DUCT 5" (V4203 TO X4204)
CF: 131' – CM DUCT FOR EXCAVATION (V4203 TO 1482E)
CF: 441' – CM DUCT FOR EXCAVATION (V4203 TO V4205)
CF: 70' – CM DUCT FOR EXCAVATION (V4203 TO X4204)
IN: 286' – CBL 1/0 AL 2/C 17KV CLP 220 MIL (V4203 TO 1482E)
MI: 114' – CBL 1/0 AL 2/C 17KV CLP 220 MIL
IN: 1323' – CBL 1000 AL 1–1/C 17KV CLP PJ (V4203 TO V4205)
MI: 264' – CBL 1000 AL 1–1/C 17KV CLP PJ
IN: 242' – CBL 1/0 AL 3–1/C 17KV CLP PJ (V4203 TO X4204)
MI: 48' – CBL 1/0 AL 3–1/C 17KV CLP PJ
CI: 1 – S HH POLY 17"X30"X18" LT TRAFFIC (H203A)
CI: 1 – S HH POLY 17"X30"X18" LT TRAFFIC (H203B)
CF: 1 – SS TAX EXCV CST FOR PLASTIC HH (H203A)
IN: 1 – CNN BAR INS LT DUTY #8–350 1P 6–WAY (H203A)
IN: 1 – CNN BAR INS LT DUTY #8–350 1P 6–WAY (H203B)
CF: 234' – CM DUCT 2 1/2" TO 4" (V4203 TP H203A)
CF: 203' – CM DUCT 2 1/2" TO 4" (V4203 TO H203B)
CF: 6' – CM DUCT FOR EXCAVATION (V4203 TP H203A)
CF: 23' – CM DUCT FOR EXCAVATION (V4203 TO H203B)
IN: 234' – CBL (2) 350 MCM, (1) 4/0 600V CLP PLEX (V4203 TO H203A)
MI: 80' – CBL (2) 350 MCM, (1) 4/0 600V CLP PLEX
IN: 203' – CBL (2) 350 MCM, (1) 4/0 600V CLP PLEX (V4203 TO H203B)
CF: 48' – CM DUCT 2 1/2" TO 4" (V4203 TO P/L@30)
CF: 114' – CM DUCT 2 1/2" TO 4" (V4203 TO P/L @35)
CF: 14' – CM DUCT 2 1/2" TO 4" (H203B TO P/U PT F)
CF: 34' – CM DUCT FOR EXCAVATION (V4203 TO P/L@30)
CF: 27' – CM DUCT FOR EXCAVATION (V4203 TO P/L @35)
CF: 14' – CM DUCT FOR EXCAVATION (H203B TO P/U PT F)
CF: 41' – CM DUCT FOR EXCAVATION
IN: 22' – CBL 2–1/0 1–2 AL 3–1/C 600V CLP PLEX (H203A TO PNL@26)
MI: 77' – CBL 2–1/0 1–2 AL 3–1/C 600V CLP PLEX
IN: 33' – CBL 2–1/0 1–2 AL 3–1/C 600V CLP PLEX (H203A TO PNL@28)
IN: 136' – CBL 2–1/0 1–2 AL 3–1/C 600V CLP PLEX (V4203 TO PNL@35)
IN: 94' – CBL 2–1/0 1–2 AL 3–1/C 600V CLP PLEX (V4203 TO PNL@30)
IN: 101' – CBL 2–1/0 1–2 AL 3–1/C 600V CLP PLEX (H203B TO PNL@32)

LINE DEVICE ID# GS7206
TO BE PROVIDED BY DISTRICT AT THE TIME OF INSTALL
D19: Rev. 10/26/20

TD2111184 ELEVATED
13 IN: 4998608E POLE
45' CLASS 4
IN: 1 – POLE 45' CL 4 WD FT /W PROT BARR WF
IN: 1 – RSR PRECUT UNISTRUT W/ HARDWARE NO PVC
IN: 1 – XA DBL HD DE COMP 10'
IN: 1 – PH CS 10' XA 16KV 3P 3–1/0
IN: 1 – SA HFA POLY NON XFMR 16KV
IN: 2 – SA HFA POLY 16KV
IN: 1 – RSR PVC/STRAP 4" UNISTRUT APP
IN: 202' – 1/0 ATW XLHDPE INS CABLE 17kV (8608E TO 524Y)
IN: 6 – INS POLY DE 16KV HOT SHOE #4 TO 1/0
IN: 3 – INS POLY W/PIN 16KV CLMP #4–6S3 ACSR
IN: 2 – AG DOWN GUY 3/8" – 50' < THAN 22.5KV HFA
IN: 2 – AG SCREW ANCHOR 10" DOUBLE HELIX

TD2111184
12 CI: X5774204 PULL BOX
3'X5'X4' CONCRETE FULL TRAFFIC
CI: 1 – S SPL BOX PB 3'X5'X4' CNC LFT AST CVR
CF: 1 – SS TAX EXCV CST FOR BD/PAD/PB/PME/SB/SOE
IN: 3 – JJ STRAIGHT PLG 1/0 200A
IN: 1 – SL CBL RACK STL 30" FOR PB
CF: 482' – CM DUCT 5" (X4204 TO 8608E)
CF: 241' – CM DUCT FOR EXCAVATION (X4204 TO 8608E)
IN: 271' – CBL 1/0 AL 1–1/C 17KV CLP PJ (X4204 TO 8608E)
MI: 54' – CBL 1/0 AL 1–1/C 17KV CLP PJ

TD2111184 ELEVATED
16 EX: 4477945E POLE
35' CLASS 3
RM: 1 – TM 2–350 & 1–4/0 600V 1P UG TO OH
RM: 1 – CNN BAR INS LT DUTY #8–350 1P 6–WAY
RM: 1 – RSR 3" TO 2" EXTENSION
RM: 8' – CM DUCT 2" AND UP
RM: 38' – CBL 2–350 1–4/0 AL 3–1/C 600V IN DUCT

T.L.M. DATA: 5774203

	SIZE	KVA	CUST	% LOAD
EXIST.	0	0	0	0%
PROP.	75	59.6	5	79.5%

VOLTAGE DROP: SEE MAP
FLICKER FACTOR: SEE MAP
PRI. CIRCUIT: STATLER 16KV
D27: REV. 12/10/21

TD2111184 ELEVATED
17 EX: 781475E POLE
50' CLASS 2
RM: 1 – TM 2–1/0 & 1–#2 600V 1P UG TO OH
RM: 1 – CNN BAR INS LT DUTY #8–350 1P 6–WAY (H205D)
RM: 1 – RSR 3" TO 2" EXTENSION
RM: 35' – CM DUCT 2" AND UP (1475E TO H205D)
RM: 65' – CBL 2–1/0 1–#2 AL 3–1/C 600V IN DUCT (1475E TO H205D)

TD2111184 ELEVATED
18 EX: 1319070E POLE
40' CLASS 5
RM: 1 – TM 2–4/0 & 1–1/0 600V 1P UG TO OH
RM: 1 – RSR 3" TO 2" EXTENSION
RM: 6' – CM DUCT 2" AND UP (9070E TO P/U PT G)
RM: 112' – CBL 2–4/0 1–1/0 AL 3–1/C 600V IN DUCT (9070E TO PNL@36)

T.L.M. DATA: 5774205

	SIZE	KVA	CUST	% LOAD
EXIST.	0	0	0	0%
PROP.	100	60.6	6	60.6%

VOLTAGE DROP: SEE MAP
FLICKER FACTOR: SEE MAP
PRI. CIRCUIT: STATLER 16KV
D27: REV. 12/10/21

TD2111184 ELEVATED
11 EX: 781482E POLE
45' CLASS 3
EX: 25KV 16KV 120/240
RM: 1 – RSR PRECUT UNISTRUT W/ HARDWARE NO PVC
RM: 2 – TM 2–1/0 & 1–#2 600V 1P UG TO OH
RM: 2 – RSR PVC/STRAP 3" TO 2" UNISTRUT APP
RM: 21' – CM DUCT 2" AND UP (1482E TO PNL@26)
RM: 23' – CM DUCT 2" AND UP (1482E TO PNL@28)
RM: 53' – CBL 2–1/0 1–2 AL 3–1/C 600V CLP PLEX (1482E TO PNL@28)
RM: 51' – CBL 2–1/0 1–2 AL 3–1/C 600V CLP PLEX (1482E TO PNL@26)
IN: 1 – RSR PRECUT UNISTRUT W/ HARDWARE NO PVC
IN: 1 – XA DBL HD DE COMP 10'
IN: 2 – FE FH SMD20 17" BLF 200A 16KV 1P
IN: 1 – PH CS 10' XA 16KV 1P 2–1/0
IN: 1 – SA HFA POLY NON XFMR 16KV
IN: 1 – SA HFA POLY 16KV
IN: 2 – INS POLY DE 16KV HOT SHOE #4 TO 1/0
IN: 1 – RSR PVC/STRAP 3" UNISTRUT APP
IN: 1 – AG DOWN GUY 9/32" – 50' LESS THAN 22.5KV
IN: 1 – AG SCREW ANCHOR 10" DOUBLE HELIX

TD2111184 ELEVATED
14 EX: 781477E POLE
55' CLASS 1
RM: 1 – TM 2–1/0 & 1–#2 600V 1P UG TO OH
RM: 1 – RSR 3" TO 2" EXTENSION
RM: 8' – CM DUCT 2" AND UP (1477E TO P/U PT F)
RM: 125' – CBL 2–1/0 1–2 AL 3–1/C 600V CLP PLEX (1477E TO PNL@32)

TD2111184
15 CI: V5774205 VAULT
7'x18'x8' TUB STYLE
VENTS REQUIRED
CI: 1 – S V 7'X18'X8' TUB 2 PIECE
CF: 1 – SS TAX EXCV CST FOR VLT
IN: 2 – JJ 3–DBE 1000 600A
IN: 2 – JJ DBE 1/0 200A W/BUSH EXT 1/0 600A
IN: 4 – JJ DE DB RCPT INS W/TST PNT 600A
IN: 1 – SL CBL RACK STL 30" FOR VLT/MH
IN: 1 – SW UG SF6 LB RAG 4–WY 600A 17.5KV
LINE DEVICE ID:_____
IN: 1 – TR UG BT MC F DE 100KVA 16KV 120/240 1P+
SN:_____
CF: 1068' – CM DUCT 5" (V4205 TO V4206)
CF: 267' – CM DUCT FOR EXCAVATION (V4205 TO V4206)
IN: 801' – CBL 1000 AL 1–1/C 17KV CLP PJ
MI: 162' – CBL 1000 AL 1–1/C 17KV CLP PJ
CI: 1 – S HH POLY 17"X30"X18" LT TRAFFIC (H205A)
CI: 1 – S HH POLY 17"X30"X18" LT TRAFFIC (H205C)
CI: 1 – S HH POLY 17"X30"X18" LT TRAFFIC (H205E)
CF: 1 – SS TAX EXCV CST FOR PLASTIC HH (H205A)
CF: 1 – SS TAX EXCV CST FOR PLASTIC HH (H205C)
CF: 1 – SS TAX EXCV CST FOR PLASTIC HH (H205E)
IN: 1 – CNN BAR INS LT DUTY #8–350 1P 6–WAY (H205D)
IN: 1 – CNN BAR INS LT DUTY #8–350 1P 6–WAY (H205A)
CF: 111' – CM DUCT 2 1/2" TO 4" (V4205 TO H205A)
CF: 132' – CM DUCT 2 1/2" TO 4" (H205A TO H205B)
CF: 81' – CM DUCT 2 1/2" TO 4" (V4205 TO H205C)
CF: 73' – CM DUCT 2 1/2" TO 4" (V4205 TO H205D)
CF: 133' – CM DUCT 2 1/2" TO 4" (V4205 TO H205E)
CF: 10' – CM DUCT FOR EXCAVATION (V4205 TO H205A)
CF: 132' – CM DUCT FOR EXCAVATION (H205A TO H205B)
CF: 17' – CM DUCT FOR EXCAVATION (V4205 TO H205C)
CF: 25' – CM DUCT FOR EXCAVATION (V4205 TO H205D)
CF: 27' – CM DUCT FOR EXCAVATION (V4205 TO H205E)
IN: 111' – CBL (2) 350 MCM, (1) 4/0 600V CLP PLEX (V4205 TO H205A)
MI: 106' – CBL (2) 350 MCM, (1) 4/0 600V CLP PLEX
IN: 132' – CBL (2) 350 MCM, (1) 4/0 600V CLP PLEX (H205A TO H205B)
IN: 81' – CBL (2) 350 MCM, (1) 4/0 600V CLP PLEX (V4205 TO H205C)
IN: 73' – CBL (2) 350 MCM, (1) 4/0 600V CLP PLEX (V4205 TO H205D)
IN: 133' – CBL (2) 350 MCM, (1) 4/0 600V CLP PLEX (V4205 TO H205E)
IN: 1 – CNN BAR INS LT DUTY #8–350 1P 6–WAY (H205B)
IN: 1 – CNN BAR INS LT DUTY #8–350 1P 6–WAY (H205C)
IN: 1 – CNN BAR INS LT DUTY #8–350 1P 6–WAY (H205E)
CF: 15' – CM DUCT 2 1/2" TO 4" (H205C TO P/L@34)
CF: 10' – CM DUCT 2 1/2" TO 4" (H205E TO P/L@36)
CF: 20' – CM DUCT 2 1/2" TO 4" (H205E TO P/L@38)
CF: 15' – CM DUCT FOR EXCAVATION (H205C TO P/L@34)
CF: 20' – CM DUCT FOR EXCAVATION (H205E TO P/L@38)
CF: 10' – CM DUCT FOR EXCAVATION (H205E TO P/L@36)
IN: 65' – CBL 2–1/0 1–2 AL 3–1/C 600V CLP PLEX (H205C TO PNL@34)
MI: 61' – CBL 2–1/0 1–2 AL 3–1/C 600V CLP PLEX
IN: 86' – CBL 2–1/0 1–2 AL 3–1/C 600V CLP PLEX (H205E TO PNL@36)
IN: 154' – CBL 2–1/0 1–2 AL 3–1/C 600V CLP PLEX (H205E TO PNL@38)

LINE DEVICE ID# GS7207
TO BE PROVIDED BY DISTRICT AT THE TIME OF INSTALL
D19: Rev. 10/26/20

V5774203	VD=1.84 FL=3.26 200 PANEL 120/240V 1P 16.6KW 5TONS 26 EASTFIELD DR ROLLING HILLS ,CA 90274	VD=1.82 FL=3.21 200 PANEL 120/240V 1P 10KW 5TONS 28 EASTFIELD DR ROLLING HILLS,CA 90274	VD=0.31 FL=2.93 200 PANEL 120/240V 1P 4.5KW 5TONS 30 EASTFIELD DR ROLLING HILLS,CA 90274	VD=0.7 FL=4.6 200 PANEL 120/240V 1P 5.6KW 5TONS 32 EASTFIELD DR ROLLING HILLS ,CA 90274	VD=1.68 FL=3.75 200 PANEL 120/240V 1P 17KW 5TONS 35 EASTFIELD DR ROLLING HILLS,CA 90274	
V5774205	VD=1.04 FL=4.07 200 PANEL 120/240V 1P 4.9KW 5TONS 2 CHUCKWAGON RD ROLLING HILLS,CA 90274	VD=0.91 FL=2.7 200 PANEL 120/240V 1P 13.3KW 5TONS 34 EASTFIELD DR ROLLING HILLS,CA 90274	VD=1.23 FL=3.51 200 PANEL 120/240V 1P 12.7KW 5TONS 36 EASTFIELD DR ROLLING HILLS,CA 90274	VD=1.26 FL=4.28 200 PANEL 120/240V 1P 7.8KW 5TONS 37 EASTFIELD DR ROLLING HILLS ,CA 90274	VD=0.44 FL=4.85 200 PANEL 120/240V 1P 0.1KW 5TONS 38 EASTFIELD DR ROLLING HILLS,CA 90274	VD=1.56 FL=3.51 200 PANEL 120/240V 1P 15.9KW 5TONS 39 EASTFIELD DR ROLLING HILLS ,CA 90274

NOTE TO CREW:
WORK WITH RELATED TD2111183 R20B OH REMOVAL

SCALE: 1" = 60'
0 60 120

PRELIMINARY
Not For Construction

SOUTHERN CALIFORNIA EDISON
An EDISON INTERNATIONAL Company

DISTRICT: 44 – SOUTH BAY	PROJ. MGR: WILLIAMS, JENNA J PHONE 714-430-7842	PLANNER: WILLIAMS, JENNA J PHONE 310-720-6086	DESIGNER: CHIN, ELIZABETH		
PROJECT NO.: 2612821	SERVICE REQUEST: 3500715	MSR NO.:	PRODUCT-1: 2111184–RULE 20B–UG INSTALL		ASSOC DESGN
CIRCUIT / VOLTAGE: STATLER 16KV	GPS		PRODUCT-2		ASSOC DESGN
SUB / PG NO.: WALTERIA SUB	CIRCUIT CODE		PRODUCT-3		ASSOC DESGN
INVENTORY MAP: VARIOUS	J.P.A. NO.		PROPOSED CONSTRUCTION (LOCATION): RULE 20B 45 EASTFIELD DR ROLLING HILLS CA 90274		
P 12/29/2023 MUDLA K	J WILLIAMS	E CHIN 16484			
P 11/28/2023 MUDLA K	J WILLIAMS	E CHIN 16484			
TYPE / DATE	APPROVED BY	CHECKED BY	DRAWN BY	PAX #	SHEET: 6 OF 7
Southern California Edison Company					DESIGN\DRWG NO.: 1608857_0.01

FILE NAME: 1608857_0.01.DWG SAVE DATE: 12/29/2023 10:44 PM SAVED BY: KANGUM

NOTE TO CREW:
WORK WITH RELATED TD2111183 R20B OH REMOVAL

CITY OF ROLLING HILLS
TD2111184 2QQ RULE 20B INSTALL UG

STATLER 16KV % WALTERIA SUB

SOUTHERN CALIFORNIA EDISON
An EDISON INTERNATIONAL Company

SCALE: 1" = 60'
0 60 120

P5653070	VD=1.38 FL=3.58 200 PANEL 120/240V 1P 20KW 5TONS 40 EASTFIELD DR ROLLING HILLS ,CA 90274	VD=0.47 FL=3.88 200 PANEL 120/240V 1P 5.9KW 5TONS 41 EASTFIELD DR ROLLING HILLS ,CA 90274		X5657648	VD=0 100 PED-GEN 120/240V 1P 0KW 2TONS 46 EASTFIELD W/CHKWGN PED ROLLING HILLS ,CA 90274	
V5774207	VD=0.94 FL=4.18 200 PANEL 120/240V 1P 8KW 5TONS 9 OUTRIDER RD ROLLING HILLS,CA 90274	VD=1.87 FL=3.66 200 PANEL 120/240V 1P 18.3KW 5TONS 13 OUTRIDER RD ROLLINGS HILLS,CA 90274	VD=2.42 FL=4.96 200 PANEL 120/240V 1P 14.8KW 5TONS 24 OUTRIDER RD ROLLING HILLS DR,CA 90274	VD=0.92 FL=4.54 200 PANEL 120/240V 1P 7KW 5TONS 42 EASTFIELD DR ROLLING HILLS ,CA 90274	VD=0.32 FL=3.01 200 PANEL 120/240V 1P 4.1KW 5TONS 44 EASTFIELD DR ROLLING HILLS ,CA 90274	VD=1.19 FL=2.99 200 PANEL 120/240V 1P 9.9KW 5TONS 46 EASTFIELD DR L97 ROLLING HILLS ,CA 90274

T.L.M. DATA: 5774207

	SIZE	KVA	CUST	% LOAD
EXIST.	0	0	0	0%
PROP.	100	68.9	6	68.9%

VOLTAGE DROP: SEE MAP
FLICKER FACTOR: SEE MAP
PRI. CIRCUIT: STATLER 16KV

D27: REV. 12/10/21

MATCH LINE STA. 42+50 SEE SHEET 2

MATCH LINE STA. 69+50 SEE SHEET 2

7 OUTRIDER RD
12 OUTRIDER RD
14 OUTRIDER RD
9 OUTRIDER RD
11 OUTRIDER RD
13 OUTRIDER RD
16 OUTRIDER RD
18 OUTRIDER RD
20 OUTRIDER RD
24 OUTRIDER RD
40 EASTFIELD DR
42 EASTFIELD DR
44 EASTFIELD DR
45 EASTFIELD DR
46 EASTFIELD DR
47 EASTFIELD DR
EASTFIELD DR. (PRIVATE RD.)
PROPERTY LINE

TD2111184
EX: P5653070 PAD 19
48"X54" CONCRETE
EX: 50KVA 16KV 120/240
RM: 2 – JJ LBE 1/0 200A 16KV
IN: 2 – JJ LBE 1/0 200A 16KV

EX: HHO HH
17"x30"x15" PLASTIC
EX:1-6W BAR 1P
EX: 1-4" (45°) HHO TO PNL
EX: 1-4" (144') P3070 TO HHO
CF 1 3" 35 39' V4206 TO P3070
IN: 39' 2-1/0 JCN 16KV
TENSION 2-1/0 JCN 3" DUCT
V4206 TO P3070 – 100 LBS
P3070 TO V4206 – 47 LBS

LINE DEVICE ID# GS7208
TO BE PROVIDED BY DISTRICT AT THE TIME OF INSTALL
D19: Rev. 10/26/20

TD2111184
CI: V5774206 VAULT 20
7'x18'x8' TUB STYLE
CI: 1 – S V 7'X18'X8' TUB 2 PIECE
CF: 1 – SS TAX EXCV CST FOR VLT
IN: 2 – JJ 3-DBE 1000 600A
IN: 2 – JJ DBE 1/0 200A W/BUSH EXT 1/0 600A
IN: 4 – JJ DE DB RCPT INS W/TST PNT 600A
IN: 1 – SL CBL RACK STL 30" FOR VLT/MH
IN: 1 – SW UG SF6 LB RAG 4-WY 600A 17.5KV
LINE DEVICE ID: _____
CF: 39' – CM DUCT 2 1/2" TO 4" (V4206 TO P3070)
CF: 1976' – CM DUCT 5" (V4206 TO V4207)
CF: 39' – CM DUCT FOR EXCAVATION (V4206 TO P3070)
CF: 494' – CM DUCT FOR EXCAVATION (V4206 TO V4207)
IN: 1482' – CBL 1000 AL 1-1/C 17KV CLP PJ (V4206 TO V4207)
MI: 297' – CBL 1000 AL 1-1/C 17KV CLP PJ
IN: 39' – CBL 1/0 AL 2/C 17KV CLP 220 MIL (V4206 TO P3070)
MI: 15' – CBL 1/0 AL 2/C 17KV CLP 220 MIL

CI: H207A HH
17"x30"x18" FRP
IN:1-6W BAR 1P
CF 1 3" 38 18' H207A TO P/L
IN: 67' 1/0 1P
TENSION 1/0 1P 3" DUCT
H207A TO H207B – 15 LBS
H207B TO H207A – 15 LBS
ABND: 1-3" (83') 1303E TO P3070
RM: 120' 2-1/0 JCN

CO: 1-3" (17') H207B TO PNL
IN: 17' 1/0 1P
TENSION 1/0 1P 3" DUCT
H207B TO PNL – 2 LBS

FOR DRAINAGE ONLY
CO:H207B HH
17"x30"x18" FRP
CO: 1-3" (49') P/L TO H207B

FOR DRAINAGE ONLY
CO:H207D HH
17"x30"x18" FRP
IN:1-6W BAR 1P
CO: 1-3" (125') P/L TO H207D
CO: 1-3" (63') H207D TO PNL
IN: 23' 1/0 1P
TENSION 1/0 1P 3" DUCT
H207D TO PNL – 4 LBS

CF 1 3" 40 13' H207C TO P/L
IN: 138' 4/0 1P
TENSION 4/0 1P 3" DUCT
H207C TO H207D – 65 LBS
H207D TO H207C – 65 LBS

CI: H207C HH
17"x30"x18" FRP
IN:1-6W BAR 1P
ABND: 1-3" (11') 7243E TO P/U PT H
RM: 106' 1/0 1P
EX: 1-3" (65') P/U PT H TO H207F
CO: 1-3" (11') H207E TO P/U PT H
IN: 76' 1/0 1P
TENSION 1/0 1P 3" DUCT
H207E TO H207F – 18 LBS
H207F TO H207E – 18 LBS

EX: H207F HH
17"x30"x18" FRP
RM:1-6W BAR 1P
IN:1-6W BAR 1P
EX: 1-3" (15') H207F TO PNL

CI: H207G HH
17"x30"x18" FRP
IN:1-6W BAR 1P
EX: 1-3" (49') P/U PT I TO PNL
ABND: 1-3" (6') 5307E TO P/U PT J
RM: 311' 4/0 1P
CF 1 3" 45 15' H207G TO P/U PT I
IN: 64' 1/0 1P
TENSION 1/0 1P 3" DUCT
H207G TO PNL – 15 LBS

EX: H206A HH
17"x30"x15" PLASTIC
EX:1-6W BAR 1P
EX: 1-3" (90') P3070 TO H206A
EX: 44' 350 1P

TD2111184
EX: 781303E ELEVATED POLE 21
50' CLASS 1
RM: 1 – RSR PRECUT UNISTRUT W/ HARDWARE NO PVC
RM: 1 – PH CS 10' XA 16KV 1P 2-1/0
RM: 1 – SA HFA POLY NON XFMR 16KV
RM: 1 – SA HFA POLY 16KV
RM: 1 – RSR PVC/STRAP 3" UNISTRUT APP
RM: 120' – CBL 1/0 AL 2/C 17KV CLP 220 MIL (1303E TO P3070)
RM: 83' – CM DUCT 2" AND UP (1303E TO P3070)

LINE DEVICE ID# GS7209
TO BE PROVIDED BY DISTRICT AT THE TIME OF INSTALL
D19: Rev. 10/26/20

TD2111184
CI: V5774207 VAULT 22
7'x18'x8' TUB STYLE
VENTS REQUIRED
CI: 1 – S V 7'X18'X8' TUB 2 PIECE
CF: 1 – SS TAX EXCV CST FOR VLT
IN: 3 – JJ 3-DBE 1000 600A
IN: 2 – JJ DBE 1/0 200A W/BUSH EXT 1/0 600A
IN: 4 – JJ DE DB RCPT INS W/TST PNT 600A
IN: 1 – SL CBL RACK STL 30" FOR VLT/MH
IN: 1 – CNN PTAIL STRT FOR 200A MTR 350/4/0 1P
IN: 1 – SW UG SF6 LB RAG 5-WY 600A 17.5KV
LINE DEVICE ID: _____
IN: 1 – TR UG BT MC F DE 100KVA 16KV 120/240 1P+
SN: _____
CF: 287' – CM DUCT 5" (V4207 TO 7243E)
CF: 960' – CM DUCT 5" (V4207 TO CAP)
CF: 143' – CM DUCT FOR EXCAVATION (V4207 TO 7243E)
CF: 240' – CM DUCT FOR EXCAVATION (V4207 TO CAP)
IN: 519' – CBL 1000 AL 1-1/C 17KV CLP PJ (V4207 TO 7243E)
MI: 102' – CBL 1000 AL 1-1/C 17KV CLP PJ
CI: 1 – S HH POLY 17"X30"X18" LT TRAFFIC (H207A)
CI: 1 – S HH POLY 17"X30"X18" LT TRAFFIC (H207C)
CI: 1 – S HH POLY 17"X30"X18" LT TRAFFIC (H207G)
CI: 1 – S HH POLY 17"X30"X18" LT TRAFFIC (H207E)
CF: 4 – SS TAX EXCV CST FOR PLASTIC HH
IN: 1 – CNN BAR INS LT DUTY #8-350 1P 6-WAY (H207G)
IN: 1 – CNN BAR INS LT DUTY #8-350 1P 6-WAY (H207C)
CF: 186' – CM DUCT 2 1/2" TO 4" (V4207 TO H207C)
CF: 139' – CM DUCT 2 1/2" TO 4" (V4207 TO H207E)
CF: 125' – CM DUCT 2 1/2" TO 4" (V4207 TO H207G)
CF: 211' – CM DUCT 2 1/2" TO 4" (V4207 TO X7648)
CF: 259' – CM DUCT 2 1/2" TO 4" (V4207 TO H207A)
CF: 22' – CM DUCT FOR EXCAVATION (V4207 TO H207C)
CF: 67' – CM DUCT FOR EXCAVATION (V4207 TO H207E)
CF: 29' – CM DUCT FOR EXCAVATION (V4207 TO H207G)
CF: 21' – CM DUCT FOR EXCAVATION (V4207 TO X7648)
CF: 20' – CM DUCT FOR EXCAVATION (V4207 TO H207A)
IN: 186' – CBL (2) 350 MCM, (1) 4/0 600V CLP PLEX (V4207 TO H207C)
MI: 145' – CBL (2) 350 MCM, (1) 4/0 600V CLP PLEX
IN: 139' – CBL (2) 350 MCM, (1) 4/0 600V CLP PLEX (V4207 TO H207E)
IN: 125' – CBL (2) 350 MCM, (1) 4/0 600V CLP PLEX (V4207 TO H207G)
IN: 259' – CBL (2) 350 MCM, (1) 4/0 600V CLP PLEX (V4207 TO H207A)
IN: 211' – CBL (2) 700, (1) 350 600V CLP PLEX (V4207 TO X7648)
MI: 42' – CBL (2) 700, (1) 350 600V CLP PLEX
IN: 1 – CNN BAR INS LT DUTY #8-350 1P 6-WAY (H207B)
IN: 1 – CNN BAR INS LT DUTY #8-350 1P 6-WAY (H207D)
IN: 1 – CNN BAR INS LT DUTY #8-350 1P 6-WAY (H207E)
IN: 1 – CNN BAR INS LT DUTY #8-350 1P 6-WAY (H207A)
IN: 1 – CNN BAR INS LT DUTY #8-350 1P 6-WAY (H207F)
CF: 18' – CM DUCT 2 1/2" TO 4" (H207A TO P/L)
CF: 13' – CM DUCT 2 1/2" TO 4" (H207C TO P/L)
CF: 15' – CM DUCT 2 1/2" TO 4" (H207G TO P/L@44)
CF: 18' – CM DUCT FOR EXCAVATION (H206B TO P/L)
CF: 13' – CM DUCT FOR EXCAVATION (H207C TO P/L)
CF: 15' – CM DUCT FOR EXCAVATION (H207G TO P/L@44)
IN: 67' – CBL 2-1/0 1-2 AL 3-1/C 600V CLP PLEX (H207A TO H207B)
IN: 17' – CBL 2-1/0 1-2 AL 3-1/C 600V CLP PLEX (H207B TO PNL@42)
MI: 50' – CBL 2-1/0 1-2 AL 3-1/C 600V CLP PLEX
IN: 23' – CBL 2-1/0 1-2 AL 3-1/C 600V CLP PLEX (H207D TO PNL@99)
IN: 76' – CBL 2-1/0 1-2 AL 3-1/C 600V CLP PLEX (H207E TO H207F)
IN: 64' – CBL 2-1/0 1-2 AL 3-1/C 600V CLP PLEX (H207G TO PNL@44)
IN: 138' – CBL (2) 4/0, (1) 1/0 600V CLP PLEX (H207C TO H207D)
MI: 3' – CBL (2) 4/0, (1) 1/0 600V CLP PLEX

CF 1 3" 37 259' H207A TO V4207
IN: 259' 350 1P
TENSION 350 1P 3" DUCT
H207A TO V4207 – 137 LBS
V4207 TO H207A – 498 LBS

CF 1 3" 39 186' H207C TO V4207
IN: 186' 350 1P
TENSION 350 1P 3" DUCT
H207C TO V4207 – 99 LBS
V4207 TO H207C – 344 LBS

CF 2 5" 41 143' V4207 TO 7243E
IN: 173' 3-1000 JCN 16KV
TENSION 3-1000 JCN 5" DUCT
V4207 TO 7243E – 2978 LBS
7243E TO V4207 – 976 LBS

CF 1 4" 43 139' V4207 TO H207E
IN: 139' 350 1P
TENSION 350 1P 4" DUCT
V4207 TO H207E – 95 LBS
H207E TO V4207 – 64 LBS

CF 4 5" 42 240' V4207 TO CAP

CF 4 5" 36 494' V4206 TO V4207
IN: 494' 3-1000 JCN 16KV
TENSION 3-1000 JCN 5" DUCT
V4206 TO V4207 – 2968 LBS
V4207 TO V4206 – 2238 LBS

CF 1 4" 46 211' V4207 TO X7648
IN: 211' 700 1P
TENSION 700 1P 4" DUCT
V4207 TO X7648 – 362 LBS
X7648 TO V4207 – 203 LBS
CO: 1-3" (91') P/L TO PNL

CF 1 3" 48 14' X7648 TO P/L
IN: 105' 4/0 1P
TENSION 4/0 1P 3" DUCT
X7648 TO PNL – 50 LBS

CF 1 3" 49 6' X7648 TO PED
IN: 6' 1/0 1P
TENSION 1/0 1P 3" DUCT
X7648 TO PED – 1 LBS

CF 1 3" 47 10' X7648 TO P/U PT J
IN: 285' 4/0 1P
TENSION 4/0 1P 3" DUCT
X7648 TO PNL – 140 LBS

CF 1 3" 44 126' V4207 TO H207G
IN: 125' 350 1P
TENSION 350 1P 3" DUCT
V4207 TO H207G – 212 LBS
H207G TO V4207 – 70 LBS
EX: 1-3" (275') P/U PT J TO PNL

TD2111184
26 CI: X5657648 PULL BOX
2'-6"x4'x3'-6" CONCRETE LT TRAFFIC
CI: 1 – S SPL BOX PB 2'6"X4'X3'6" CONC LT TRAF
CF: 1 – SS TAX EXCV CST FOR BD/PAD/PB/PME/SB/SOE
IN: 2 – CNN PTAIL STRT FOR 200A MTR 350/4/0 1P
IN: 1 – SL CBL RACK STL 30" FOR PB
IN: 1 – CNN BAR INS LT DUTY #8-350 1P 6-WAY
CF: 10' – CM DUCT 2 1/2" TO 4" (X7648 TO P/L@24)
CF: 14' – CM DUCT 2 1/2" TO 4" (X7648 TO P/L@46)
CF: 6' – CM DUCT 2 1/2" TO 4" (X7648 TO PED)
CF: 10' – CM DUCT FOR EXCAVATION (X7648 TO P/L@24)
CF: 14' – CM DUCT FOR EXCAVATION (X7648 TO P/L@46)
CF: 6' – CM DUCT FOR EXCAVATION (X7648 TO PED)
IN: 105' – CBL (2) 4/0, (1) 1/0 600V CLP PLEX (X7648 TO PNL@46)
MI: 78' – CBL (2) 4/0, (1) 1/0 600V CLP PLEX
IN: 285' – CBL (2) 4/0, (1) 1/0 600V CLP PLEX (X7648 TO PNL@24)
IN: 6' – CBL 2-1/0 1-2 AL 3-1/C 600V CLP PLEX (X7648 TO PED)

TD2111184
EX: 757243E ELEVATED POLE 23
50' CLASS 3
EX: 25KV 16KV 120/240
RM: 1 – RSR PRECUT UNISTRUT W/ HARDWARE NO PVC
RM: 1 – TM 2-1/0 & 1-#2 600V 1P UG TO OH
RM: 1 – CNN BAR INS LT DUTY #8-350 1P 6-WAY (H207F)
RM: 1 – RSR PVC/STRAP 3" TO 2" UNISTRUT APP
RM: 11' – CM DUCT 2" AND UP (7243E TO P/U PT H)
RM: 106' – CBL 2-1/0 1-2 AL 3-1/C 600V CLP PLEX (7243E TO PNL@13)
IN: 1 – RSR PRECUT UNISTRUT W/ HARDWARE NO PVC
IN: 1 – PH CS 10' XA 16KV 3P 3-1000
IN: 1 – SA HFA POLY NON XFMR 16KV
IN: 2 – SA HFA POLY 16KV
IN: 1 – RSR PVC/STRAP 5" UNISTRUT APP
IN: 2 – AG DOWN GUY 3/8" – 50' < THAN 22.5KV HFA

TD2111184
EX: 757241E ELEVATED POLE 24
50' CLASS H2
EX: PS1258, FI44204
RM: 1 – TM 2-4/0 & 1-1/0 600V 1P UG TO OH
RM: 1 – RSR 3" TO 2" EXTENSION
RM: 11' – CM DUCT 2" AND UP (7241E TO PNL@44)
RM: 90' – CBL 2-4/0 1-1/0 AL 3-1/C 600V IN DUCT (7241E TO PNL@44)

TD2111184
EX: 4855307E ELEVATED POLE 25
50' CLASS 2
EX: 100KVA 16KV 120/240
RM: 1 – TM 2-4/0 & 1-1/0 600V 1P UG TO OH
RM: 1 – RSR 3" EXTENSION
RM: 311' – CBL 2-4/0 1-1/0 AL 3-1/C 600V IN DUCT (7241E TO P/L@24)

EX: 614625H
EX: 757246E
EX: 757245E
EX: 757244E
EX: 1-#4 1/0 ALUM
EX: 158' #4 AT
EX: 336A-16KV
EX: 1-#4 1/0 ALUM
EX: 1-#4 1/0 ALUM
EX: 1-#4 1/0 ALUM

ROLLING HILLS COMMUNITY ASSOCIATION
1 Portuguese Bend Road, Rolling Hills, CA 90274
(310) 544-6222; Fax: (310) 544-6766

Attachment 2

AGREEMENT FOR EXCAVATION OF EASEMENTS

(Staff Use Only)	**Permit No. _____**	**Permit Fee $250 ☐ PAID ☐ INVOICED**
	Date Issued _____	**Expiration Date (90 Days) _____**
	Extension Approved _____	**Expiration Date _____**

The Rolling Hills Community Association grants permission to:

Company / Utility Name | Contact Person

Street Address | City, State, Zip

Phone | Email

May cut and excavate at:

Property Address/Name of Street

In the area of:

Describe job location

For the purpose of:

Description of work

Power Outage/Service Turn-off Required: YES NO **Traffic Control Plan included: YES NO**

Note that any project that requires multiple vehicles and/or trailers be parked or located in any portion of any roadway at a work site or sites will require the applicant to attach to this application a Traffic Control Plan that complies with the "California Manual on Uniform Traffic Control Devices" (most current edition including most current revisions).

Applicant agrees that all work will be done in accordance with and limited to the submitted plans and with the attached requirements of this agreement and that the easement shall be restored to its original condition and left in a safe condition. To the extent appliable, all work shall comply with all laws and regulations regulating the activities of the applicant.

Prior to the commencement of any work, the applicant shall deliver to the Manager of the Rolling Hills Community Association a certificate of insurance naming the Rolling Hills Community Association as additionally insured for a minimum of three million dollars ($3,000,000).

Applicant shall place two inches of temporary pavement on all cuts in all types of existing pavement, or more as may be required by the Manager based on the nature and scope of the project. Applicant shall perform no work nor make any repairs until authorized by the Rolling Hills Community Association except to eliminate an emergency condition.

If excavation involves cutting the RHCA roadway, a minimum deposit of $2,500 must be made with the application prior to the start of work. That deposit amount may be adjusted upwards at the discretion of the Rolling Hills Community Association for projects with larger areas of excavation. When said cut or excavation has been filled and repaired to a safe and permanent condition to the Manager of the Association, that portion of the deposit not consumed by Rolling Hills

Community Association in its review and inspections shall be released and discharged. In the event that the initial deposit is deemed to be insufficient to cover the costs of the Rolling Hills Community Association in its review and inspections, further deposits may be required, and must be tendered within five working days of each such request.

All work sites, working conditions, and work performed must at all times comply with all federal, state, local government and agency laws, general orders, and regulations, including without limitation to those promulgated by OSHA, CAL/OSHA, and the California Public Utilities Commission.

The parties agree that if said cut or excavation made in a road is not filled and repaired to a satisfactory usable condition within seven calendar days after completion of the work the Manager shall forthwith cause the same to be filled and repaired and the cost shall be charged against the cash deposit posted with the application, or as may be increased by the Manager.

The parties agree that applicant shall be responsible for all loss or damage incurred by the Rolling Hills Community Association. The applicant shall indemnify, hold harmless, and defend the Rolling Hills Community Association in connection with all claims whatsoever regarding any work performed by the applicant in the streets, property, and easements of the Rolling Hills Community Association for a period of fifty (50) years from the date of completion of such work. The applicant shall have no right to settle or compromise any such claims without the express authority of the Board of Directors of the Rolling Hills Community Association.

_____ ROLLING HILLS COMMUNITY ASSN.

By: By:

_____ _____

Notify the Association Office prior to starting work & once it is completed (310) 544-6222.

EXCAVATION AGREEMENT REQUIREMENTS

1. All work, unless otherwise specified, shall be completed in accordance with the specifications of the *Rolling Hills Community Association Trench Backing and Pavement Repair* guidelines.

2. One set of plans must be digitally submitted for consideration. Hard copies may be required at the discretion of staff.

3. A copy of this agreement and plans shall be kept on the job at all times. If a utility pole is being replaced, a copy of this permit must be provided to the gates with the delivery of the pole.

4. A traffic control plan that conforms to the latest edition of the State of California MUTCD must be submitted with the completed application. Traffic control measures are required and must be discussed with and approved by the RHCA's staff prior to issuing the permit. Flag men are required if any portion of a lane is closed. One lane of travel must be maintained at all times. If it is necessary to completely close the road, the contractor must contact the RHCA office a minimum of **TWO WEEKS** in advance to discuss and make proper arrangements.

5. Trail closed signs are required if any portion of a bridle trail is closed and the contractor must contact RHCA's Maintenance Supervisor at (310) 541-3544 to make such arrangements.

6. Utility poles or other structures that require a helicopter set must be arranged with the RHCA office a minimum of **TWO WEEKS** in advance to discuss and make proper arrangements.

7. The contractor is required to notify the RHCA Office prior to the start of work. It is the responsibility of the utility/contractor to notify any affected homeowners of power outages.

8. The contractor must acquire permission from the property owner prior to working or accessing any private property.

9. Proof of Dig Alert notifications for all areas subject to excavation must be provided in advance of the commencement of any underground work.

10. Dig Alert/USA and other utility markings on roads must be entirely removed at the completion of work. No permanent paint or other marking shall be permitted at any time.

11. Bridle Trails and road shoulders disturbed by excavation must be restored to original conditions (signs and mailboxes re-set, decomposed granite or other special surfaces replaced.)

12. If a utility pole is removed, it must be removed by the applicant from the area of the Rolling Hills Community Association for disposal or other disposition.

13. Applicant shall be legally and financially responsible for all damage caused by it to the property of the Rolling Hills Community Association and its members.

Attachment 3

Rolling Hills Community Association
TRENCH BACKFILL AND PAVEMENT REPAIRS

NOTES

BELOW GROUND

1A. SEE STANDARD PLAN

2A. FOR TRENCHES LONGER THAN 200' OR LARGER THAN 1,000 SQUARE FEET, A LICENSED SOILS ENGINEER SHALL BE PRESENT TO MONITOR THE NATIVE OR IMPORTED BACKFILL OPERATION AND TEST FOR COMPACTION AT 100' OR 200 SQUARE FOOT MAXIMUM INTERVALS.

3A. IN AREAS NOT IN EXISTING ROADWAY, BACKFILL SHALL BE COMPACTED TO A RELATIVE COMPACTION OF 90%

4A. EXCAVATED MATERIAL NOT APPROVED FOR USE IN TRENCH BACKFILL SHALL BE REMOVED FROM JOB SITE UNLESS OTHERWISE USED IN THE WORK.

5A. WHERE WET, UNSTABLE OR RUNNING SOIL IS ENCOUNTERED, SOLID SHEATHING IS REQUIRED FOR ALL VERTICAL TRENCH WALLS.

6A. ALL SHORING SHALL BE DESIGNED BY A CIVIL ENGINEER IN ACCORDANCE WITH SOIL REPORT.

VISIBLE SURFACE:

1B. CRACKS SHALL BE SEALED AND A TYPE 2 SLURRY SEAL COATING WITH 2% LATEX SHALL BE APPLIED FROM LANE LINE TO LANE LINE FOR LONGITUDINAL TRENCHES GREATER THAN 200' IN LENGTH FOR ANY LANE AFFECTED.

METHODOLOGY

1C. AT THE END OF EACH WORK DAY, ANY TRENCH IN AN ARTERIAL ROAD SHALL BE COVERED BY NON-SKID STEEL PLATES OR BE PAVED WITH TEMPORARY OR PERMANENT PAVEMENT FLUSH WITH ADJACENT PAVEMENT SURFACES. SECURED IN PLACE, RAMPED WITH A.C. AND NOT USED FOR MORE THAN 48 CONSECUTIVE HOURS ON THE SAME SEGMENT OR TRENCH. "PLATE AHEAD' SIGN9S0 SHALL BE PROPERTY INSTALLED WHEN PLATES ARE IN USE. OTHER CITY STREETS MAY HAVE LESSER REQUIREMENTS AND WILL BE CONSIDERED ON A CASE BY CASE BASIS.

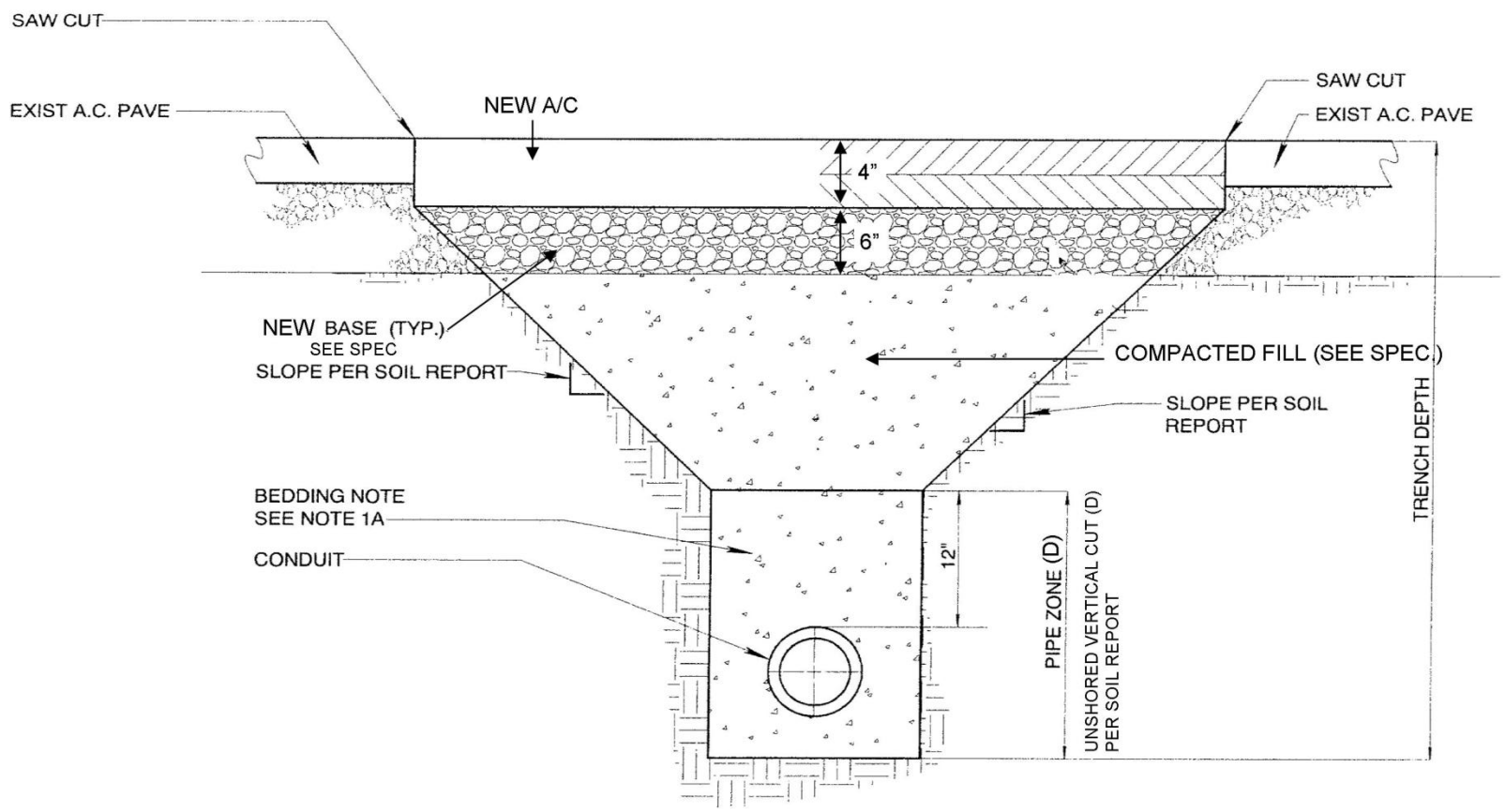
2C. ALL TRAFFIC LANES SHALL BE CLEANED AND RESTORED FOR USE IMMEDIATELY UPON PLACEMENT OF TEMPORARY A.C. PAVEMENT, TRENCH PLATES AND/OR FINAL A.C. PAVEMENT.

3C. ALL TRAFFIC STRIPING AND/OR MARKING(S) REMOVED OR DAMAGED DURING CONSTRUCTION SHALL BE REPLACED IN KIND AS DIRECTED.

4C. TRAFFIC CONTROL SHALL BE PER CONTRACTORS "CONSTRUCTION TRAFFIC CONTROL PROCEDURES ON CITY STREETS" AS SUBMITTED TO AND APPROVED BY THE RHCA.

5C. A COLLECTION DEVICE SHALL BE USED TO COLLECT SEDIMENTS GENERATED DURING SAWCUTTING OPERATION.

6C. ALL PAVEMENT REMOVALS SHALL USE STRAIGHT LIGHT SAWCUTS A MINIMUM OF 1.5" DEEP.



STANDARD DETAIL

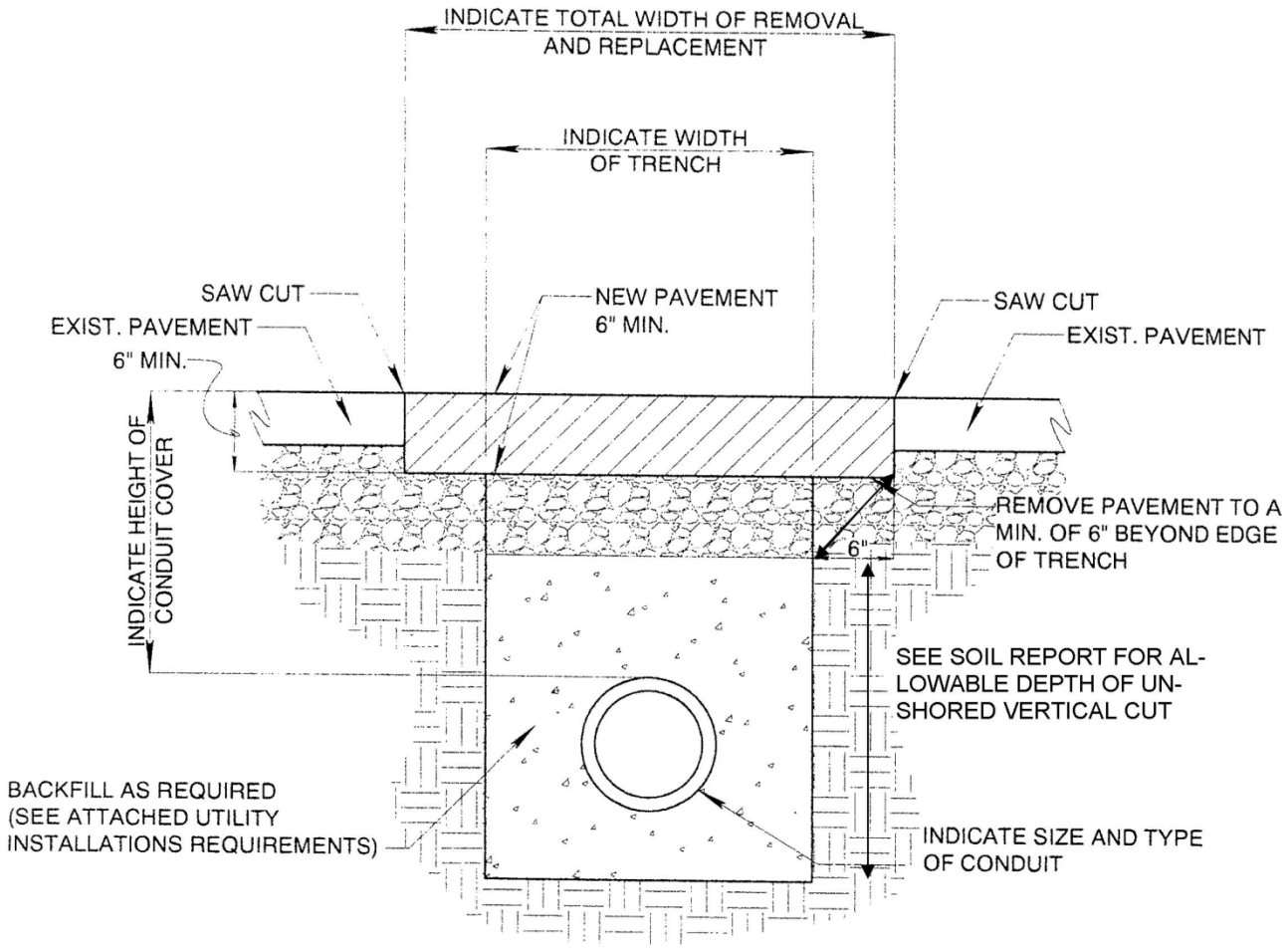
UTILITY TRENCH T-SECTION

NOT TO SCALE

NOTE

THIS DETAIL APPLIES TO STREETS WITHIN
ROLLING HILLS COMMUNITY ASSOCIATION EASEMENT/
RIGHT OF WAY

ADOPTED BOD 2019-02-21 M:Road Standards/Utility Trench T-Section A



STANDARD DETAIL
UTILITY TRENCH T-SECTION

NOT TO SCALE

NOTE

THIS DETAIL APPLIES TO STREETS WITHIN ROLLING HILLS COMMUNITY ASSOCIATION EASEMENT/RIGHT OF WAY RIGHT OF WAY

ADOPTED BOD 2019-02-19 - Utility Trench T-Section B

EXHIBIT "A-1"

FEDERAL PROVISIONS

During the performance of this contract, Designer shall comply with all applicable federal laws and regulations including but not limited to the federal contract provisions in this Exhibit.

1. **CONTRACTING WITH SMALL AND MINORITY FIRMS, WOMEN'S BUSINESS ENTERPRISE AND LABOR SURPLUS AREA FIRMS (2 C.F.R. § 200.321)**

   (A) Designer shall be subject to 2 C.F.R. § 200.321 and will take affirmative steps to assure that minority firms, women's business enterprises, and labor surplus area firms are used when possible and will not be discriminated against on the grounds of race, color, religious creed, sex, or national origin in consideration for an award.

   (B) Affirmative steps shall include:

      (i) Placing qualified small and minority businesses and women's business enterprises on solicitation lists;

      (ii) Assuring that small and minority businesses, and women's business enterprises are solicited whenever they are potential sources;

      (iii) Dividing total requirements, when economically feasible, into smaller tasks or quantities to permit maximum participation by small and minority business, and women's business enterprises;

      (iv) Establishing delivery schedules, where the requirement permits, which encourage participation by small and minority business, and women's business enterprises; and

      (v) Using the services/assistance of the Small Business Administration (SBA), and the Minority Business Development Agency (MBDA) of the Department of Commerce.

   Designer shall submit evidence of compliance with the foregoing affirmative steps when requested by the City.

2. **COST PRINCIPLES (2 C.F.R. PART 200, SUBPART E)**

   (A) Costs under this contract must conform to the cost principles set forth under the Uniform Rules at 2 C.F.R. Part 200, subpart E ("Cost Principles"). In general, costs must (i) be necessary and reasonable; (ii) allocable to the grant award; (iii) conform to any limitations or exclusions set forth in the Cost Principles; (iv) be adequately documented; and (v) be determined in accordance with generally accepted accounting principles ("GAAP"), except, for state and local governments and Indian tribes only, as otherwise provided for in 2 C.F.R. Part 200, subpart E. 2 C.F.R. § 200.403. Costs that are determined unallowable pursuant to a federal audit are subject to repayment by Designer.

3. **ACCESS TO RECORDS & RECORD RETENTION (2 C.F.R. 200.336)**

(A) Designer shall comply with 2 C.F.R. § 200.336 and provide the Federal Agency administering the funds for which this Project is funded ("Federal Agency"), Inspectors General, the Comptroller General of the United States, and the State of California or any of their authorized representatives access, during normal business hours, to documents, papers, books and records which are directly pertinent to this contract for the purposes of making and responding to audits, examinations, excerpts, and transcriptions. The right also includes timely and reasonable access to the Designer's personnel for the purpose of interview and discussion related to the books and records.

(B) The Designer agrees to permit any of the foregoing parties to reproduce by any means whatsoever or to copy excerpts and transcriptions as reasonably needed.

(C) The Designer agrees to provide the Inspectors General, the Comptroller General of the United States, and the State of California or their authorized representatives access to construction or other work sites pertaining to the work being completed under the contract.

4. **REQUIRED CONTRACT PROVISIONS IN ACCORDANCE WITH APPENDIX II TO PART 200 – CONTRACT PROVISIONS FOR NON-FEDERAL ENTITY CONTRACTS UNDER FEDERAL AWARDS (2 C.F.R. § 200.326)**

(A) Appendix II to Part 200 (A); Appendix II to Part 200 (B): Remedies for Breach; Termination for Cause/Convenience. If the contract is in excess of $10,000 and the contract does not include provisions for both termination for cause and termination for convenience by the City, including the manner by which it will be effected and the basis for settlement, then the following termination clauses shall apply. If the contract is for more than the simplified acquisition threshold and does not provide for administrative, contractual, or legal remedies in instances where Contractor violates or breaches the terms of the contract, then the following termination clauses shall apply and have precedence over the contract.

(i) Termination for Convenience. The City may, by written notice to Designer, terminate this contract for convenience, in whole or in part, at any time by giving written notice to Designer of such termination, and specifying the effective date thereof ("Notice of Termination for Convenience"). If the termination is for the convenience of the City, the City shall compensate Designer for work or materials fully and adequately provided through the effective date of termination. No amount shall be paid for unperformed work or materials not provided, including anticipated profit. Designer shall provide documentation deemed adequate by the City to show the work actually completed or materials provided by Designer prior to the effective date of termination. This contract shall terminate on the effective date of the Notice of Termination.

(ii) Termination for Cause. If Designer fails to perform pursuant to the terms of this contract, the City shall provide written notice to Designer specifying the default ("Notice of Default"). If Designer does not cure such default within ten (10) calendar days of receipt of Notice of Default, the City may terminate this contract for cause. If Designer fails to cure a default as set forth above, the City may, by written notice to Designer, terminate this contract for cause, in whole or in part, and specifying the effective date thereof ("Notice of Termination for Cause"). If the termination is for cause, Designer shall be compensated for that portion of the work or materials provided which has been

fully and adequately completed and accepted by the City as of the date the City provides the Notice of Termination. In such case, the City shall have the right to take whatever steps it deems necessary to complete the project and correct Designer's deficiencies and charge the cost thereof to Designer, who shall be liable for the full cost of the City's corrective action, including reasonable overhead, profit and attorneys' fees.

(iii) Reimbursement; Damages. The City shall be entitled to reimbursement for any compensation paid in excess of work rendered or materials provided and shall be entitled to withhold compensation for defective work or other damages caused by Designer's performance of the work.

(iv) Additional Termination Provisions. Upon receipt of a Notice of Termination, either for cause or for convenience, Designer shall promptly discontinue the work unless the Notice directs to the contrary. Designer shall deliver to the City and transfer title (if necessary) to all provided materials and completed work, and work in progress including drafts, documents, plans, forms, maps, products, graphics, computer programs and reports. The rights and remedies of the parties provided in this Section are in addition to any other rights and remedies provided by law or under this contract. Designer acknowledges the City's right to terminate this contract with or without cause as provided in this Section, and hereby waives any and all claims for damages that might arise from the City's termination of this contract. The City shall not be liable for any costs other than the charges or portions thereof which are specified herein. Designer shall not be entitled to payment for unperformed work or materials not provided, and shall not be entitled to damages or compensation for termination of work or supply of materials. If City terminates this contract for cause, and it is later determined that the termination for cause was wrongful, the termination shall automatically be converted to and treated as a termination for convenience. In such event, Designer shall be entitled to receive only the amounts payable under this Section, and Designer specifically waives any claim for any other amounts or damages, including, but not limited to, any claim for consequential damages or lost profits. The rights and remedies of the City provided in this Section shall not be exclusive and are in addition to any other rights and remedies provided by law, equity or under this contract including, but not limited to, the right to specific performance.

(B) Appendix II to Part 200 (C) – Equal Employment Opportunity: Except as otherwise provided under 41 C.F.R. Part 60, Designer shall comply with the following equal opportunity clause, in accordance with Executive Order 11246 of September 24, 1965 entitled "Equal Employment Opportunity," as amended by Executive Order 11375 of October 13, 1967 and implementation regulations at 41 C.F.R. Chapter 60:

(i) Designer will not discriminate against any employee or applicant for employment because of race, color, religion, sex, or national origin. Designer will take affirmative action to insure that applicants are employed and that employees are treated equally during employment, without regard to race, color, religion, sex, or national origin. Such action shall include, but not be limited to, the following: employment upgrading, demotion, transfer, recruitment, or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training including apprenticeship. Designer agrees to post in conspicuous places, available

to employees and applicants for employment, notices to be provided by the City setting forth the provisions of this nondiscrimination clause.

(ii) Designer will, in all solicitations or advertisements for employees placed by or on behalf of Designer, state that all qualified applicants will receive consideration for employment without regard to their race, color, religion, sex, or national origin.

(iii) Designer will not discharge or in any other manner discriminate against any employee or applicant for employment because such employee or applicant has inquired about, discussed, or disclosed the compensation of the employee or applicant or another employee or applicant. This provision shall not apply to instances in which an employee who has access to the compensation information of other employees or applicants as a part of such employee's essential job functions discloses the compensation of such other employees or applicants to individuals who do not otherwise have access to such information, unless such disclosure is in response to a formal complaint or charge, in furtherance of an investigation, proceeding, hearing, or action, including an investigation conducted by the employer, or is consistent with Designer's legal duty to furnish information.

(iv) Designer will send to each labor union or representative of workers with which he has a collective bargaining agreement or other contract or understanding, a notice, to be provided by the agency contracting officer, advising the labor union or workers' representative of the contractor's commitments under Section 202 of Executive Order No. 11246 of September 24, 1965, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

(v) Designer will comply with all provisions of Executive Order 11246 of September 24, 1965, and of the rules, regulations, and relevant orders of the Secretary of Labor.

(vi) Designer will furnish all information and reports required by Executive Order No. 11246 of September 24, 1965, and by the rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to his books, records, and accounts by the contracting agency and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.

(vii) In the event of Designer's noncompliance with the nondiscrimination clauses of this contract or with any of such rules, regulations, or orders, this contract may be cancelled, terminated or suspended in whole or in part and the contractor may be declared ineligible for further Government contracts in accordance with procedures authorized in Executive Order No.11246 of Sept. 24, 1965, and such other sanctions may be imposed and remedies invoked as provided in Executive Order No.11246 of September 24, 1965, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.

(viii) Designer will include the provisions of paragraphs (i) through (viii) in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to Section 204 of

Executive Order No. 11246 of September 24,1965, so that such provisions will *be* binding upon each subcontractor or vendor. Designer will take such action with respect to any subcontract or purchase order as may be directed by the Secretary of Labor as a means of enforcing such provisions including sanctions for noncompliance: *Provided, however,* that in the event Designer becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction, Designer may request the United States to enter into such litigation to protect the interests of the United States.

(C) Appendix II to Part 200 (D) – Davis-Bacon Act; Copeland Act: [Not Used. Does not apply to design professional services. 29 CFR § 5.2]

(D) Appendix II to Part 200 (E) – Contract Work Hours and Safety Standards Act:

(i) If this contract is in excess of $100,000 and involves the employment of mechanics or laborers, Designer shall comply with 40 U.S.C. 3702 and 3704, as supplemented by Department of Labor regulations (29 C.F.R. Part 5). Under 40 U.S.C. 3702, each contractor must be required to compute the wages of every mechanic and laborer on the basis of a standard work week of 40 hours. Work in excess of the standard work week is permissible provided that the worker is compensated at a rate of not less than one and a half times the basic rate of pay for all hours worked in excess of 40 hours in the work week. The requirements of 40 U.S.C. 3704 are applicable to construction work and provide that no laborer or mechanic must be required to work in surroundings or under working conditions which are unsanitary, hazardous or dangerous. These requirements do not apply to the purchases of supplies or materials or articles ordinarily available on the open market, or contracts for transportation or transmission of intelligence.

(ii) No contractor or subcontractor contracting for any part of the contract work which may require or involve the employment of laborers or mechanics shall require or permit any such laborer or mechanic in any workweek in which he or she is employed on such work to work in excess of forty hours in such workweek unless such laborer or mechanic receives compensation at a rate not less than one and one-half times the basic rate of pay for all hours worked in excess of forty hours in such workweek.

(iii) In the event of any violation of the clause set forth in paragraph (ii) of this section the contractor and any subcontractor responsible therefor shall be liable for the unpaid wages. In addition, such contractor and subcontractor shall be liable to the United States (in the case of work done under contract for the City of Columbia or a territory, to such City or to such territory), for liquidated damages. Such liquidated damages shall be computed with respect to each individual laborer or mechanic, including watchmen and guards, employed in violation of the clause set forth in paragraph (ii) of this section, in the sum of $10 for each calendar day on which such individual was required or permitted to work in excess of the standard workweek of forty hours without payment of the overtime wages required by the clause set forth in paragraph (ii) of this section.

(iv) The City shall upon its own action or upon written request of an authorized representative of the Department of Labor withhold or cause to be withheld,

from any moneys payable on account of work performed by the Designer or subcontractor under any such contract or any other Federal contract with the same prime contractor, or any other federally-assisted contract subject to the Contract Work Hours and Safety Standards Act, which is held by the same prime contractor, such sums as may be determined to be necessary to satisfy any liabilities of such contractor or subcontractor for unpaid wages and liquidated damages as provided in the clause set forth in paragraph (iii) of this section.

(v) The Designer or subcontractor shall insert in any subcontracts the clauses set forth in paragraph (ii) through (v) of this Section and also a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The Contractor shall be responsible for compliance by any subcontractor or lower tier subcontractor with the clauses set forth in paragraphs (ii) through (v) of this Section.

(E) Appendix II to Part 200 (F) – Rights to Inventions Made Under a Contract or Agreement:

(i) If the Federal award meets the definition of "funding agreement" under 37 C.F.R. § 401.2(a) and the non-Federal entity wishes to enter into a contract with a small business firm or nonprofit organization regarding the substitution of parties, assignment or performance of experimental, developmental, or research work under that "funding agreement," the non-Federal entity must comply with the requirements of 37 C.F.R. Part 401 (Rights to Inventions Made by Nonprofit Organizations and Small Business Firms Under Government Grants, Contracts and Cooperative Agreements), and any implementing regulations issued by the City.

(ii) The regulation at 37 C.F.R. § 401.2(a) currently defines "funding agreement" as any contract, grant, or cooperative agreement entered into between any Federal agency, other than the Tennessee Valley Authority, and any contractor for the performance of experimental, developmental, or research work funded in whole or in part by the Federal government. This term also includes any assignment, substitution of parties, or subcontract of any type entered into for the performance of experimental, developmental, or research work under a funding agreement as defined in the first sentence of this paragraph.

(F) Appendix II to Part 200 (G) – Clean Air Act and Federal Water Pollution Control Act: If this contract is in excess of $150,000, Designer shall comply with all applicable standards, orders, or requirements issued pursuant to the Clean Air Act (42 U.S.C. 7401-7671q) and the Federal Water Pollution Control Act as amended (33 U.S.C. 1251-1387).

(i) Pursuant to the Clean Air Act, (1) Designer agrees to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act, as amended, 42 U.S.C. § 7401 et seq., (2) Designer agrees to report each violation to the City and understands and agrees that the City will, in turn, report each violation as required to assure notification to the Federal awarding agency and the appropriate Environmental Protection Agency Regional Office, and (3) Designer agrees to include these requirements in each subcontract exceeding $150,000.

(ii) Pursuant to the Federal Water Pollution Control Act, (1) Designer agrees to comply with all applicable standards, orders or regulations issued pursuant to the Federal Water Pollution Control Act, as amended, 33 U.S.C. 1251 et seq., (2) Designer agrees to report each violation to the City and understands and agrees that the City will, in turn, report each violation as required to assure notification to the Federal awarding agency and the appropriate Environmental Protection Agency Regional Office, and (3) Designer agrees to include these requirements in each subcontract exceeding $150,000.

(G) Appendix II to Part 200 (H) – Debarment and Suspension: A contract award (see 2 C.F.R. § 180.220) must not be made to parties listed on the government wide exclusions in the System for Award Management (SAM), in accordance with the OMB guidelines at 2 CFR 180 that implement Executive Orders 12549 (3 C.F.R. part 1986 Comp., p. 189) and 12689 (3 C.F.R. part 1989 Comp., p. 235), "Debarment and Suspension." SAM Exclusions contains the names of parties debarred, suspended, or otherwise excluded by agencies, as well as parties declared ineligible under statutory or regulatory authority other than Executive Order 12549.

(i) This contract is a covered transaction for purposes of 2 C.F.R. pt. 180 and 2 C.F.R. pt. 3000. As such Designer is required to verify that none of the Designer, its principals (defined at 2 C.F.R. § 180.995), or its affiliates (defined at 2 C.F.R. § 180.905) are excluded (defined at 2 C.F.R. § 180.940) or disqualified (defined at 2 C.F.R. § 180.935).

(ii) Designer must comply with 2 C.F.R. pt. 180, subpart C and 2 C.F.R. pt. 3000, subpart C and must include a requirement to comply with these regulations in any lower tier covered transaction it enters into.

(iii) This certification is a material representation of fact relied upon by City. If it is later determined that Designer did not comply with 2 C.F.R. pt. 180, subpart C and 2 C.F.R. pt. 3000, subpart C, in addition to remedies available to the City, the Federal Government may pursue available remedies, including but not limited to suspension and/or debarment.

(iv) Designer warrants that it is not debarred, suspended, or otherwise excluded from or ineligible for participation in any federal programs. Designer also agrees to verify that all subcontractors performing work under this contract are not debarred, disqualified, or otherwise prohibited from participation in accordance with the requirements above. Designer further agrees to notify the City in writing immediately if Designer or its subcontractors are not in compliance during the term of this contract.

(H) Appendix II to Part 200 (I) – Byrd Anti-Lobbying Act: If this contract is in excess of $100,000, Designer shall have submitted and filed the required certification pursuant to the Byrd Anti-Lobbying Amendment (31 U.S.C. § 1353). If at any time during the contract term funding exceeds $100,000.00, Designer shall file with the City the Federal Standard Form LLL titled "Disclosure Form to Report Lobbying." Designers that apply or bid for an award exceeding $100,000 must file the required certification. Each tier certifies to the tier above that it will not and has not used Federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a member of

Congress, officer or employee of Congress, or an employee of a member of Congress in connection with obtaining any Federal contract, grant or any other award covered by 31 U.S.C. 1352. Each tier must also disclose any lobbying with non-Federal funds that takes place in connection with obtaining any Federal award. Such disclosures are forwarded from tier to tier up to the recipient.

(I) Appendix II to Part 200 (J) – Procurement of Recovered Materials:

(i) Designer shall comply with section 6002 of the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act. The requirements of Section 6002 include procuring only items designated in guidelines of the Environmental Protection Agency (EPA) at 40 C.F.R. part 247 that contain the highest percentage of recovered materials practicable, consistent with maintaining a satisfactory level of competition, where the purchase price of the item exceeds $10,000 or the value of the quantity acquired during the preceding fiscal year exceeded $10,000; procuring solid waste management services in a manner that maximizes energy and resource recovery; and establishing an affirmative procurement.

(ii) In the performance of this contract, the Designer shall make maximum use of products containing recovered materials that are EPA-designated items unless the product cannot be acquired: Competitively within a timeframe providing for compliance with the contract performance schedule; Meeting contract performance requirements; or At a reasonable price.

(iii) Information about this requirement, along with the list of EPA-designate items, is available at EPA's Comprehensive Procurement Guidelines web site, https://www.epa.gov/smm/comprehensive-procurement-guideline-cpg-program.

5. **MISCELLANEOUS PROVISIONS**

(A) Designer acknowledges that 31 U.S.C. Chapter 38 (Administrative Remedies for False Claims and Statements) applies to the Designer's actions pertaining to this contract.

(B) The Federal Government is not a party to this contract and is not subject to any obligations or liabilities to the City, Designer, any subcontractors or any other party pertaining to any matter resulting from the contract.

(C) General and Administrative Expenses And Profit For Time And Materials Contracts/Amendments.

(i) General and administrative expenses shall be negotiated and must conform to the Cost Principles.

(ii) Profit shall be negotiated as a separate element of the cost. To establish a fair and reasonable profit, consideration must be given to the complexity of the work to be performed, the risk borne by the Designer, the Designer's investment, the amount of subcontracting, the quality of its record of past performance, and industry profit rates in the surrounding geographical area for similar work.

(iii) Any agreement, amendment or change order for work performed on a time and materials basis shall include a ceiling price that Designer exceeds at its own risk.

6. BUY AMERICA DOMESTIC PROCUREMENT PREFERENCE

As required by Section 70914 of the Bipartisan Infrastructure Law (also known as the Infrastructure Investment and Jobs Act), P.L. 117-58, on or after May 14, 2022, none of the funds under a federal award that are part of Federal financial assistance program for infrastructure may be obligated for a project unless all of the iron, steel, manufactured products, and construction materials used in the project are produced in the United States, unless subject to an approved waiver. The requirements of this section must be included in all subawards, including all contracts and purchase orders for work or products under this program.

Recipients of an award of Federal financial assistance are hereby notified that none of the funds provided under this award may be used for a project for infrastructure unless:

1. all iron and steel used in the project are produced in the United States--this means all manufacturing processes, from the initial melting stage through the application of coatings, occurred in the United States;

2. all manufactured products used in the project are produced in the United States—this means the manufactured product was manufactured in the United States; and the cost of the components of the manufactured product that are mined, produced, or manufactured in the United States is greater than 55 percent of the total cost of all components of the manufactured product, unless another standard for determining the minimum amount of domestic content of the manufactured product has been established under applicable law or regulation; and

3. all construction materials are manufactured in the United States—this means that all manufacturing processes for the construction material occurred in the United States.

The Buy America preference only applies to articles, materials, and supplies that are consumed in, incorporated into, or affixed to an infrastructure project. As such, it does not apply to tools, equipment, and supplies, such as temporary scaffolding, brought to the construction site and removed at or before the completion of the infrastructure project. Nor does a Buy America preference apply to equipment and furnishings, such as movable chairs, desks, and portable computer equipment, that are used at or within the finished infrastructure project but are not an integral part of the structure or permanently affixed to the infrastructure project.

For further information on the Buy America preference, please visit www.doi.gov/grants/BuyAmerica. Additional information can also be found at the White House Made in America Office website: www.whitehouse.gov/omb/management/made-in-america/.

Designer shall comply with all of City's obligations City's obligation with respect to Section 70914 of the Bipartisan Infrastructure Law as a Recipient of a award for Federal financial assistance in the performance of this Agreement as a condition of this Agreement.

7. ADDITIONAL TERMS.

a. The project will be subject to National Environmental Policy Act (NEPA) as well as the California Environmental Quality Act ("CEQA").

b. The project will be subject to Section 504 of the Rehabilitation Act and the Architectural Barriers Act Standards.

c. Plans, specifications, all contractor solicitation documentation and contract documents must be submitted to USDA Rural Development for review and concurrence.

d. The construction project may be subject to the Build America Buy American (BABA) requirements. If so, the following provisions should be considered during design and must be added to the bidding and construction contract documents:

i. Information for Designer: This contract is expected to be funded in whole or in part using funds from the Infrastructure Investment and Jobs Act. Section 70914 of the IIJA prohibits the use of these funds unless all iron, steel, and manufactured goods are produced in the United States. All iron and steel manufacturing processes must take place in the United States, except for metallurgical processes involving refinement of steel additives. There is no requirement for the origin of components and subcomponents of manufactured goods. Products listed at 48 CFR 25.104(a) have been determined to be unavailable in the United States and if required for the project may be purchased from foreign sources. No unauthorized use of foreign iron, steel, and/or manufactured goods will be allowed on this project. {The following waivers apply to this project:}

ii. Supplemental General Conditions: This contract is expected to be funded in whole or in part using funds from the IIJA. Section 70914 of the IIJA prohibits the use of these funds unless all iron, steel, and manufactured goods are produced in the United States. All iron and steel manufacturing processes must take place in the United States, except for metallurgical processes involving refinement of steel additives. There is no requirement for the origin of components and subcomponents of manufactured goods. Products listed at 48 CFR 25.104(a) have been determined to be unavailable in the United States and if required for the project may be purchased from foreign sources. No unauthorized use of foreign iron, steel, and/or manufactured goods will be allowed on this project. {The following waivers apply to this project:}

e. If the Project receives an Emergency Rural Healthcare Grant (ERHC), compliance with the prevailing wage requirements of the Davis-Bacon and Related Acts will be required for contractors and subcontractors performing construction. Before bidding, the general wage determination from the Department of Labor website (htpps://www.dol.gov) must be added to bid documents and all contracts covered by the Act must include the statement “The contractor must comply with the minimum rates for wages for laborers and mechanics as determined by the Secretary of Labor in accordance with the provisions of the Davis-Bacon and Related Acts.” Labor standards provisions from 29 CFR 5.5(a) must be included in every contract.

f.. If the existing building is classified as Historic, compliance with Section 106 of the National Historic Preservation Act of 1966 (NHPA) will be required.

EXHIBIT "B"

FEE

1. FEE SCHEDULE.

Designer will invoice City on a monthly cycle based on the following fee schedule. Designer will include with each invoice a detailed progress report that indicates the amount of budget spent on each phase and the total amount spent against the Total Compensation. Designer will inform City regarding any out-of-scope work being performed by Designer for which Designer intends to seek compensation from City.

E.E. ELECTRIC, INC. - COST PROPOSAL PREPARED FOR:

CITY OF ROLLING HILLS
POTHOLING SERVICES IN SUPPORT OF
EASTFIELD DRIVE SCE RULE 20B PROJECT
APRIL 9, 2024
REV.00

For the purposes of this document E.E. Electric, Inc., will herein afterwards be referred to as : "E.E."
The customer herein afterwards will be referred to as : "City of Rolling Hills"

A) SCOPE OF WORK: REVISION 00, 4/9/2024

The following are original scope as E.E. Electric Inc. understands

- Pothole 6 locations on Eastfield Dr. for future installation of SCE vaults
- Pothole for V5774201, report on findings
- Pothole for V5774202, report on findings
- Pothole for V5774203, report on findings
- Pothole for V5774204, report on findings
- Pothole for V5774205, report on findings
- Pothole for V5774206, report on findings
- Pothole for V5774207, report on findings
- Hot patch asphalt at each location and restripe as needed (NO GRIND AND CAP INCLUDED)
- Provide traffic control throughout project per MUTCD, (No Engineered/stamped traffic plans included)

A) SCOPE OF WORK:

E.E. Electric, Inc. proposes to provide all tools, materials and labor to complete the work per SCE electrical plans and specifications for potholing ONLYat proposed locations for the fixed price of $77,500.00

Potholing at specified locations per SCE prints	$	77,500.00

TOTAL: $ 77,500.00

B) E.E. Electric, Inc. Proposes:

(1) Pothole for SCE electrical power vaults per electrical plans and specifications.
(2) Install hot patch asphalt repairs at potholed locations only

C) Acknowledgement:

(1) Plans & Specifications Southern California Edison PRELIMINARY Not for Construction Plans, Design/Drwg. No 1608857_0.01 sheets 1 to 7. Rule 20B, 45 Eastfield Dr., Rolling Hills CA 90274. Specifically sheets 5,6 and 7. Project No. 2612821, Product-1: 2111184-Rule 20B-UG Install.
(2) Plans sheet 5,6, and 7 showing footprint for each vault(s) exact location.
(3) No site visit conducted
(4) No jobwalk minutes provided

D) Exclusions:

(1) Any Grind and Cap NOT included in above price
(2) Expected working hours 7am -3:30pm Monday to Friday
(3) Above price are for normal working hours ONLY. No overtime hours are included.
(4) Coordination with Utilities Companies, including inspections, by others.
(5) There is no provision in our proposal for DOT Cal Trans Permits (if applicable).
(6) Hazardous materials handling and/or disposal.
(7) Site waste/rubbish disposal.

F) Project Specific Notes

(1) Please note: Our proposal is based only on those drawings and specifications acknowledged in Section [C] above.

(2) If applicable to this proposals scope, The City of Rolling Hills shall be responsible for "spotting" vault locations, or specifically providing and identifying drawings containing exact vault locations.
(3) Please note : Due to erratic price fluctuations in the commodity markets, E.E.'s proposal and any contract executed between The City of Rolling Hills and E.E. is subject to price adjustments for construction materials required to be obtained by E.E. (i.e., wire, conduit, components, asphault and apparatus). If at the time of purchase costs are higher than those prices quoted to E.E. on the date of this proposal submission, The City of Rolling Hills agrees that pricing will be adjusted on identified items to reflect the actual purchase cost.
(4) All materials will require returned approved submittals before ordering.
(5) All material lead times are based from the approval date of the material submittal.
(6) Material deposits required by manufacturers or wholesalers will be charged against contract balance in the monthly progress payment submissions, accompanied by invoices for such deposits.
(7) Unless otherwise specifically stipulated in this proposal, there is allowance for one (1) mobilization/demobilization. Additional move ons will be charge separately as change orders at $5000.00 each.
(8) Unless specified in the bidding documents, no manifest of any kind will be provided for any items or materials disposed of.
(9) If bonding is required, please add **2%** to the total electrical sub-bid.

G. Special Notes/Items:

(10) See General Notes for Preliminary Notice Information.
(11) In order to avoid unexpected alteration of lead times and materials price increases, E.E. offers, upon the written request by the customer, the option to purchase available materials and store them at E.E.'s facility for the monthly storage fee of [$1.75] per square foot (no prorating allowed). Upon arrival to the E.E. facilities, the cost of the purchased materials will billed against the Contract Balance, minus any applicable installation labor. The stipulated storage price will be charged monthly as a separate agreement, to be paid in full upon receipt.

H. Projected duration to complete work:

TBD

I. General Notes:

E.E. Electric CA License No.: 422685, A, B & C-10
E.E. DIR No. 1000009139
E.E. is certified MBE by the Supplier Clearing House. VON# 90FS0046
E.E. Electric, Inc. is signatory to IBEW Local 47 for electrical utility work, including overhead, underground, substation and right of way streetlights.

TERMS AND CONDITIONS:

1. In the absence of any contract prepared by The City of Rolling Hills, this proposal for all intent and purposes will act as a contract over the scoped work.
2. Any contract, subcontract or agreement required by The City of Rolling Hills shall carry this document as an amendment. Acceptance of our proposal shall be construed as agreement to the terms contained herein. A copy of this document signed by The City of Rolling Hills's representative must be returned to E.E. before any contracts (if applicable) are to be signed.
3. Please be advised that no work on this contract/project will proceed until a signed copy of this proposal and a completed **Preliminary Notice Information Form** are returned to E.E. This pertains to all contracts, including COD proposals.
4. On proposals greater than $50,000.00 E.E.'s price may allow progress payments, paid monthly based on a percentage of work completed on a schedule agreed to by E.E. and The City of Rolling Hills.
5. Our proposal is based on progress payments, paid monthly based on a percentage of work completed on a schedule agreed to by E.E. and The City of Rolling Hills.
6. E.E. will not provide notary publics for Conditional and Unconditional Waivers and Release forms..
7. There is no provision in our proposal for Professional Liability Insurance.
8. There is no provision in our proposal for any Excess/Umbrella Liability Insurance.
9. Final payments shall be paid in full upon completion of the work.
10. **Any retentions** held from progress or final payments shall be paid out in full no later than **14 calendar days** from the date of approved inspection of the scoped work. Under no circumstances will the date of completion be construed to be more than **30 calendar days** from the date that E.E. notifies The City of Rolling Hills of it's completion.

11. Any work performed by E.E. shall be considered **independent** of the project as a whole, and as such, any retention or final payments shall not be subject to the overall project completion date.
12. Please be advised FINANCE CHARGES will apply if the new balance is unpaid one month (30 calendar days) of the invoice date. The FINANCE CHARGE is computed by a periodic rate of 2% per month which is the ANNUAL PERCENTAGE RATE of 24% applied to any unpaid balance after deducting current payments and/or credits appearing on this invoice from the previous balance.
13. All payments on this project shall be paid directly and solely to E.E. Our proposal **does not allow** for **joint-checks agreements.** E.E. will be the sole distributor of payment for lower tier contractors and vendors employed by or hired by or otherwise obtained by E.E. for this project. Likewise, any releases of liability for work performed by E.E. or its subcontractors or vendors will be managed solely through E.E.
14. Please be advised that pricing proposals are based strictly on the documents provided **before** bid time. We require a full disclosure of **all** post award requirements before our bid/proposal is submitted. Any post bid requirements by The City of Rolling Hills, the owner of the project, the owner of the property or any other authority having jurisdiction over the project and/or contract shall provide notice and information on such requirement as part of the bidding documents. Such information shall include but not be limited to - insurance requirements, **payment application processes**, program enrollments, documentation and record keeping, reporting, meetings, **project specific training, site specific training, security clearances, background checks,** project labor agreements (and similar labor programs), project security, and scheduling, particularly **phased construction timelines effecting this proposals scope**. Any such requirements not disclosed prior to bidding shall be considered as Undisclosed Requirements. Undisclosed Requirements may be cause to modify our proposal price, or grounds to pursue Field Change Orders.
15. Any costs associated with undisclosed requirements requiring labor participation will be charged at the applicable hourly labor and equipment stand-by rates.
16. Any contract or specification references to attachments, addendums, amendments, exhibits or other documents of which full copies are not provided as part of the specification or bidding documents will not be acknowledged. A functioning hypertext link to internet downloads of any such documents will suffice as "copies", so long as such links are contained within the provided bidding documents.
17. E.E. shall not be responsible for delays created by the government, the owner of the project, any local authority, including utilty companies or other subcontractors of The City of Rolling Hills. The City of Rolling Hills shall hold harmless E.E. from any and all late charges, penalties, fees, liquidated damages or other incurred expenses due to any delays caused by the actions or inaction's of any afore mentioned entities, or employees, agents or other subcontractors of The City of Rolling Hills, or for any delays caused by as a result of force majeure. E.E. shall not be responsible for any problems or costs incurred arising from the unavailability of materials due to strikes or other forms of work stoppage beyond E.E.'s control.
18. E.E. Electric, Inc is signatory to the International Brotherhood of Electrical Workers, Local Union 47, Outside Power Line Constructors. As such **E.E. will not sign any Project Labor Agreements**, Community Work Agreements or any other similar type of labor agreements. Any work related to the electrical utility system performed by E.E., including all civil work (including but not limited to excavating, backfilling, conduit installation both primary and secondary, substructure installation, concrete, asphalt, sidewalk, curb and gutter repair) shall be preformed with IBEW LU 47 personnel. IBEW LU 47 shall be the sole provider of labor and all applicable union fdues and benefits will be paid only to programs established by IBEW 47.
19. In lieu of signing any such aforementioned labor agreements, E.E. will surrender a copy of its Letter of Assent with IBEW LU 47 as proof to it's signatory status to The City of Rolling Hills or other authority having jurisdiction over the contract. It will be the responsibility of The City of Rolling Hills, the owner of the project or the authority having jurisdiction over the contract to acquire written exemption releasing E.E. of any aforementioned labor contract requirements. Any such exemption shall be accompanied by a written statement that the originator of such exemption has full authority to provide such exemption. It shall be understood by all parties involved that by such written exemption, E.E. shall be immune from any future liabilities arising from disputes regarding said labor agreements.
20. The requirement of specialty materials not specified in the bidding documents may be cause for change orders. In such cases E.E will bill for the difference in cost between the originally proposed materials and the later specified materials, including any applicable administrative costs. Such differences will be captured in a Field Change Order, to be approved by The City of Rolling Hills **before** materials are ordered.
21. Any reference to "days" in the bidding documents regarding the performance period, unless specifically stipulated as "calendar days", will be construed to be "working days", defined as Monday through Friday, not including recognized holidays.
22. All Field Change Orders shall require **written approval before** execution. An e-mail message will be accepted as "written approval" providing such message includes in it's content the following:

- Subject Line contains "Approval of Change Order".
- A statement that the author of the email is legally authorized to act on behalf of The City of Rolling Hills.
- A numerated scope of work.
- The agreed upon price.
- NOTE: A signed copy of the FCO proposal will still need to be returned for continuity of records keeping.

23. All Field Change Orders shall be considered as **work outside the original scope** and as such, will not be counted as applicable against the original contract duration, unless agreed to in writing by both parties.
24. In the event that The City of Rolling Hills requires changes to the project, and causes acquired materials not to be installed, The City of Rolling Hills agrees to reimburse E.E. for any losses it may incur, including, but not limited to re-stocking fees, production stop fees, production penalty fees, scrapping fees, etc., resulting from a change in material order requirements. In the event that The City of Rolling Hills requires changes to the project, and causes special equipment arrangements to be turned around unused (example: cranes, core-drilling, subcontract services, etc.) The City of Rolling Hills agrees to reimburse E.E., for any losses it may incur, including, but not limited to portal to portal travel expenses, transport expenses, fuel and labor as applicable, minimum hours expenses charged by service providers or subcontractors.
25. In the event that this proposal is associated with any previously completed contract, and E.E. has been called back outside of the warranty period of the original contract, under no circumstances is this proposal to be construed as an extension of the original subcontract. Any proposal made after completion of the original scope of work will be considered as a new stand alone contract. Re-opening any previous contract will not be accepted without prior written agreement from E.E.

This proposal shall remain in effect for **30 days** from date of proposal.

Customer Representative (Signature)	E.E. Electric, Inc.(Signature)
(Print)	Michael Escajeda (Print)
Date	Date: 4/9/2024

E.E. ELECTRIC - PROJECT PRELIMINARY INFORMATION
PLEASE PROVIDE AND RETURN THE FOLLOWING INFORMATION FOR CALIFORNIA PRELIMINARY NOTICE.
RETURN THIS COMPLETED FORM TO ANY OF THE FOLLOWING:

ken@ee-electric.net
mike@ ee-electric.net
E.E. Electric, Inc. Fax : 909-829-0118

DESCRIPTION OF JOB OR SPECIFIC TITLE:

CONSTRUCTION LENDER OR REPOUTED CONSTRUCTION LENDER
(INCLUDE CONTACT INFORMATION, ADDRESS AND PHONE NUMBRER):

OWNER OF REPUTED OWNER(S) OR PUBLIC ENTITY.
(INCLUDE CONTACT INFORMATION, ADDRESS AND PHONE NUMBRER):

DIRECT CONTRACTOR OR REPUTED DIRECT CONTRACTOR
(INCLUDE CONTACT INFORMATION, ADDRESS AND PHONE NUMBRER):

City of Rolling Hills
(INCLUDE CONTACT INFORMATION, ADDRESS AND PHONE NUMBRER):

E.E. Electric, Inc.
RESIDENTIAL, COMMERCIAL & INDUSTRIAL
P.O. BOX 465, JURUPA VALLEY, CALIFORNIA 91752
(909) 829-7818

April 9, 2024

Christian Horvath
City Clerk
City of Rolling Hills

RE: Exception to Professional Liability Insurance Requirement
Project: Potholing Services in Support of Eastfield Drive SCE Rule 20B Project-
Solicitation No. GR_OES_240325_Eastfield_UU_20B_Potholing_RFP

Dear Mr. Horvath,

E.E. Electric, Inc. takes exception to section 3.14.6 titled Professional Liability (Errors & Omissions) requirement that is located in the sample contract agreement. This type of insurance generally deals with the designing of construction plans. E.E. Electric, Inc. is not a designing/engineering firm and will not be designing any plans for the city regarding potholing services. E.E. Electric, Inc. will be working (constructing) off of the designs that the City of Rolling Hills will be providing. That is why we are taking an exception to this insurance requirement.

If there are any questions, please call.

Thank you for your attention in this matter.

Sincerely,
Michael Escajeda
E.E. Electric, Inc.

CONFIDENTIAL

E.E. Electric, Inc.

P.O. Box 465, Mira Loma, CA 91752-0465
11127 Calabash Avenue, Fontana, CA 92337
Phone (909) 829-7818 Fax (909) 829-0118

April 9, 2024

Labor Rates-City of Rolling Hills
Potholing Services in Support of Eastfield Dr. SCE Rule 20B Project

Underground Civil Rates

	Normal Rate	*Overtime**	Premium Rate*
Superintendant	$187.00	*$233.00*	$290.00
Foreman	$180.00	*$222.00*	$266.00
Operator	$177.00	*$216.00*	$264.00
UG Tech	$145.00	*$180.00*	$233.00

Please Note: Labor Rate effective period is from ***June 1, 2023 -May 31, 2024***
Labor Rate will change again on June 1, 2024 per labor contract with IBEW Local 47.

Overtime and Premium rates are based on continous work to be performed after normal working hours. Thus no subsistence has been included on overtime or premium time. If crews are called out on Overtime/Premium time on Holidays and/or weekends a Fifty Dollar ($50.00) subsistance shall be added to each day of work for each employee.

E.E. Electric, Inc.
P.O. Box 465, Jurupa Valley, CA 91752-0465
11127 Calabash Avenue, Fontana, CA 92337
Phone (909) 829-7818 Fax (909) 829-0118

CONFIDENTIAL

Equipment Rates-City of Rolling Hills

April 9, 2024

Equipment Classification

Arrow Board	$22.00	Hourly Rate
Compressor (Air) w/tools	$21.50	Hourly Rate
Generator	$8.00	Hourly Rate
10 Yrd Dump Truck	$70.50	Hourly Rate
5 Yrd Dump Truck	$59.50	Hourly Rate
Cat Skid Steer	$56.50	Hourly Rate
Ford F150	$28.00	Hourly Rate
Ford F250	$30.00	Hourly Rate
Ford F350	$31.00	Hourly Rate
Ford F450	$42.50	Hourly Rate
Ford F550	$47.50	Hourly Rate
Ford F550 Saw Truck	$57.00	Hourly Rate
John Deer Back Hoe 710	$85.00	Hourly Rate
John Deer Back Hoe 410	$71.50	Hourly Rate
Light Tower	$19.00	Hourly Rate
Roller	$42.50	Hourly Rate
Stomper	$59.50	Hourly Rate
Tack Machine	$21.00	Hourly Rate
Water Buffalo	$25.50	Hourly Rate
Mini Excavator	$49.50	Hourly Rate
Rammer Compactor	$18.50	Hourly Rate
John Deere Backhoe w/Breaker	$126.50	Hourly Rate
Torpedo Missile 3"	$20.00	Hourly Rate
Torpedo Missile 4"	$18.50	Hourly Rate
Torpedo Missile 5"	$18.50	Hourly Rate
Civil Material Trailer	$21.00	Hourly Rate
Dodge Ram 4500	$45.00	Hourly Rate
Dodge Ram 5500 Dump Truck	$49.50	Hourly Rate

*** - Equipment rented on an hourly basis will be subject to a 6 hr minimum.**
**** - Equipt and Operator time is based on a portal to portal charge.**
*****Non owned contractors equipment will be charged at rental + 15%**

SUPPLIER CLEARINGHOUSE

CERTIFICATE OF ELIGIBILITY

CERTIFICATION EXPIRATION DATE: **December 20, 2026**

The Supplier Clearinghouse for the Utility Supplier Diversity Program of the California Public Utilities Commission hereby certifies that it has audited and verified the eligibility of:

E. E. Electric, Inc.

Minority Business Enterprise (MBE)

pursuant to Commission General Order 156, and the terms and conditions stipulated in the Verification Application Package. This Certificate shall be valid only with the Clearinghouse seal affixed hereto.

Eligibility must be maintained at all times and renewed within 30 days of any changes in ownership or control. Failure to comply may result in a denial of eligibility. The Clearinghouse may reconsider certification if it is determined that such status was obtained by false, misleading or incorrect information. Decertification may occur if any verification criterion under which eligibility was awarded later becomes invalid due to Commission ruling. The Clearinghouse may request additional information or conduct on-site visits during the term of verification to verify eligibility.

This certification is valid only for the period that the above firm remains eligible as determined by the Clearinghouse. Utility companies may direct inquiries concerning this Certificate to the Clearinghouse at (800) 359-7998.

VON: 90FS0046 ***DETERMINATION DATE: December 20, 2023***

E.E. Electric, Inc.

P.O. Box 465
Jurupa Valley, CA 91752
(909) 829-7818 Fax (909) 829-0118
Website: www.ee-electric.net

MAJOR CONTRACTS COMPLETED & IN PROGRESS

General Description

E.E. Electric, Inc. is a California resident, minority owned business with the principle stockholders making all the day to day operation decisions. We are licensed in California, and certified as a minority business enterprise by the minority clearinghouse and other agencies. We are also certified as a small business enterprise by the State of California Department of General Services. Copies of certificates are available on request.

E.E. Electric's offices are located in Fontana, California. E.E. Electric's general area of operations is in the Southern California area, and has done projects for California Utilities and the Federal Government. We perform all types of work related to power line construction, including overhead and underground distribution, reconductoring, pole line relocating, cable splicing and construction or modification to substations. Although we specialize in high voltage utility work, we are not limited in our capabilities. E.E. Electric also does re-conductor of existing facilities (upgrades and modifications), installation, removal or maintenance of street lighting facilities and fixtures, electrical wiring for commercial, industrial and residential buildings, maintenance of existing electrical wiring and modifications to new or existing facilities to meet federal and state codes.

Current and Past Projects

Year Completed, Type of Work, for Whom Performed, Location

December 2022-Present Douglas Design Build
City of Chino Hills TR12190 Reserve Apt. Buildings Village Drive & Satinwood Court
Project #2196827
Project consisted of substructure work based off of plans by Southern California Edison, Spectrum, and Frontier Communications. Project consisted of installation of 3" & 4" conduit, installation of pull boxes, installation of padmount transformers 25KVA to 100 KVA, installation of 1/0 primary cable and secondary URD cable, installation of pot head terminations, installation of j bars, and coordinate switching with utility (Southern California Edison-SCE project info. District #34, TD1850806, R15, Tract#12190).

May 2010-Present-City of Anaheim-Master Agreement
Preapproved to bid on projects coming out of City of Anaheim's Public Utilities Electrical Division. Project limit for each project **$500,000.00**

April 2010-Present-City of Riverside-Contractors Panel
Preapproved to bid on projects coming out of the City of Riverside's Public Utilities Electrical Division. Each project limit is set at **$500,000.00**

April 2004-Present-City of Riverside/Contractors Panel, Qualified Electrical Contractor (QEC)
Agreement with City of Riverside to provide vault standby service including mandreling of conduit, To various contractors wanting access to City of Riverside Utilities. Contract ongoing.

May 2022-September 2023-City of Anaheim City of Anaheim Master Agreement FY 21/22
Direct Buried Cable Replacement-Electrical Construction & Street Restoration
Project consisted of outage coordination, switching and appurtenances necessary for the installation of primary cable, service/secondary cables related work upgrading the existing underground 6.9kV system. Work also consisted of removeal of existing riser at pole, installation of 1-1/0 AWG AI 7 STR 15kV EPR With concentric neutral 6.9kV primary cable, complete connection and energize. Installation of 2-350 MCM A1, and 1-1/0 A1 triplex 600V service/secondary cable and complete connections. Work at R-216/917 S. Royal Ridge Dr., S. Whitestone Dr., S. Ramsgate Dr., E. Hillgate Lane & Trail Drive

September 2023-G&D Construction (Prime Contractor)
City of Riverside-Mega Mart, Car Wash & Starbucks
Project Location: 1600 Central Ave. & 5102 Sycamore Canyon Blvd.
Work was completed off of City of Riverside Drawings
Project consisted of intercepting 3 each of 4" conduits and 1 each of 2" conduits. Excavate and chip energized duct banks to expose conduits and extend facilities. Installation of conduits into PJC and underground vault. Trench for multiple conduits and extend from PJC and underground utility vault. Backfill, compact area with grind and cap/street restoration.

September 2021-June 2023 City of Fontana Contract#SB02DE22
Etiwanda Avenue and Slover Avenue/Airport Drive SCE Underground Project
Project consisted of the installation of underground utility vaults, with installation of communication/electrical duct banks for underground utility facilities per Southern California Edison's specifications. Conduit was installed between various underground electrical vaults and from utility vaults to utility power poles. Project located between the City of Fontana and the City of Ontario.

May 2022-April 2023-City of Riverside RPU-7916 PO#232613
Gibraltar Drive Cable Replacement Project
Project consisted of replacement of obsolete underground cable. Installation of new duct back system, installation of conduits, installation of electric service box, installation of CST retrofit lid (Torsion Assist Lid), replacement of concrete sidewalks, cross gutters per City of Riverside's specifications and plans.

May 2020-Decmeber 2022 City of Anaheim Public Utilities Dept.
Underground District 65 Phase 1
The scope of work for project is construction and installation of conduit, substructures and related work for 12kV underground substructure system, installation of communications system. Substructure work consists of installation of 12kV underground cables, switches, splices, surge arresters, transformers, pole risers, terminators, and grounding. The project also consists of installation of secondary service cables to connect and complete residential/commercial/industrial service conversion, and connection of street light system, communications system including fiber optics, traffic signal and the removal of overhead poles.

February 2021-September 2022 City of Anaheim Master Agreement FY 20/21
Vault Adjustment Project at Various Locations
Project consisted of adjusting to final grade existing vault lid(s), manholes(s), parkway cover(s), grade rings(s), and/or cement collar(s) within an area to be paved and graded. Manhole(s)/substructure(s) within an area to be paved or graded shall be protected in place. Work also consisted of installation of primary and secondary concrete encased conuit systems, installation of electrical substructures such as vaults, transformer pads, primary and secondary pull boxes. The project also has installation of various electrical equipment such as primary and secondary conductors, primary risers, overhead line and/or neutral conductors, primary and secondary connections and terminations as noted on city plans for the construction and installation of 6.9kV and 12kV single and three phase underground and overhead electrical systems.

September 2022-September 2022
Quick Quack Express Car Wash on Arlington Avenue, Riverside, CA
Prime Contractor Baxter Electrical Contractrs, Inc.
City of Riverside Work Order#2223320/Project No. 220001-01/Ref Drawing U5-2123134
Project was done with the City of Riverside's drawings for the intercept of 1-4"conduit and 1-2" conduit and bring conduit into C1387 up to 20ft. Project also consisted of core drilling into C1387 to gain access, 90 degree sweeps, and a Qualified Electrical Worker (QEW) for one day. E.E. Electric, Inc. was subcontractor to prime contractor.

April 2020-July 2022 City of Anaheim Master Agreement FY 19/20
Electric Pole Removal, Rear Property Undergrounding, & Street Lighting Additions
Project consisted of removal of overhead utility poles and associated hardware (electric overhead system facilities). Installation of URD transformers, 15kV EPR cable, secondary XHHW-2 cable and secondary HOMAC connectors for undergrounding a rear property overhead system, and restoration of area and disposal of wood utility poles. Installation of LED fixtures on existing utility wood poles at various locations within the City of Anaheim.

April 2022-June 2022 City of Anaheim Master Agreement FY 21/22
Direct Buried Cable Replacement and Substructure Construction
Project consisted of replacement of existing underground 6.9kV system. Installation of primary concrete-encased conduit duct bank systems and secondary conduit systems in open trenches. Furnishing and installing electrical substructures such as primary and secondary splice/pull boxes; mandrelling conduits, installing pull ropes, installation of City approved galvanized steel conduit for the replacement of direct buried cable.

March 2022-March 2022 Palcrete, Inc. Van Buren Blvd., Riverside, California
Project: Express Carwash-Project consisted of installation of underground electrical facilities per City of Riverside Plans, and electrical standards. Installation conduit, electrical foundations, pullbox and street light cables.

January 2022-May 2022 Prime Point Property Valley Blvd., Fontana, California
Project consisted of installation of underground facilities per Southern California Edison, AT&T, and Spectrum specifications. Installation of underground conduit various sizes, installation of underground utility vaults, installation of copper cable, installation of 4/0 copper from utility vault to riser pole, installation of manhole, installation of pullbox and installation of padmount structures.

August 2021-May 2022 City of Riverside Contractor's Panel Project PO#222755
RPU 2103 Circuit 1502 Switch and Cable Replacement Located at 3520 Tyler Street
Project consisted of installation of 35 ft power pole and secondary riser, furnish and install one pad-mounted switch enclosure (PSE) slab box and two pad-mounted junction cabinet (PJC) slab box, trench 104 feet with installation of 1 inch, 4 inch and 5 inch conduit installation. Installation of protective barrier, core drill vault structure. Removal of concrete and existing tree, backfill trench and restore concrete and asphalt.

March 2021-December 2021 City of Anaheim Master Agreement FY 20/21
LED Street Light Improvement Project-Master Arm Replacement
Project consists of providing labor, material, tools, and equipment for the installation of new street light mast arms at various locations within the City of Anaheim.

February 2021-December 2021 City of Anaheim Master Agreement FY 20/21
Direct Buried Cable Replacement at Various Locations and Fiber Access to Peralta Park
Project consisted of replacing existing underground 6.9kV system. Scope of work consisted of furnishing and installing primary concrete encased conduit duct bank systems and concrete encased conduit for secondary conduit sytems. Work also included installation of electrical substructures such as vaults, transformer pads, primary and secondary splice/pull boxes; mandrelling conduits. Installation of City approved galvanized steel conduit for the replacement of direct buried cable.

September 2019-September 2021 City of Anaheim Public Utilities Dept.
Manchester Electric Line Extension & Electric Reliability Improvement Project FY 18/19
Project consisted of replacement of deteriorated (wood) utility poles and upgrading electrical facilities. Installation of 12kV conduits and substructures for 12kV electrical underground system and installation of 12kV cable for direct buried cable replacement (12kV electric line extension) and communication system (including fiber optics). Project also consisted of streetlight additions and replacements within the City of Anaheim.

November 2018-July 2021 City of Anaheim Master Agreement
Underground Automation 4/7
Project consisted of measuring gas pressure levels on GSE switches, automate GSE switches with installation of associated hardware, automate PMC's with installation of associated hardware, install fault indicators, installation of concrete pads, relocation of potential transformers to the source side of wood utility poles.

April 2021-June 2021 City of Pasadena Clifton Alley Project Contract#31926
Project consisted of upgrading distribution system from 4kV to 17kV. Replacement of utility power poles, replacement of cross arms with transfer of transformers, capacitor banks, overhead primary conductors and all other hardware associated with utility pole and cross arms. Installation of primary and secondary overhead cable. Removal (teardown) of old utility poles and overhead and secondary cables, span guys, and associated hardware.

January 2020-December 2020 City of Anaheim Master Agreement FY 19/20
GSE Replacement, Utility Pole High Voltage Sign Replacement & Vault Lid Replacement
Project consisted of replacement of Gas Enclosure Switches (GSE) with Solid Dielectric Switches (UDS). Transporting removed 15kV vault mount GSE switches to the City's yard, installing 15kV submersible vault mount Solid Dielectric 4-Way Switches, adjusting cable and related equipment to accommodate new switches, install switch motor operators and related equipment, reconnect Remote Terminal Unit and related equipment, and connect primary cable to switches.

October 2019-August 2020 Friends of Riverside Airport, LLC
Agreement #MSA-190603/Contract #2019-0603/Project #150017-04/Tract 28987 Dry Utility Improvement
Installation of various conduit sizes (1"to 5") for electric and streetlight facilities. Also performed trenching for joint underground facilities for telephone equipment based on the approved plans and scope by the City of Riverside and AT&T.

October 2019-June 2020 Sator Oil Work Order#1908362
Tract 31542 Lots 4, 5, & 7
Installation of various conduit sizes (2"to 5") for electric and streetlight facilities. Installation of 3x5x4 pull boxes, installation of Pedestals, and grounding Hand Holes. Also performed trenching for joint underground facilities for telephone equipment based on the approved plans and scope by the City of Riverside and AT&T.

October 2019-March 2020 City of Riverside PO#2020868
Cable Rejuvenation at Canyon Crest-Areas 3 & 4
Project consisted of testing and treatment of up to 30,878 feet of cable. Cable was #2 Al 15kV HMPE and XLPE in conduit. Work was also in conjunction with minor GO165 repairs and upgrades.

November 2015-October 2019-City of Pasadena-Furnishing Labor & Materials for Overhead, and Underground Projects. Repair and maintenance of overhead and underground facilities, underground GO 165 inspections. Work consisted of, but not limited to pulling and splicing of underground cable, installing crossarms, poles switches, performing teardowns of existing facilities. **Contract #30216**

October 2018-October 2019 City of Moreno Valley Contract #2018-401
Project No. 805-0044-30-80-Alessandro Crosstown Tie; Conduit, Cable, and Related Electrical Infrastructure
Project consisted of installation of and energizing a new 12kV electrical backbone system within the City of Moreno Valley. This includes installation of conduit, underground structures, and cable along with related electrical facilities to tie the city's electrical distribution system's MOVAL Substation Planning Area to its Centerpointe Planning Area.

February 2019-September 2019
Subcontractor to Prime; Prime Contractor-Hensel Phelps
Subcontract No. 4018158.0250500-Southern California Consolidation Project State #140769
SCCP-Riverside
Project consisted of installation of underground conduits from and to existing underground transformers. Installation of underground conduits for streetlight hand holes, underground utility vaults, and manholes, mandrel test of all conduit with reports, tree removal, installation of communication box, installation of traffic pull box.

August 2018-August 2019
Subcontractor to Prime; Prime Contractor-Mel Smith Electric, Inc**.**
Apex Job No. 091-SDLA-062-Electrical Upgrade at DFSP San Pedro Naval Base
Project consisted of installation of underground and overhead 34.5kV and 2.4kV electrical system and associated hardware.

January 2019-June 2019 City of Riverside PO#194019
RPU 7583-15kV Circuit Breaker Remote Racking System Installation
Project consisted of installation of Safe-T-Rack remote racking systems on thirteen (13) switchgears located at six (6) substations. This included installation/retrofitting remote racking system to Switchgear (85 switchgear breaker units) and infrared windows.

January 2019-February 2019-City of Pasadena Contract#31328
Alpine Street Utility Pole Removal
Project consisted of removal of 25 obsolete utility poles within Pasadena as part of the City's program to underground all overhead electric systems, specifically communication and power lines. The project location was along Alpine Street from S. Marengo Avenue to El Molino Avenue approximately one half mile.

November 2018-February 2019 City of Anaheim Master Agreement
Yorba Substation Switchgear Upgrade Project (Phase 2)
Project consisted of removal and replacement of 12kV cables, mandrel 12kV duct banks, utility pole removals with associated hardware (crossarms, anchor guys), removal and replacement of transformers with associated hardware, installation of 15kV clamps connectors jumper, installation of duct banks, demolition of manholes with backfill per City requirements.

January 2018-October 2018-City of Anaheim Master Agreement
Telecommunication facility installation and relocation of facility; utility pole removal. Project consisted of repair and installation of telecommunications infrastructure and security equipment to both underground and aerial facilities. The new facility equipment was connected to existing City underground and aerial facilities.

August 2018-August 2018-Montebello School District
Subcontractor to Prime; Prime Contractor-Pacifica Electrical Contractors Inc.-PO#12588
Montebello Intermediate School Interim Housing-Phase I
Overhead Cable Installation onto Wood Utility Poles
Project consisted of installation of 4/0 Aluminum Triplex and Quadplex conductor and associated hardware onto wood utility poles

October 2017-April 2018 -City of Anaheim Master Agreement
Installation of primary concrete-encased conduits (2-4") duct bank system with substructures such as switch vault, primary pull box, mandrel conduits, installing pull robes. Rehabilitation of 12kV overhead circuit to improve system reliability. Installation of primary and secondary conductors, primary risers, overhead line and/or neutral conductors, primary and secondary connections, and terminations. Project also included power pole replacements with transfer of services including street light hardware. Replacement of 30,000 Lumen street lights with LED equivalent, 200 watt street light utilizing the existing street light mast arm on wood distribution pole.

October 2016-April 2017-City of Anaheim Master Agreement
Provide labor and equipment to install primary/secondary service conduit and related work upgrading the underground system. Work also consisted of excavating and backfilling of underground facilities, replacing/transferring utility poles, primary and secondary wire, cross arms, transformers, cutouts, lighting arresters, streetlights, bird guards/covers, guy wires, guy anchors and all other associated hardware.

August 2016-April 2017-City of Anaheim, Master Agreement
Repair and install telecommunications infrastructure and security equipment, both underground and aerial, and connect equipment to existing City equipment. Installation of 24-strand and 6-strand fiber optic multimode cable, using electrical duct banks to various electrical vaults, communication vaults and PMC cabinets.

July 2016-April 2017-City of Anaheim, Master Agreement
Replacement of existing underground 6.9 kV systems. Installation of primary concrete-encased conduit duct back system, and concrete encased secondary conduit system in open trenches. Work also included installing electrical substructures such as electric vaults, transformer pads, primary and secondary splice/pull boxes, mandrelling conduits, installing pull ropes.

June 2016-October 2016-City of Anaheim, Master Agreement
Replacement of 12kV distribution vault V-58, and installation of communications vault. Installation of primary concrete-encased conduit duct back system, and concrete encased secondary conduit system in open trenches and other electrical substructures such as electrical vaults, transformer pads, primary and secondary pull boxes, mandrel conduits. Work also included rehabilitation of 12kV overhead circuit to improve system reliability. Installation of primary conductors, primary riser, overhead line and/or neutral conductors, primary and secondary connections and terminations, overhead transformer and pole replacements.

October 2016-November 2016-City of Riverside, Contractor's Panel Project
Cable Rejuvenation Pilot Project. Work consisted of testing and treating 8,500 feet of #2 AI 15kV HMPE and XLPE cable in conduit in conjunction with GO 165 repairs and upgrades.

December 2015-July 2016-City of Riverside
Casa Blanca Substation Circuit 1351 Extension for California Baptist University Campus Capitol Improvements. Installation of substructures, vaults, duct banks, and trenching for underground electrical system.

January-March 2016-City of Anaheim, Master Agreement
Relocate Overhead & Underground Electrical Lines & Direct Buried Cable Replacement
Replacement of existing underground 6.9kV system. Installing primary and secondary concrete-encased conduit duct bank system. Installation of underground vaults, transformer pads, primary and secondary splice/pull boxes. Installation of direct buried cable.

August 2015-December 2015-City of Anaheim, Master Agreement
Direct Buried Cable & Pole Replacements
Installation of 6.9kV primary, service/secondary conduit and related work upgrading the underground system. Installation of 1-2" street light SCH 80 PVC conduit. Installation of cable for streetlights and make connections, splice and redirect existing services and street light cable into new pull boxes. Work also consisted of replacement of existing utility poles and wires per design.

July 2015-October 2015-City of Anaheim, Master Agreement
Vault 1 Rehab and Vault 2 Demolition
Work consisted of rehabilitation of Vault 1 with installation of structural panelized vault system within vault. Demolish Vault 2, and associated fiber optic relocation work.

September 2010-June 2015-Burns & McDonnell Tower Inspections-SCE Tehachapi Renewable Transmission Project Segments 4-11 located in Antelope Valley, CA
Inspection of lattice steel towers and pole climbing inspections from ground and air. Inspections of foundation conductor stringing, overhead ground wire installation, fiber optic cable installation and all related hardware. Various Work Orders.
Word Order package number one
Contract term September 2010-December 2011
Work Order package number two
Contract term January 2011-December 2011
Work Order package number three
Contract term November 2010-December 2011

August 2014-August 2015- City of Anaheim, Master Agreement
GSE Switch Replacements
Work consisted of replacing existing GSE switches, and primary underground cables with new Vista gas switches (VGS) and primary underground cables.

September 2014-April 2015-City of Anaheim, Master Agreement
Automate 13 Existing Overhead 12kV Capacitor Banks & Install 2 New Capacitor Banks
Work consisted of upgrading fifteen pole type capacitor (CAP) banks located on the Knott, Cindy, Jewel, Keith, Long, Ranch and Toni 12kV Circuits.

August 2014-April 2015- City of Anaheim, Master Agreement
Fiber Access to Mira Loma Park, Community Center and Well #58; Direct Buried Cable Replacement R-163/R-164
Work consisted of replacement of 6.9kV system. Furnishing and installing primary concrete-encased conduit duct bank systems and concrete encased secondary conduit systems. Installation of vaults, transformer pads, primary and secondary splice/pull boxes. Project also consisted of repair and installation of telecommunications infrastructure and security equipment.

March 2014- December 2014 City of Anaheim, Master Agreement
Orangethorpe Grade Separation Project at Lakeview Avenue- 12kV Electrical Installation and Removal and Fiber Optics Access to Fire Stations #9 and 10, and TW Telecom. The work shall consist of furnishing all labor, materials, tools, equipment for the installation and removal of 12kV overhead and underground electrical facilities to accommodate the Orangethorpe Grade Separation Project..

February 2014-October 2014- City of Anaheim, Master Agreement
Direct Buried Cables Replacement R-378/461 at Leafwood Drive.
Work shall consist of furnishing all labor, materials, tools, equipment, truck stock material, and the appurtenances necessary for the replacement of existing underground 6.9kV systems. Work also consists of installing new 4" DB 100 PVC concrete encased conduit system and splice/pull boxes.

February 2014-October 2014- City of Anaheim, Master Agreement
Direct Buried Cable Replacement R-281/509 at Leafwood, Burlwood, and Rimwood. Work shall consist of furnishing all labor, materials, tools, equipment, truck stock material, and the appurtenances necessary for the replacement of existing underground 6.9kV systems. Work also consists of installing new 4" DB 100 PVC concrete encased conduit system and splice/pull boxes.

February 2014-June 2014 City of Anaheim, Master Agreement
Direct Buried Cable Replacement R-400/405 on Grinnell St. and Kentucky Ave.
Work shall consist of furnishing all labor, materials, tools, equipment, truck stock material, and the appurtenances necessary for the replacement of existing underground 6.9kV systems. Work also consists of installing new 4" DB 100 PVC concrete encased conduit system and splice/pull boxes.

November 2013-March 2014 City of Anaheim, Master Agreement
Direct Buried Cable Replacement of Riser Loop R-212/213 at Woodsboro Avenue and Big Spring Street.
Work shall consist of furnishing all labor, materials, tools, equipment, truck stock material, and the appurtenances necessary for the replacement of existing underground 6.9kV systems. Work also consists of installing new 4" DB 100 PVC concrete encased conduit system and splice/pull boxes.

November 2013- February 2014 City of Anaheim, Master Agreement
Direct Buried Cable Replacement R-213 at Woodsboro Ave, Kettle Mill Place and Hinsdale Place
Work consisted of furnishing all labor, materials, tools, equipment, truck stock material, and the appurtenances necessary for the replacement of existing underground 6.9kV systems. Also includes furnishing and installing primary concrete-encased conduit duct bank systems in open trenches, electrical substructures such as vaults, transformer pads, primary and secondary splice/pull boxes; mandrel ling conduits, installing pull ropes, utilizing approved state-of-the-art directional boring equipment to install City approved galvanized steel conduit for the replacement of direct buried cable in specified locations within the City of Anaheim

September 2013-January 2014 City of Anaheim, Master Agreement
Substructure/Conduit Install for Future UG Conversion Project Westmont Ave.
Work shall consist of furnishing all labor, materials, equipment, truck stock material, and appurtenances necessary for the replacement of existing underground 6.9kV systems.

November 2013-December 2013 City of Pasadena Contract No. 21,534/Specification LD-13-8
Construction of Underground Electrical Conduit Systems in City Yards for Test Lab Power
Work consisted of removal and replacement of existing concrete and asphalt pavement, conduit installation including concrete encasements, install precast concrete vaults and boxes with covers, vents, ground rods, sump pump piping and necessary accessories, installation of new 600 volt switchgear foundation and pull boxes.

October 2013-December 2013 City of Riverside, Contractor's Panel Project
Bid#1325777-14RPU Work consisted of installation of underground electric vault, manhole, switch structure and conduits to serve a new commercial building for the Riverside Community Hospital Expansion.

July 2013-December 2013 City of Anaheim, Master Agreement
Relocation of Overhead to Underground 12kV and Fiber Optics Facilities for Lincoln Avenue
Work consists of potholing and intercepting an existing 12kV and fiber optics cable in an existing concrete encased conduit duct bank and re-routing the duct bank to a new riser pole. The work also includes removing the existing 12kV fiber and fiber optic cables from the existing vault to the existing underground riser pole and replace with new cable from the vault to the new riser.

June 2013–December 2013 City of Anaheim, Master Agreement
V49 Replacement – Substructure, Electrical and Automation
Installing primary concrete-encased-conduit duct bank system and concrete encased secondary conduit system in open trenches, install other electrical substructures such as vaults, transformer pads, primary and secondary pull boxes. Install 6" & 4" DB 100 PVC concrete encased primary conduit system, a 4" concrete encased secondary conduit system, and primary splice/pull boxes.

August 2013-November 2013- City of Anaheim, Master Agreement
Substructure and Conduit Installation Direct Buried Cable Replacement Callout for Emergent Locations & Overhead Copper Cable/ Pole Removals.
Work consist of furnishing all labor, material, tools, equipment, truck stock material, and appurtenance necessary for the replacement of existing underground 6.9kV systems and to remove and dispose of poles and overhead copper communication cables.

June 2013-November 2013 City of Anaheim, Master Agreement
Direct buried cable replacement of Riser Loops R-715/718 and R-716/717
Work consists of replacement of installing primary 6.9kV systems. Installing primary concrete-encased conduit duct bank systems, and concrete encased secondary conduit systems. Work also consists of installing new 4" DB 100 PVC concrete encased conduit system and splice/pull boxes.

June 2013–September 2013 City of Anaheim, Master Agreement
FY 12-13 Graffiti abatement program – Graffiti removal and artificial Ivy installation on padmount equipment**.**

December 2011–September 2013- Kenny Construction Company – Devers-Palo Verde No. 2 500kV and 220kV Transmission Line, Substation and Related Work Project. Located at various locations along the transmission line route in Southern California**.**
Kenny Construction is now known as Granite Construction.

June 2013–August 2013 City of Anaheim, Master Agreement
Direct buried cable replacement - Hondo Street, Phase I**.**
Installation of primary service/secondary conduit and related work upgrading the underground system. Installation of 1-4" PVC DB100 6.9kV primary conduit concrete encased at a 48" minimum depth. Installation of 1-4" PVC DB100 service/secondary conduit at a 36" minimum depth. Installation of 1-2" street light SCH 80 PVC conduit at 18" minimum depth.

November 2012 –December 2012 – Southern California Edison-Perform streetlight repair and/or maintenance to streetlight poles on an as requested basis by the Edison representative and on a fixed unit price basis.
Palm Springs District**. PO#4500537953**

January 2012–June 2012- I.E. Systems – Install 12.47kV Overhead power line from new switchgear building to existing overhead lines. Inspection of transformers, testing transformer. Installation of overhead power poles and conductors. Augustine Casino, Cochella, CA.

December 2011- June 2012 Southern California Edison Santa Ana District-Perform streetlight repair and/or maintenance to streetlight poles on an as requested basis by the Edison representative and on a fixed unit price basis**. PO#4500474323**

December 2004-March 2005 – Southern California Edison, Rule 20A, Pico Rivera, CA, Whittier District. Installed underground cable, transformers, and burd switches, cutover to underground facilities, removed existing overhead facilities.

July 2003 – March 2005 – Southern California Edison, Montebello District. Meter and service work on a T & E basis.

2001-April 2005 – Southern California Edison SOLO Streetlight maintenance project. Overhead and underground electrical construction associated with the repair of the existing street light systems throughout the Edison territory within Southern California.

1988-Convert existing 4 KV and 16 KV underground system. Pulling primary and secondary cable, riser construction and termination, convert customer services to underground system. Southern California Edison Company, Montebello District.

1984-Street Light Installation and Conversion, including installation of new street lighting, street lighting posts and fixtures, and conversion of existing streetlights. Southern California Edison Company, Santa Monica District.

1983 - Street Light Conversion involving the removal and replacement of 6,000 streetlights, including re-arrangement of circuits and removal of arc circuits. Southern California Edison Company, Montebello District.

Potholing Services In Support of Eastfield Dr. SCE Rule 20B

Hot Line Construction, Inc.

9020 Brentwood Blvd., Suite H
Brentwood, CA 94513
Contact: **Mark Meekhof**
Phone: **(805) 574-5160**
Fax:

Quote To:	City of Rolling Hills	Bid Number	24040008740
Attn:	Christian Horvath	Bid Date:	04/09/2024
Phone:		Advertised Date:	03/25/2024
Fax:		Date of Plans:	12/30/2023
		Revision Date:	

ITEM	DESCRIPTION	QUANTITY	UNIT		
	POTHOLING FOR (6) - 7' x 18' x 8' VAULT LOCATIONS	6.00	EA		
	OBTAINING NO FEE PERMIT FROM RHCA	1.00	LS		
	RESTORING POTHOLING LOCATIONS PER RHCA STD	6.00	EA		
	TRAFFIC CONTROL	1.00	LS		
GRAND TOTAL					**$57,915.00**

NOTES:

PROPOSAL TERMS & CONDITIONS

Hot Line Construction, Inc. is currently the maintenance contractor for two (2) of Edison's districts. We have had recent experience of pot holing for, and installing hundreds of vaults for Rule 20 projects, upgrades, and repairs for Southern California Edison.

General Conditions
* Unless specifically stated, this proposal is valid for thirty (30) days.
* This proposal is based on a mutually agreed upon schedule and contract
* This proposal only includes the specific bid items listed.
* Unless expressly included in the itemized work to be done, unusual site conditions such as buried trash, concrete, abandoned utilities, mud, etc., that were not apparent on the surface or expressly disclosed in writing prior to the date hereof, additional compensation will be charged.
* Price quoted is based on work being performed in one (1) move in to the site. Additional mobilizations to be done at additional cost.
* Bid includes normal working hours:8 hours shift, Monday through Friday, between the hours of 7:00am and 4:30pm. All hours worked outside of normal time to be billed at overtime or premium time rates, as applicable by IBEW Local 47 agreement.
* Any rock encountered will be considered an extra. Excavation that cannot be productively dug with a Cat 420 Backhoe using a 24" bucket, according to the most current Caterpillar Performance Manual, will be considered rock.
* All agreements are contingent on material availability, accidents, act of God, energy shortages, pandemics, force majeure, or other acts beyond our control.
* All Staking shall be performed by a Land Survey licensed in the State of California provided by the others.
* Clearing/grubbing/demolition for our work to be performed by others.
* This proposal does not include OCIP participation.

* Utilities installed by Hot Line Construction, Inc. shall be the responsibility of the Owner/Prime Contractor once the utility has passed preliminary inspection. .
* Utilities installed by Hot Line Construction, Inc. and disturbed by others, will be repaired on a time and material arrangement.

EXCLUSIONS (Unless specifically noted in bid items above): Agency Fee's, Disposal of existing Asphalt with paving fabrics, Allowance for liquidated damages, Permits/bonds/fees, Engineering/testing/staking, Inspection costs, De watering (handling of wet material), Blasting/breaking, Unknown utility line location/protection/delays/interferences, Off-site work, Traffic Plans, Hazardous or toxic materials, Grading re-certifications, SWPPP permits/plans, SWPPP implementation costs, Premium time, and Work during Non-Business Hours.

Hot Line Construction, Inc. is a Supplier Clearinghouse certified WBE company.

AZTEC Engineering Group, Inc.
30 Executive Park, Suite 120
Irvine, CA 92614
P: 602.454.0402 | F: 602.454.0403
www.aztec.us

April 9, 2024

Christian Horvath
City Clery
City of Rolling Hills
2 Portuguese Bend Road
Rolling Hills, CA 90274
Email: chorvath@cityofrh.net

RE: SCOPE OF SERVICES & COST PROPOSAL (SUE)
EASTFIELD DRIVE SCE RULE 20B
CITY OF ROLLING HILLES, CALIFORNIA

Dear Mr. Horvath,

AZTEC Engineering Group, Inc. (AZTEC) is pleased to submit this scope and fee proposal to provide Subsurface Utility Engineering (SUE) potholing services in connection with the placement of underground electric vaults in association the Eastfield Drive SCE Rule 20B Project located in the City of Rolling Hills, California.

NOW, THEREFORE, The City of Rolling Hills and AZTEC agree as follows:

1. **POTHOLE / TRENCHING**
   - Based on the RFP provided by the City of Rolling Hills and a subsequent phone conversation with the Roling Hills Community Association, on April 2, 2024, AZTEC Engineering Group, Inc. (AZTEC) will perform vacuum excavation to clear six (6) locations in which it is intended to place Southern California Edison (SCE) electrical vaults. Per the plans associated with the largest vault (measuring 84" by 114"), AZTEC plans to trench corner-to-corner in a diagonal fashion across individual locations to expose any underground utilities in potential conflict. A total of 24 feet of 6" wide trench will be required at each location with an estimated depth of 6 feet.
   - AZTEC assumes that the longest side of the electrical vault will be parallel with the side of the road immediately adjacent to it as shown on the plans.
   - AZTEC assumes that the center of each vault will be accurately marked in the field prior to the commencement of field activities.

2. **RESTORATION METHOD**
   - AZTEC assumes from the information provided that mechanically compacted native soil will suffice for backfill with 6" of cold patch asphalt to repair the roadway until construction occurs. AZTEC will complete this at each location daily. Should the City of Rolling Hills or the Rolling Hills Community Association (RHCA) require other, more extensive repairs, a cost can be provided for the additional labor and materials.

3. **TRAFFIC CONTROL**
   - AZTEC will have a professional traffic control company provide a traffic control plan to be approved by the city and the RHCA to approve, labor, and equipment for stop/slow flagger control of traffic at each location.

4. **PERMITTING**
   - AZTEC will acquire all the appropriate permits as indicated in the RFP at no cost to AZTEC.

AZTEC Engineering Group, Inc.
30 Executive Park, Suite 120
Irvine, CA 92614
P: 602.454.0402 | F: 602.454.0403
www.aztec.us

5. SURVEY/POTHOLE/GEOTECH COORDINATION:

- If required, the corners of the excavated area can be surveyed by others. Project control and datum will need to be provided by the city or the design engineer responsible for the project. AZTEC can coordinate the surveying services required for this effort as an additional cost to the city, if requested.

6. SCHEDULE:

- AZTEC anticipates being able to complete the required field work within 2 weeks of receiving NTP and the issuance of corresponding permits. Contract review, weather and traffic control service availability may impact the schedule and it will be discussed with the city if is in encountered. If surveying is needed to locate each excavation area, the deliverables will be submitted to the city approximately 1 week after receiving the surveying data.

7. DELIVERABLES:

- AZTEC will provide an excavation form for each of the six (6) proposed locations accompanied by a summary sheet of the entire project. Each report will include a rough sketch of the location of the hole, the size, type, and ownership of the facility. Surveying coordinates and datum will be included if any surveying information is provided. Swing ties will be provided if surveying is not available.

8. COST – TRENCH EXCAVATION:

- See attached.

9. ASSUMPTIONS/SCOPE CONSIDERATIONS:

- Access to the sites is clear & free of obstructions, including other construction activities and personnel, and the roadway can support vacuum excavation equipment.
- This Scope of Work has been detailed to ensure we are providing the services requested by the client. Items not specifically listed are excluded from AZTEC's scope.
- If conflicts are found during the excavation of any diagonal area, the balance of the hole will not be excavated without discussing a possible shift in the digging area.
- Additional trenching, if necessary, will be discussed with the client and may necessitate a change order.
- It is assumed that prevailing wage rates will serve as the basis for our cost estimate and that the work will be issued as part of a task order covering the project.
- Possible delays due to weather-related issues will be discussed with the client and additional mobilizations may affect both the schedule and cost.
- Possible delays because of pandemics or other unknown circumstances caused by local government, federal rules, or other guidelines and mandates may impact the surveying effort. The possible infection and subsequent quarantine of our staff may also impact activities. These instances are largely outside of our control and any delays will be discussed with the client when and if they occur.

AZTEC Engineering Group, Inc.
30 Executive Park, Suite 120
Irvine, CA 92614
Phone: 714- 656-2805 Fax: 714-754-1690

Effective: 04/01/2024

CALIFORNIA (Prevailing Wage)

Subsurface Utility Engineering (SUE) Proposal

Proposal Prepared For:

Company Name:	City of Rolling Hills	Date of Proposal:	4/5/2024
Company Address:	2 Portuguese Bend Rd	Project Name:	EASTFIELD DRIVE SCE RULE 20B
	Rolling Hills, CA 90274	Project Address:	45 Eastfield Dr to Outrider Rd
Point of Contact:	Christian Horvath		Rolling Hills, CA
Phone Number:	(310) 377-1521	AZTEC Project No.:	PCASUE2403
Email:	chorvath@cityofrh.net	Client Project No.:	2111184

Utility Investigation - Scope of Work

Item Description	Unit	Unit Cost	Qty	Estimated Amount
Project Management/Coordination (TC, Meetings, Schedule, etc.)	per hour	$260.00	8	$2,080.00
Drafting - Pothole Reports	per hour	$125.00	4	$500.00
Potholes - Mobilization/Demobilization (round-trip)	per trip	$1,200.00	1	$1,200.00
Potholes - Hourly Vacuum Ex. ($400/hour)	per hour	$400.00	56	$22,400.00
Potholes - Dispose of Waste	per day	$75.00	1	$75.00
			Potholes	**$26,255.00**
Permit - Local Municipality	at cost	$0.00	1	$0.00
			Expenses:	**$0.00**
Subconsultant - Traffic Control Plans (MUTCD)	per sheet	$150.00	1	$150.00
Subconsultant - Traffic Control	per day	$2,500.00	7	$17,500.00
Subconsultant - Concrete/Asphalt Coring	per bid	$5,000.00	1	$5,000.00
			Subconsultants:	**$22,650.00**
			TOTAL COST:	**$48,905.00**

We appreciate the opportunity to submit this proposal and look forward to working with you on the project.

Please note that this "Quote" is valid for 90 days from the proposal date and is contingent upon review of the project plans.

Variable project conditions may result in additional costs.

AZTEC Engineering Group, Inc.

Art Mehler
SUE Divison Leader

Potholing Services in Support of
Eastfield Drive SCE Rule 20B Project
For City of Rolling Hills
4/09/2024

City of Rolling Hills
No. 2 Portuguese Bend Road
Rolling Hills, CA 90274
Attn: Christian Horvath, City Clerk

ERICK CASTRO, MBA, President
info@kseconstruction.com
Office: 909-204-5987

KANA SUBSURFACE ENGINEERING
12620 Magnolia Ave.
Riverside, CA 92503
909-204-5987
www.kse.construction

License #*1002768, A*
DVBE *#2002785*
Tax ID #47-282998, DIR #1000020231
DUNS #080429408 MBE#16001364
CAGE 7TBS5 MCP# 0471157

Dear Mr. Horvath,

Kana Subsurface Engineering (KSE) thanks you for the opportunity to submit this proposal for the Potholing Service in Support of Eastfield Drive SCE Rule 20B PFP. KSE is certified as a **DVBE** and is a construction company that specializes in underground utilities. KSE was established in 2013 and is currently headquartered in Riverside, CA. KSE has over 60 employees and over 100 years of combined construction and engineering experience while completing multiple state, and local public works projects throughout southern California.

KSE has experience with underground utilities, sewer/storm drain pipeline systems and water pipeline, utility locating, air vacuum potholing. KSE will adhere to all prevailing wage rates and has knowledge of RFP, Standards/Guidelines, AWWA, Caltrans Specifications, DigAlert, WATCH/MUTCD manual and Greenbook Standards. KSE has reviewed, understood, and accepts the Terms and Conditions of this RFP. KSE has received and reviewed Addendum 1.

KSE is insured by Alliant Insurance Services, Inc. and has a current bonding capacity equivalent to $7,500,000 per contract and $25,000,000 in total aggregate contract value with no complaints of non-payment by both suppliers and subcontractors. KSE maintains this level of bond capacity today and is in good standing with the surety company.

Thank you for your consideration,

Erick Castro

Erick Castro
President, KSE

REVISION 49

Bid Date: 4/05/2024
Time: 5:00PM

Proposal for:
EASTFIELD DR.-SCE RULE 20B
from
Kana Subsurface Engineering
12620 Magnolia Ave., Riverside, CA 92503
(909) 204-5987 Fax: (714) 986-1416
License: 1002768 Type: A

CITY OF ROLLING HILLS

Project No. S24028

	Item	Description	Quantity	Unit	Unit Price	Total Price	
700		**POTHOLES VAULT INSTALLATIONS**					
	01	Potholes (Slot Trench 20' Long)	6.00	EA	6,684.00	40,104.00	
	02	USA Markout	1.00	LS	650.00	650.00	
	03	Traffic Control Setup	6.00	EA	1,610.00	9,660.00	
	04	Sawcut	1.00	LS	1,873.00	1,873.00	
	05	Paving	1.00	LS	38,985.00	38,985.00	
					Total:	91,272.00	
1350		**MOBILIZATION**					
	01	Drive Time	1.00	LS	4,381.00	4,381.00	
					Total:	4,381.00	
0000		**ADMIN**					
	01	Pothole Report	1.00	LS	250.00	250.00	
!	02	Permit/Fees - No Fee	0.00	LS	1,500.00	0.00	!
					Total:	250.00	

Total For POTHOLES VAULT INSTALLATIONS	91,272.00
Total For MOBILIZATION	4,381.00
Total For ADMIN	250.00
Total:	**95,903.00**

√ = Locked Bid-Item
! = Zero Total Price

Attachment Enclosed

4/08/2024 4:01 pm

Estimator: Malo Tauaese

SharpeSoft Generated by a SharpeSoft Product

Inclusions & Exclusions – "Exhibit A"

This job is bid at prevailing wages

KSE's scope of work shall include or provide the following:

1. USA Marking—KSE will secure an inquiry identification number from Underground Service Alert at least 48 hours prior to excavation. We will white line the site for USA locators.
2. Backfill—KSE will backfill vacuum excavated potholes using native material. No costs have been included for compaction testing, fill sand, slurry backfill, fog sealing, slurry sealing, or traffic striping. If we are required to perform any of those service a change order will be required.
3. Asphalt Patching—KSE agrees to provide all equipment and personnel needed to do temporary cold asphalt repairs.
4. Paving – KSE has not included cost for permanent paving if needed a change order will be required.
5. Concrete Patching - KSE has not included cost for concrete patching, if needed a change order will be required.
6. Concrete - KSE has not included cost for permanent concrete repair, if needed a change order will be required.
7. Traffic Flagmen—KSE has included costs for traffic flagging operations.
8. Traffic Control— KSE will provide basic traffic control setup for the potholing effort per the WATCH manual on shoulder work or single lane closures. If KSE is required by City to provide extensive traffic control set up to where KSE will need extra labor assistance in order to meet their pothole production rate, and If we are required to use more than 1 arrow board or obtain engineered plans, a change order will be required.
9. Permits - KSE has provided an estimated permit fee cost plus 15%, once fees are known, KSE will provide proof of fees to client and submit change order for plus or minus balance.
10. Compaction Testing of Potholes—No cost for compaction testing of potholes has been included, should the jurisdictional authority require us to conduct compaction testing prior to backfill a change order will apply.
11. Night Work— KSE will provide potholing services at night at an additional cost. If we have to pave at night a change order will be required for plant opening fees, cost +15%. Any additional inspection fees will be passed on to the client on a cost plus 15% basis.
12. Pothole Locations— To be surveyed in by client prior to starting potholing excavations.
13. 2 for 1 Holes - Locations where client is trying to find 2 utilities in 1 pothole attempt will not be counted as one

if utilities are more than 2' apart. Client will be notified and a change order will be required.

14. Utility Locating—We will attempt to verify the location of each target electronically, although this will not always be possible, due to varying soil types and pipe material types. If we can't verify the location electronically we will dig where the facility is marked. We will not be responsible for mismarked facilities that are located by others.

12. Asphalt greater than 8" Thick—If the asphalt we are digging in is greater than 8" inches thick a change order will be required.

13. Typical Utility Depth -

    - Gas – 3' to 4'
    - SCE – 3'to 5'
    - Telephone and CATV – 3' to 5'
    - Water – 4' to 6'
    - Storm Drain – 5' to 8'
    - Sewer – 8' to 10'

Any potholes not found at typical depths described above and are 10' plus deep, are subject to change order.

14. Adverse pavement or soil conditions may exist. KSE has assumed potholing to be done at a rate of four potholes a day. If the rate of potholing is not met due to adverse soil or pavement conditions, a change order may apply. If the surface material is thicker than eight (8) inches or the soil has a high content of large rocks greater than three (3) inches in size, a change order may be issued. We will notify you, within 24 hours of discovery, of any condition likely to result in a change order.

15. Contaminated Soil - KSE has not included cost for contaminated soil removal from the premises, if needed a change order will be require.

16. Work hours allowed by City – if KSE does not meet its production rate due to city hours allowed to work in street are less than 8 hours, a change order will be required.

Utility Designating:

1. Utility locator technician(s), equipment and supplies required to perform utility designation. Utility designation will be done using the following types of equipment:
    a. Electromagnetic locator – Used for designating conductive targets or those with tracer wire.

2. KSE shall mark all utilities they identify with paint markings indicating the type of facility found and the orientation of the facility. If the utility is in a dirt area, offset markings will be made to the nearest permanent surface.
3. KSE does not guarantee that all utilities will be identified on the project site. KSE utility designating (locating) service is a *best effort service with no guarantee of accuracy or completeness*. The client is cautioned that unidentified underground utilities may still be present within the project site after our service has been completed. KSE does not accept liability for any utility damage, or any type of damage, associated with our designating work product.

KSE shall include or provide the following:

1. KSE will provide all personnel, equipment and supplies required to perform utility designation and locating, using vacuum excavation methods (or other approved methods).
2. KSE will provide assistance in securing all necessary plans, reports, or other data as requested by the client.
3. KSE will provide the client, upon execution of the contract, certificates of insurance.
4. KSE will secure all permits necessary, from all jurisdictional authorities, to designate and locate subsurface utilities. Permits paid for by KSE not included in the proposal shall be passed through on a cost plus 15% basis.
5. KSE will comply with all local, state and federal requirements regarding the safe excavation of subsurface utilities.
6. KSE will provide traffic control for streets with speed limits up to 35 MPH per the WATCH manual. All traffic control in high density or high speed areas, those over 35 MPH, shall be provided as an additional line item.
7. KSE will provide the client with a report about each pothole/target, to include the following information:
   - ? Surface material type & thickness
   - ? Width of the target facility
   - ? Elevation, relative to the surface, of each target facility
   - ? What the facility is made of, when such a material is recognizable
   - ? Picture of the area excavated
   - ? Picture of the exposed target facility (when available)
8. KSE will install a surface marker over the center of the target facility. All measurements taken will be taken to this marker. The surface marker may be any one of the following items or any combination thereof:
   - ? Hub marker (nail with ribbon)
   - ? Stakes, wooden or metal

- ? Whiskers/ stake chasers
- ? Paint

9. KSE will mark each pothole location with the following information:
   - ? Pothole number
   - ? Depth to top of facility
   - ? Type of facility (telcom, tv, water, gas, electric, sewer)
   - ? Orientation of facility (east, west, north, south)
10. KSE will leave the job site in a clean and safe condition.
11. KSE guarantees restoration of pavement, within the limits of the pothole, for 2 years. When the pothole is located in areas other than the roadway, the area shall be restored as nearly as possible to the original condition. All potholes shall be pneumatically tamped to meet or exceed all relevant standards. All holes will be backfilled using native material unless otherwise stated in the proposal.
12. Kana Subsurface Engineering guarantees the accuracy and completeness of its services. If any errors or omissions are found to be the fault of Kana Subsurface Engineering, KSE will correct such errors or omissions at their own expense. Pothole locations to include survey marking of the desired pothole locations.

Client Requirements:

The client shall provide the following information to KSE prior to beginning work on the project:

1. An electronic file with a base map of the project area, consistent with the file type required by the client or full size, scaled drawings in a hardcopy format.
2. All existing utility information available about the project site: previous locating maps, utility as-built maps, etc.
3. A signed copy of our proposal and scope.
4. Access to all areas of the project site where potholing is required.
5. Preliminary Lien information.
6. Contact information to all relevant project participants:
   - ? Survey Crew

? Project Manager

? All others with whom the client would like us to coordinate our activities

Kana Subsurface Engineering, shall not provide or be liable for the following, unless otherwise specified in our proposal:

1. Removal or treatment of contaminated or hazardous materials encountered on the job site.
2. The digging through of any structural material that may have been placed around the target facility, such as slurry or concrete. In the event a target facility is encased in concrete or slurry, the width, top, and bottom limits of the slurry or concrete will be determined. Additional holes are sometimes required to determine the width and depth of large slurry encasements, all extra holes will be billed at the rate established in the proposal.
3. Locating of non-conductive utilities such as those made of ACP, RCP, PVC, PE, fiber optic or any other non-conductive target material.
4. Any pothole that the facility owner has decided that vacuum excavation equipment may not be used on. California law allows facility owners to prohibit the use of power driven equipment over their facilities. Kana Subsurface Engineering shall not be held responsible for any target which the facility owner will not allow us to use our vacuums on.
5. Kana Subsurface Engineering will not be held accountable for the location of any particular pothole, as the locations are provided by the client. If the client chooses not to provide survey of the pothole locations, prior to excavation, then the pothole locations determined by KSE shall be considered sufficient.
6. The preparation or purchase of any pollution control program, manual or other type of document associated with pollution control.
7. USA mark removal. Many cities have begun requiring contractors to remove all USA markings after they complete their work. Not all cities have such requirements, and as such we cannot always determine which cities do and do not have such requirements. We cannot be held responsible for services that we did not know were going to be required by the permitting agency, unless disclosure of such requirements has been provided prior to our proposal.

General Notes:

1. Both parties shall mutually agree upon Final Scheduling prior to start of work.

2. Any change in the scope of work that would affect the budget set by this proposal's cost estimate will require the approval of Kana Subsurface Engineering before performing the work.

3. This proposal is based upon all Kana Subsurface Engineering construction work being performed during 8 hour

normal working hours between 7:00 AM to 5:00 PM.

4. This proposal is based upon progress payments being made no later than thirty days after invoicing.

Thank you for your interest in our bid opportunities and we welcome you to submit a response. Please be sure to review and comply with all specifications and requirements.

Addendum Description

Sample Agreement

Notice Modifications

Notice Information	From Value	To Value
No entries		

Category Modifications

Added Categories
No Categories Added

Removed Categories
No Categories Removed

Added Documents[A]

Document	Size	Uploaded Date	Language
GR_OES_240325_DesignServicesAgreement_Potholing_Sample.pdf [pdf]	402 Kb	04/03/2024 11:03 AM EDT	English

References

Contact Name: Vincent Lundblad.
Title: Senior Right of Way Agent
City or Agency: CalTrans (Dept of Transportation)
Phone Number: 909-381-2975
Email: vince.lundblad@dot.ca.gov
KSE Project Manager: Malo Tauaese
Project Name: On Call Potholing San Bernardino County
Project Scope of Work: Potholed over 400 existing utilities on CalTrans Right of Way throughout the County of San Bernardino. Repaired asphalt and created pothole reports.

Contact Name: Mark Hanna
Title: Project Manager
City or Agency: Jacobs Engineering/SoCal Gas
Phone Number: 805-674-5734
Email: mark.hanna@jacobs.com
KSE Project Manager: Malo Tauaese
Project Name: On-Call Potholing for Gas Lines and valves.
Project Scope of Work: Potholed over 350 gas location for SoCal Gas and Sempra throughout Southern California and created pothole reports for Jacobs Engineering.

Contact Name: Marc Smith
Title: Utilities Principal Analyst
City or Agency: City of Riverside
Phone Number: 951-316-0869
Email: msmith@riversideca.gov
KSE Project Manager: Malo Tauaese
Project Name: City Wide Locate
Project Scope of Work: Work included locating water, sewer, electric utility lines throughout the city of Riverside after contractors called DigAlert. Located 30,000 tickets each year for the last 2 years.

Contact Name: Stewart Noble
Title: Inspection Supervisor
City or Agency: City of Anaheim Public Works
Phone Number: 714-765-4591
Email: snoble@anahiem.net
KSE Project Manager: Malo Tauaese
Project Name: Annual City-Wide Utility Locate
Project Scope of Work: Work included locating water, fiber, electric utility lines throughout the city of Anaheim after contractors called DigAlert. Located 25,000 tickets each year for the last 7 years.

Contact Name: Jorge Macias
Title: Underground Pipe Field Engineer
City or Agency: Kiewit
Phone Number: 310-947-0768
Email: Jorge.macias2@kiewit.com
KSE Project Manager: Malo Tauaese
Project Name: San Fernando Valley Groundwater Remediation
Project Scope of Work: Potholed over 300 utility locations throughout LADWP right of way. Coordinated permits and asphalt repairs with City of LA.

CAPABILITY STATEMENT

Subsurface Utility Engineering

POC: Malo Tauaese
bid@kseconstruction.com
Cell: 909-767-5315

Office: (909) 204-5987
www.kse.construction

DIR # 1000020231
CA License #1002768, A & C-10

12620 Magnolia Ave.
Riverside, CA 92503

OVERVIEW

KSE is a certified DVBE construction company that provides underground utility and other general construction services throughout the state of California.

KSE's team of surface utility engineering specialists are experienced professionals utilizing modern tools and technology to ensure quality services and data management to provide exemplary and accurate information. We strive to maintain our reputation as a subsurface utility engineering contractor and industry leader that completes the job safely, on time and within budget.

Utility Locating

- Accurate Utility Marking
- Utility Survey Mapping
- Public & Private Utilities
- Electromagnetic Locating

Flag Pole Design and Installation

- Engineered Designs
- Wind Calculation

Air Vacuum Potholing

- Verification
- Mapping
- Non-Destructive

PAST PERFORMANCE

City of Anaheim- City Wide Locating Fiber, Water & Electric 2017-2023
CalTrans - On Call Potholing for San Bernardino County 2019-2023
City of Riverside - City Wide Locating Power, Sewer & Water 2021-2023
Dept. of Corrections - On Call Locating 2018
Michael Baker Intern. - I-5 Crown Valley Expansion Potholing 2017
Spec Service Inc. - BNSF SoCal International Gateway 2017
Parsons - I-10 HOV Lane Potholing 2017
Jacobs Engineering/Sempra- On Call Potholing 2018-2023
Kiewit/LADWP - San Gabriel Groundwater Remediation Potholing 2020

PROFILE

Certified
DVBE #2002785
MBE #16001364
SDVOSB
DUNS #080429408
CAGE #7TBS5

CA LICENSE

#1002768 A & C-10

BONDING CAPACITY

$10 Mil. Single
$25 Mil. Aggregate

NAICS

237110
561990
237130
238910
237990
237210

OSHA Golden Gate Cert. G2711

Est. 2013

TEST HOLE DATA REPORT

Test Hole #	01	SUE Crew	BRIAN/DENNIS
Date Dug	5/26/2022	Truck #	4703
Client Project #	2419-0010-WD	City	CHOWCHILLA
Project #	813	County	MADERA
Location	21633 Avenue 24, Chowchilla, California		

12620 Magnolia Ave, Riverside CA 92503
Tel. (909) 204-5987 Fax. (714) 986-1416

LOCATION PLAN - NOT TO SCALE



N

APWA Color Code

Purple	Reclaimed
Blue	Water
Green	Sewer
Orange	TV/Telco
Yellow	Gas
Red	Electric

Site Pictures



CROSS SECTION - NOT TO SCALE

FACING North

SURFACE ELEVATION		2.38 PIPE WIDTH/O.D.	
TOP ELEVATION	-3.03		3.03 TOP DEPTH (FEET)
BOTTOM ELEVATION	-3.23		3.23 BOTTOM (FEET)

RIBBON COLOR RED/ORANGE/BLUE

COORDINATES: LAT 37.1080988 LONG -120.15222538

STATIONING: STATION OFFSET

PAVING THICKNESS N/A PAVING TYPE N/A SOIL CONDITION DIRT

SIZE 2" TYPE PVC - ELECT/COMM/WAT FACILITY OWNER VSP

REMARKS:

CREW EXPOSED3-2" PVC CONDUITS ELECT/COMM T/ 3.03 & 1- 12" DI WATER T/P 3.95

PREPARED BY: Brian Snowball CHECKED BY:



DEPARTMENT OF CONSUMER AFFAIRS

CONTRACTORS
STATE LICENSE BOARD
ACTIVE LICENSE

License Number **1002768** Entity CORP

Business Name KANA SUBSURFACE ENGINEERING

Classification(s) A C10

Expiration Date 04/30/2025 www.cslb.ca.gov

Construction, LLC

April 9, 2024

Bid #24-03-032

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

Attention: Christian Horvath

RE: Pothole Services in Support of Eastfield Dr SCE Rule 20B

Christian,

SOW: This price is based on the Potholing for 6 vault locations as identified on SCE's Preliminary Design Plans for the Rule 20B project.

Lump Sum Grand Total: $62,719.00

Thank you for the opportunity to bid this project. We look forward to working with you and your firm in the future.

Please call if you have any questions?

Sincerely,

Customer Approval: _____

Date: _____

VCI Construction, LLC
Kevin Ventroni
Estimator/Project Manager

Construction, LLC

April 9, 2024

Bid #24-03-032

POTHOLING SERVICES IN SUPPORT OF EASTFIELD DRIVE SCE RULE 20B

JOB SPECIFIC CLARIFICATIONS

1. Bid includes prevailing wage rates.
2. Price includes hot base paving.
3. Open Trench Potholing.
4. Native Backfill.

GENERAL CONDITIONS

1. Pricing referenced in this proposal will remain in effect for 60 days.
2. This document shall be a legally binding contract between VCI Construction and Its potential Customer. This proposal shall be included as an attachment in its entirety to any other contract that either firm shall enter on this project.
3. No Retention to be held.
4. This proposal is based upon a normal working schedule of 8 hours per day and 40 hours per week, Monday thru Friday, excluding VCI Construction Holidays.
5. Billings and Payments shall be monthly or at completion of VCI's work, at VCI's discretion. All payments on undisputed invoices due within 30 days of invoice date.

STANDARD EXCLUSIONS

1. Scheduling conflicts and delays outside of VCI's control and liquidated damages.
2. Obstructed working conditions outside the control of VCI due to other subcontractors.
3. Handling and / or removal of any hazardous or contaminated materials or spoils.
4. Locating or mitigating any unknown utilities.
5. Relocation of existing utilities in conflict with the designated pathway.
6. Dewatering of any kind is not included if ground water is incurred.
7. Price does not include soils/compaction testing if required.
8. Price does not include any surveying or engineering.
9. Price does not include grind & overlay or slurry seal.

Agenda Item No.: 13.D
Mtg. Date: 04/22/2024

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 ROLLING HILLS COMMUNITY ASSOCIATION LEAD RESPONSIBILITY FOR THE COMBINED TENNIS COURT ADA AND CABANA PROJECTS AND CITY TO TAKE LEAD FOR CONSTRUCTION OF THE SUBSEQUENT TENNIS COURT #1 EXPANSION PROJECT**

DATE: **April 22, 2024**

BACKGROUND:
At the June 12, 2023 City Council Meeting, city staff reported on a coordination meeting with the Rolling Hills Community Association (RHCA) held in May 2023. At this meeting, it was communicated that the City's Tennis Courts ADA Improvement Project would incorporate the grading and retaining wall to support the RHCA's Cabana improvement/amenities project. This addition to the City's improvement plans was determined based on the sequence of construction and to facilitate workflow between contractors commissioned by the city and the RHCA. City staff, RHCA, and Bolton Engineering held two subsequent coordination meetings on June 6, 2023 and June 14, 2023 to discuss outstanding items and update all parties.

At the June 26, 2023 City Council meeting, staff reported the following:

- A review of the City's improvement plans was completed and approved by the RHCA Architectural Committee on June 13, 2023.
- The remaining outstanding review comments by Los Angeles County Building and Safety (LACBS) were to provide approval of the improvement plans from the Planning Department and the RHCA. Bolton Engineering resubmitted plans with these required approvals for a final round of plan checks on June 15, 2023.
- Staff anticipated that the Tennis Courts Improvement Project would be ready to advertise for construction bids in July 2023
- Several other RHCA projects were being coordinated to ensure any City improvements account for these future projects, including:
    - the new Cabana
    - revising the landscape, irrigation, and lighting plans, and
    - a retaining wall submittal.
- The plans for the new Cabana were scheduled to be submitted to LACBS in early July

2023. Once the plans for the Cabana were completed for the first submittal to LACBS, the RHCA would then present them to the City Council at a future meeting for feedback.

The City Council directed staff to advertise the Tennis Court ADA Improvement Project for bids and approved the allocation for landscape, irrigation, and lighting plans. The City Council will be provided the opportunity to review the results of the construction bids and ultimately decide whether to award a contract at a later date. Staff had received construction estimates for the Tennis Court ADA Improvement Project in the amount of $300,000. In recent months, the RHCA had worked with Richie-Bray, Inc. for the landscape, irrigation and lighting plans. After outreach from staff, Richie-Bray, Inc. had indicated a willingness to complete these plans for the city for the sum of $7,000.00.

On July 10, 2023, the City Council approved Resolution No. 1344, authorizing a budget amendment to transfer $307,000 from reserves to the Capital Projects Fund for this project.

On March 25, 2024, City staff provided a status update to the City Council as outlined in this report.

DISCUSSION:

Since the June/July 2023 City Council updates, the project has proceeded through the plan review process with the Los Angeles County Building and Safety Division (LACBSD). The Tennis Court ADA Improvement Plans comprised of the Retaining Wall Plans and Grading / Drainage Improvement Plans were approved (September 27, 2023 and December 26, 2023 respectively).

Plans to construct a new Cabana, including a restroom and trellis (Cabana Improvement Plans), have completed the first plan review with LACBSD providing comments on November 13, 2023. The Cabana Improvement Plans were resubmitted to LACBSD and approved on March 27, 2024. Per a meeting with LACBSD on February 29, 2024, it was determined that submittals/approvals to/by the Los Angeles County Fire and Public Health Departments are also required before LACBSD will approve as final. RHCA is coordinating with its Project Architect to ensure these submittals/approvals are obtained.

City Staff and RHCA continue with coordination meetings to keep their respective projects moving forward. These meetings have included discussions on the most efficient and effective process towards construction of the two projects and which entity should start their respective project first to avoid redundancy or other issues. Currently, the city is responsible for the tennis court ADA improvements, while the RHCA is responsible for the new Cabana and the future tennis court expansion project to accommodate pickleball courts (scheduled to take place after the ADA and Cabana projects are completed). Analysis indicates that it may be most efficient (while not a necessity) for the Tennis Court ADA Improvements and the Cabana Improvements to be constructed as one project. One concept proposed is to have the RHCA modify its project to include the Tennis Court ADA in addition to the Cabana project. The City would then modify its project to include the tennis court expansion project.

To facilitate this concept and understand each agency's financial responsibility, RHCA has hired a construction manager to prepare a detailed construction cost estimate for the ADA and Cabana improvements as a single project. Similarly, city staff has contacted two firms that previously provided proposals to the RHCA in 2022 for the tennis court expansion and requested updated proposals for construction as a City capital project. By March 20, 2024,

staff had received an updated proposal from one of these firms.

The tennis court expansion project would take place after the construction of the Tennis Court ADA/Cabana Improvement Project and involves the following:

- Submitting Grading / Drainage plans and obtaining approval from LACBSD. Note: The plans have been prepared and are ready to be submitted to LACBSD
- Preparing and submitting Retaining Wall Plans and obtaining approval from LACBSD.
- Removing the existing tennis court, constructing the grading/drainage improvements and a new larger court to accommodate four pickleball courts.

A draft timeline is attached to provide an understanding of the staging for each project and estimated length to complete.

While a complete cost estimate for the Tennis Court Expansion Project has, to date, not been prepared, the majority of construction efforts involve removing the existing court and constructing a new court. That amount is estimated at $260,000, which includes a 20% contingency for cost increases. Other costs will include grading, drainage improvements, retaining wall, inspection and construction management services for this project.

Required CEQA review will be addressed at the time of contract award.

FISCAL IMPACT:
Projected costs at this time are not finalized. For the Tennis Court #1 Expansion, staff is assuming a potential expenditure range of $330K to $400K. Currently, the City Council has a remaining $300,000 appropriated in Capital Improvement Fund initially intended for the Tennis Court ADA project. City staff would recommend re-appropriating to a capital account specific to the Tennis Court 1 expansion project.

RECOMMENDATION:
Approve as presented.

ATTACHMENTS:
PW_CHC_240415_TC-Projects_DraftTImeline.pdf

The City of Rolling Hills / Rolling Hills Community Association (RHCA)
Tennis Court Projects Draft Timeline:

The following is an ideal sequence assuming no issues/delays.

Tennis Court ADA & Cabana Project (RHCA)

- Obtain All Agency Approvals - June 1, 2024
- Bid Project - June/July 2024
- Approve Bids/Execute Contracts - August/Sept 2024
- Construction (9 months) - Oct 2024 to June 2025
- Close out project - July/August 2025

Tennis Court #1 Expansion Project (City)

- Improvement Plans, Submit May 2024, Approved December 2024
- Bid Project - July/August 2025
- Approve Bids/Execute Contracts - Sept/Oct 2025
- Construction (6 months) - Nov 2025 to May 2026
- **Note:** Cannot proceed to construction until ADA/Cabana Project completed/closed out

DRAFT

Agenda Item No.: 14.A
Mtg. Date: 04/22/2024

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

FROM: **KARINA BAÑALES, CITY MANAGER**

THRU: **KARINA BAÑALES, CITY MANAGER**

SUBJECT: **CONSIDERATION OF RESOLUTION IN SUPPORT OF THE BI-PARTISAN HOMELESSNESS, DRUG ADDICTION, AND THEFT REDUCTION ACT (INITIATIVE 23-0017A1) FOR TARGETED REFORMS TO PROPOSITION 47 (COUNCILMEMBER DIERINGER)**

DATE: **April 22, 2024**

BACKGROUND:

The Homelessness, Drug Addiction, and Theft Reduction Act (23-0017 A1) is a comprehensive legislative proposal meticulously designed to address the complex and interconnected issues of homelessness, drug addiction, and theft within communities. The Act outlines a wide array of strategies and interventions aimed at prevention, treatment, and enforcement to comprehensively address the root causes and consequences of these societal challenges.

Californians for Safer Communities is the official coalition leading the Homelessness, Drug Addiction, and Theft Reduction Act. They are currently collecting signatures for the Act to qualify for the 2024 November General Election. The Act would provide targeted reforms to Proposition 47 that the authors feel legislative proposals alone are unable to deliver.

Councilmember Dieringer requested that this item be brought before the City Council to consider the draft resolution (Attachment A) in support of the Homelessness, Drug Addiction, and Theft Reduction Act Initiative 23-0017 A1 (Attachment B).

DISCUSSION:

Proposition 47 Safe Neighborhoods and Schools Act

Proposition 47, also known as the Safe Neighborhoods and Schools Act, was passed by California voters in 2014. It reclassified certain nonviolent offenses, such as drug possession and theft, from felonies to misdemeanors. The intent behind Proposition 47 was to reduce

incarceration rates, prioritize rehabilitation, and redirect cost savings to support mental health and drug treatment programs. Since its enactment, Proposition 47 has generated discussion and debate regarding its effectiveness and unintended consequences. Supporters argue that it has reduced prison overcrowding, provided opportunities for rehabilitation, and promoted fairness in sentencing. However, critics have raised concerns about its impact on public safety, citing an increase in property crimes and challenges related to homelessness and drug addiction.

Homelessness, Drug Addiction, and Theft Reduction Act

A new proposal, called The Homelessness, Drug Addiction and Theft Reduction Act, would amend parts of Proposition 47. The measure aims at reforming laws that have dramatically increased homelessness, drug addiction, and theft throughout California.

The measure will:

- Provide drug and mental health treatment for people who are addicted to hard drugs such as fentanyl, cocaine, heroin, and methamphetamine.
- Add fentanyl to existing laws that prohibit the possession of hard drugs while armed with a loaded firearm.
- Add fentanyl to existing laws that prohibit the trafficking of large quantities of hard drugs.
- Permit judges to use their discretion to sentence drug dealers to state prison instead of county jail when they are convicted of trafficking hard drugs in large quantities or are armed.
- Warn convicted hard drug dealers and manufacturers that they can be charged with murder if they continue to traffic hard drugs, and someone dies as a result.
- Reinstate penalties for hard drug dealers whose trafficking kills or seriously injures a drug user.
- Increase penalties for people who repeatedly engage in theft.
- Introduce new laws to address the increasing problem of "smash and grab" thefts that result in significant losses and damage or are committed by multiple thieves working together.

There is an argument that the leniency currently under Proposition 47 has led to skyrocketing theft in recent years. Under the new proposal, “an offender with two prior convictions for theft can be charged with a felony, regardless of the value of the stolen property.” It would also allow prosecutors to add together the value of property stolen across multiple thefts to exceed the $950.00 threshold for a felony charge and create harsher punishments for organized retail theft rings. Proposition 47 turned most drug possession offenses from felonies to misdemeanors. Right now, non-prescription fentanyl is not listed on Proposition 47 as a hard drug, and the new proposal would create harsher penalties for people who deal fentanyl and other hard drugs.

The Homelessness, Drug Addiction, and Theft Reduction proposal is currently being circulated as a petition. Phase 1 (Qualification), which concludes on April 30th, 2024, needs 950,000

total valid signatures (it currently has approximately 550,000). In Phase 2, if the threshold of valid signatures is reached, the initiative will go to California voters in November 2024.

This evening, Staff seeks the direction of the City Council on potentially adopting a resolution supporting the Homelessness, Drug Addiction, and Theft Reduction Act. Attachments to this staff report provide additional information for the Council's review and consideration.

FISCAL IMPACT:
None.

RECOMMENDATION:
Receive and file. Consider the attached draft resolution and, if supportive, direct staff to return with a resolution for adoption on May 13, 2024.

ATTACHMENTS:
Attachment A - CL_AGN_240422_CC_Prop47_Reform_DraftResolution.pdf
Attachment B - CL_AGN_240422_CC_23-0017A1_DrugAddictionTheftReform.pdf
Attachment C - CL_AGN_240422_CC_Prop47_FAQs.pdf
Attachment D - CL_AGN_240422_CC_CA_SafeCommunities_FactSheet.pdf
Attachment E - CL_AGN_240422_CC_HomelessnessAct_Handout.pdf

RESOLUTION IN SUPPORT OF THE HOMELESSNESS, DRUG ADDICTION, AND THEFT REDUCTION ACT

WHEREAS: While Prop 47 achieved notable success in making California's criminal justice system more equitable, Prop 47 also led to unintended consequences over the past decade.

WHEREAS: Unintended consequences of Prop 47 include repeat and often organized retail theft, inner-city store closings, and difficulty convincing people to seek drug and mental health treatment.

WHEREAS: These unintended consequences can only be corrected by the voters at the ballot box with modest amendments to Prop 47.

WHEREAS: Initiative 23-0017A1, the Homelessness, Drug Addiction, and Theft Reduction Act is currently collecting signatures to qualify for the 2024 November General Election

WHEREAS: The Homelessness, Drug Addiction, and Theft Reduction Act is a bi-partisan measure that provides common sense, targeted reforms to Prop 47 that legislative proposals alone are unable to deliver.

WHEREAS: Rampant retail theft is harming businesses and residents in California because those who commit these crimes know they'll get away with it, even if they're caught.

WHEREAS: This measure will hold repeat offenders accountable for the safety of our communities, rather than putting them back on the streets.

WHEREAS: The fentanyl crisis has reached alarming levels, and is now responsible for 20 percent of youth deaths in California.

WHEREAS: The Homelessness, Drug Addiction, and Theft Reduction Act will define fentanyl as a hard drug, hold individuals convicted of trafficking fentanyl accountable, and grant judges greater discretion in sentencing drug traffickers.

WHEREAS: Breaking the cycle of repeat offenders means addressing the many root causes of retail theft.

WHEREAS: The Homelessness, Drug Addiction, and Theft Reduction Act provides critical mental health, drug treatment services, and job training within our justice system for people who are homeless and suffering from mental illness or struggling with substance abuse.

WHEREAS: It's time for meaningful reforms to our justice system that ensure our communities are safe.

NOW, THEREFORE, BE IT RESOLVED by the City of { }, that the City Council formally expresses support for the Homelessness, Drug Addiction, and Theft Reduction Act and the benefit that it provides for our community's safety.

23-0017 A1

BELL, McANDREWS & HILTACHK, LLP
ATTORNEYS AND COUNSELORS AT LAW
455 CAPITOL MALL, SUITE 600
SACRAMENTO, CALIFORNIA 95814

(916) 442-7757
FAX (916) 442-7759
www.bmhlaw.com

RECEIVED
Sep 22 2023
INITIATIVE COORDINATOR
ATTORNEY GENERAL'S OFFICE

September 22, 2023

Anabel Renteria
Initiative Coordinator
Office of the Attorney General
State of California
PO Box 994255
Sacramento, CA 94244-25550

Re: Initiative 23-0017 – Amendment Number One

Dear Initiative Coordinator:

Pursuant to subdivision (b) of Section 9002 of the Elections Code, enclosed please find Amendment #1 to Initiative No. 23-0017, The Homelessness, Drug Addiction, and Theft Reduction Act. The amendments are reasonably germane to the theme, purpose or subject of the initiative measure as originally proposed.

I am the proponent of the measure and request that the Attorney General prepare a circulating title and summary of the measure as provided by law, using the amended language.

Thank you for your time and attention processing my request.

Sincerely,

Thomas W. Hiltachk

THE HOMELESSNESS, DRUG ADDICTION, AND THEFT REDUCTION ACT

SECTION 1. Title

This Act shall be known as The Homelessness, Drug Addiction, and Theft Reduction Act.

SECTION 2. Purposes and Intent

This measure will reform laws that have dramatically increased homelessness, drug addiction, and theft throughout California.

This measure will:

A. Provide drug and mental health treatment for people who are addicted to hard drugs such as fentanyl, cocaine, heroin, and methamphetamine.

B. Add fentanyl to existing laws that prohibit the possession of hard drugs while armed with a loaded firearm.

C. Add fentanyl to existing laws that prohibit the trafficking of large quantities of hard drugs.

D. Permit judges to use their discretion to sentence drug dealers to state prison instead of county jail when they are convicted of trafficking hard drugs in large quantities or are armed with a firearm while engaging in drug trafficking.

E. Warn convicted hard drug dealers and manufacturers that they can be charged with murder if they continue to traffic in hard drugs and someone dies as a result.

F. Reinstate penalties for hard drug dealers whose trafficking kills or seriously injures a drug user.

G. Increase penalties for people who repeatedly engage in theft.

H. Add new laws to address the increasing problem of "smash and grab" thefts that result in significant losses and damage, or that are committed by multiple thieves working together.

SECTION 3. Findings and Declarations

The People of the State of California find and declare as follows:

A. Reducing Homelessness Through Drug and Mental Health Treatment

1. California has reached a tipping point in its homelessness, drug, mental health, and theft crises. Our state has the highest rate of homelessness per capita of any state in the country. And drug overdoses now kill two to three times the number of people in California as car accidents.

2. Since the passage of Proposition 47 in 2014, homelessness in California has increased by 51%, while during the same time period in the rest of the country, it has declined by 11%. Proposition 47 reduced the legal consequences of both possession of hard drugs (fentanyl, cocaine, heroin, methamphetamine, and phencyclidine), and theft. The result has been massive increases in drug addiction, mental illness, and property crimes, including retail theft, committed by addicts to support their addiction. At the same time, California has seen a dramatic decrease in mental health and drug treatment for homeless people due to reduced incentives to participate in treatment. Our homelessness problem is directly connected to these unintended consequences of Proposition 47, which the voters now desire to correct.

3. Progressive states such as New Jersey, Maryland, Illinois, and Michigan have significantly stronger hard drug laws than California, and their homeless rate is 4 to 5 times lower than California's.

4. This proposal takes a modest step in the direction of these states by enacting a new class of crime called a "treatment-mandated felony." Under this new "treatment-mandated felony," prosecutors would have the discretion to charge a felony for hard drug possession after two previous drug convictions. If charged with this "treatment-mandated felony" for a third or subsequent drug offense, the offender would be given the option of participating in drug and mental health treatment. If the offender successfully completes drug and mental health treatment, the charge would be fully expunged, and the offender would receive no jail time. If the offender refuses drug and mental health treatment, they would serve jail time for hard drug possession. For a second conviction of the treatment-mandated felony (the 4th total conviction for hard drug possession), a judge would have the option of imposing time in jail or state prison. Along with hard drug and mental health treatment, offenders charged with a treatment-mandated felony would be offered shelter, job training, and other services designed to break the cycle of addiction and homelessness.

B. Cracking Down on Hard Drug Dealers

1. Fentanyl is the most dangerous drug that our nation has ever seen. Because it is largely produced synthetically, fentanyl is typically cheaper than other hard drugs. As a result, drug dealers now regularly include fentanyl in other drugs such as diet, anxiety, and

sleeping pills, cocaine, and heroin. Further, fentanyl is up to 50 times stronger than heroin. Therefore, a very tiny amount of fentanyl can prove deadly. One kilogram (2.2 pounds) of fentanyl provides enough of the drug to manufacture four to ten million doses, or enough to kill 500,000 people. Finally, because such a small amount of fentanyl is necessary to create addiction, it is easier to smuggle across the border in smaller, yet much more deadly quantities.

2. This Act would authorize greater consequences for hard drug dealers whose trafficking kills or seriously injures a person who uses those drugs, and it would provide a mechanism to warn convicted hard drug dealers and manufacturers that they can be charged with murder if they continue to traffic in hard drugs and someone dies as a result.

3. This Act would add non-prescription fentanyl to an existing list of hard drugs such as heroin, cocaine, and methamphetamine, for which it is illegal to possess the drug while armed with a loaded firearm.

4. This Act would also add non-prescription fentanyl to an existing list of hard drugs such as heroin, cocaine, and methamphetamine that authorizes greater consequences for drug dealers who sell large quantities of hard drugs.

5. This Act also permits judges to sentence drug dealers who traffic in large quantities of hard drugs or who are armed with a firearm while trafficking in hard drugs to state prison instead of local county jails. Only our state prisons are equipped to manage security for hardened drug dealers and to provide them the rehabilitation services they need to safely re-enter society.

C. Accountability for Repeat Theft and Smash and Grab Thefts

1. Prior to Proposition 47, individuals who repeatedly engaged in theft could be charged with a felony. Prop 47 eliminated this repeat offender felony and instead provided that any theft up to $950 in value is now a misdemeanor – regardless of how many times the offender has committed theft. In practice, this means that an offender who repeatedly steals up to $950 in value faces virtually no legal consequences.

2. The result has been an explosion in retail and cargo theft causing stores throughout California to close to protect employees and customers from criminal activity that disrupts the efficient delivery of products directly to consumers and creates billions of dollars in economic losses to our local communities and state. This rapid increase in retail and cargo theft has also contributed to rising inflation, as businesses have been forced to raise prices to account for their economic losses. This retail and cargo theft explosion has collided with the fentanyl epidemic, as hard drug users have engaged in brazen theft to support their drug habits, knowing that there will be no consequences for either their theft or their hard drug use.

3. Under this Act, an offender with two prior convictions for theft can be charged with a felony, regardless of the value of the stolen property. Diversion programs will continue to

exist, meaning that judges will retain discretion not to incarcerate an offender even for more than two theft convictions. But prosecutors will have the ability to bring felony charges against hardened, repeat offenders who continue to engage in theft. Judges will have the discretion to sentence a repeat offender to jail in appropriate cases, or to state prison if an offender is convicted four or more times of theft.

4. This Act also authorizes judges to exercise their discretion to impose an enhanced penalty when an offender steals, damages, or destroys property by acting together with two or more offenders or by causing losses of $50,000 or more. By permitting discretion in these scenarios, judges will be able to fashion sentences that are appropriate for the crime committed, including so-called "smash and grabs" committed by mobs or large groups of people working together.

5. The value of property stolen in multiple thefts will be permitted to be added together so that in appropriate cases an offender may be charged with felony theft instead of petty theft. This provision addresses the problem of offenders who commit a series of thefts in which the property stolen during each theft has a value under the $950 felony theft threshold, in order to insulate themselves from felony charges.

6. Along with the hard drug provisions in this Act, these theft law changes will stop the vicious cycle of hard drug users stealing to support their habits without legal consequences for their actions.

SECTION 4. Section 11369 is added to the Health & Safety Code to read:

11369. (a) This section shall be known, and may be cited, as Alexandra's Law.

(b) The court shall advise a person who is convicted of, or who pleads guilty or no contest to, a violation of Section 11351, 11351.5, 11352, 11378, 11378.5, 11379, 11379.5, or 11379.6 involving a hard drug, of the following:

"You are hereby advised that it is extremely dangerous and deadly to human life to illicitly manufacture, distribute, sell, furnish, administer, or give away any drugs in any form, including real or counterfeit drugs or pills. You can kill someone by engaging in such conduct. All drugs and counterfeit pills are dangerous to human life. These substances alone, or mixed, kill human beings in very small doses. If you illicitly manufacture, distribute, sell, furnish administer, or give away any real or counterfeit drugs or pills, and that conduct results in the death of a human being, you could be charged with homicide, up to and including the crime of murder, within the meaning of Section 187 of the Penal Code."

(c) The advisory statement shall be provided to the defendant in writing, either on a plea form if used, as an addendum to a plea form, or at sentencing, and the fact that the advisory was given shall be specified on the record and recorded in the abstract of the conviction.

(d) (1) Except as provided in paragraph (2), as used in this section, "hard drug" means a substance listed in Sections 11054 or 11055, including a substance containing fentanyl, heroin, cocaine, cocaine base, methamphetamine, or phencyclidine, and the analogs of any of these substances as defined in Sections 11400 and 11401.

(2) As used in this section "hard drug" does not include cannabis, cannabis products, peyote, lysergic acid diethylamide (LSD) or other psychedelic drugs such as mescaline and psilocybin (mushrooms), or any other substance listed in subdivisions (d) and (e) of Section 11054, or, with the exception of methamphetamine, any other substance listed in subdivision (d) of Section 11055.

SECTION 5. Section 11370.1 of the Health & Safety Code is amended to read:

11370.1. (a) Notwithstanding Section 11350 or 11377 or any other provision of law, every person who unlawfully possesses any amount of a substance containing cocaine base, a substance containing cocaine, a substance containing heroin, a substance containing methamphetamine, *a substance containing fentanyl, a* crystalline substance containing phencyclidine, a liquid substance containing phencyclidine, plant material containing phencyclidine, or a hand-rolled cigarette treated with phencyclidine while armed with a loaded, operable firearm is guilty of a felony punishable by imprisonment in the state prison for two, three, or four years.

(b) Subdivision (a) does not apply to any person lawfully possessing fentanyl, including with a valid prescription.

(c) As used in ~~this~~ subdivision *(a),* "armed with" means having available for immediate offensive or defensive use.

~~(b)~~ *(d)* Any person who is convicted under this section shall be ineligible for diversion or deferred entry of judgment under Chapter 2.5 (commencing with Section 1000) of Title 6 of Part 2 of the Penal Code.

SECTION 6. Section 11370.4 of the Health & Safety Code is amended to read:

11370.4. (a) ~~Any~~ *(1) A* person convicted of a violation of, or of a conspiracy to violate, Section 11351, 11351.5, or 11352 with respect to a substance containing heroin, cocaine base as specified in paragraph (1) of subdivision (f) of Section 11054, or cocaine as specified in paragraph (6) of subdivision (b) of Section 11055 shall receive an additional *state prison* term as follows:

~~(1)Where~~

(A) If the substance exceeds one kilogram by weight, the person shall receive an additional term of three years.

~~(2)Where~~

(B) If the substance exceeds four kilograms by weight, the person shall receive an additional term of five years.

~~(3)Where~~

(C) If the substance exceeds 10 kilograms by weight, the person shall receive an additional term of 10 years.

~~(4)Where~~

(D) If the substance exceeds 20 kilograms by weight, the person shall receive an additional term of 15 years.

~~(5)Where~~

(E) If the substance exceeds 40 kilograms by weight, the person shall receive an additional term of 20 years.

~~(6)Where~~

(F) If the substance exceeds 80 kilograms by weight, the person shall receive an additional term of 25 years.

(2) The conspiracy enhancements provided for in this subdivision shall not be imposed unless the trier of fact finds that the defendant conspirator was substantially involved in the planning, direction, execution, or financing of the underlying offense.

(b) ~~Any~~ *(1) A* person convicted of a violation of, or of conspiracy to violate, Section 11378, 11378.5, 11379, or 11379.5 with respect to a substance containing methamphetamine, amphetamine, phencyclidine (PCP) and its analogs shall receive an additional *state prison* term as follows:

~~(1)Where~~

(A) If the substance exceeds one kilogram by weight, or 30 liters by liquid volume, the person shall receive an additional term of three years.

~~(2)Where~~

(B) If the substance exceeds four kilograms by weight, or 100 liters by liquid volume, the person shall receive an additional term of five years.

~~(3)Where~~

(C) If the substance exceeds 10 kilograms by weight, or 200 liters by liquid volume, the person shall receive an additional term of 10 years.

~~(4)Where~~

(D) If the substance exceeds 20 kilograms by weight, or 400 liters by liquid volume, the person shall receive an additional term of 15 years.

(2) In computing the quantities involved in this subdivision, plant or vegetable material seized shall not be included.

(3) The conspiracy enhancements provided for in this subdivision shall not be imposed unless the trier of fact finds that the defendant conspirator was substantially involved in the planning, direction, execution, or financing of the underlying offense.

(c) (1) A person convicted of a violation of, or of a conspiracy to violate, Section 11351 or 11352 with respect to a substance containing fentanyl shall receive an additional state prison term as follows:

(A) If the substance exceeds 28.35 grams (one ounce) by weight, the person shall receive an additional term of three years.

(B) If the substance exceeds 100 grams by weight, the person shall receive an additional term of five years.

(C) If the substance exceeds 500 grams by weight, the person shall receive an additional term of seven years.

(D) If the substance exceeds one kilogram by weight, the person shall receive an additional term of 10 years.

(E) If the substance exceeds four kilograms by weight, the person shall receive an additional term of 13 years.

(F) If the substance exceeds 10 kilograms by weight, the person shall receive an additional term of 16 years.

(G) If the substance exceeds 20 kilograms by weight, the person shall receive an additional term of 19 years.

(H) If the substance exceeds 40 kilograms by weight, the person shall receive an additional term of 22 years.

(I) If the substance exceeds 80 kilograms by weight, the person shall receive an additional term of 25 years.

(2) The conspiracy enhancements provided for in this subdivision shall not be imposed unless the trier of fact finds that the defendant conspirator was substantially involved in the planning, direction, execution, or financing of the underlying offense.

~~(c)~~ *(d)*The additional terms provided in this section shall not be imposed unless the allegation that the weight of the substance containing heroin, *fentanyl,* cocaine base as specified in paragraph (1) of subdivision (f) of Section 11054, cocaine as specified in paragraph (6) of subdivision (b) of Section 11055, methamphetamine, amphetamine, or phencyclidine (PCP) and its analogs exceeds the amounts provided in this section is charged in the accusatory pleading and admitted or found to be true by the trier of fact.

(e)Notwithstanding paragraph (9) of subdivision (h) of Section 1170 of the Penal Code, a defendant convicted of an underlying violation specified in this section who admits an enhancement pursuant to this section or for whom an enhancement pursuant to this section is found true, is punishable by imprisonment in the state prison and not pursuant to subdivision (h) of Section 1170 of the Penal Code.

~~(d)~~ *(f)*The additional terms provided in this section shall be in addition to any other punishment provided by law.

~~(e)~~ *(g)*Notwithstanding any other ~~provision of~~ law, the court may strike the additional punishment for the enhancements provided in this section if it determines that there are circumstances in mitigation of the additional punishment and states on the record its reasons for striking the additional punishment.

SECTION 7. Article 8 (commencing with Section 11395) is added to Chapter 6 of Division 10 of the Health & Safety Code, to read:

11395. (a) This section shall be known as the "Treatment-Mandated Felony."

(b) (1) Notwithstanding any other law, and except as provided in subdivision (d), a person described in subdivision (c) who possesses a hard drug, unless upon the written prescription of a physician, dentist, podiatrist, or veterinarian licensed to practice in this state, shall be punished by imprisonment in a county jail for not more than one year or pursuant to subdivision (h) of Section 1170 of the Penal Code. A second or subsequent conviction of this section, is punishable by imprisonment in the county jail not exceeding one year or by imprisonment in the state prison.

(2) A person shall not be sentenced to jail or prison pursuant to this section unless a court determines that the person is not eligible or suitable for treatment or that any other circumstance described in paragraph (4) of subdivision (d) applies to that person.

(c) Subdivision (b) applies to a person who has two or more prior convictions for a felony or misdemeanor violation of Sections 11350, 11351, 11351.5, 11352, 11353, 11353.5, 11353.7, 11370.1, 11377, 11378, 11378.5, 11379, 11379.5, 11379.6, 11380, or 11395, including a conviction that occurred before the effective date of this section. Prior convictions shall be alleged in the accusatory pleading, and either admitted by the defendant in open court or found to be true by the trier of fact.

(d) (1)(i) In lieu of a jail or prison sentence, or a grant of probation with jail as a condition of probation, a defendant charged with a violation of this section may elect treatment by pleading guilty or no contest to a violation of this section and admitting the alleged prior convictions, waiving time for sentencing and the pronouncement of judgment, and agreeing to participate in, and complete, a detailed treatment program developed by a drug addiction expert and approved by the court. A defendant's plea of guilty or no contest shall not constitute a conviction for any purpose unless judgment is entered pursuant to paragraph (4) for a violation of this section.

(ii) Upon or subsequent to arraignment for a violation of this section, and at the request or with the consent of the defendant or their attorney, the court shall order a drug addiction expert to conduct a substance abuse and mental health evaluation of the defendant. The expert shall submit a report of the evaluation to the court and parties. The evaluation may be based on an interview of the defendant and/or other individuals with relevant knowledge and review of records the expert deems appropriate, such as medical records, criminal history, prior treatment history, and records pertaining to the current offense. If the defendant participates in the interview, neither the defendant's interview nor evidence derived from the interview may be used against the defendant at any subsequent trial for the instant offense except for the purposes of impeachment should the defendant testify inconsistently. The evaluation shall detail the defendant's drug abuse and/or mental health issues, if any, so the court and parties may better determine appropriate handling of the defendant's case.

(iii) Concurrent with the order for a substance abuse and mental health evaluation of the defendant, and with the defendant's consent, the court shall also order that a case worker or other qualified individual determine whether the defendant is eligible to receive Medi-Cal, Medicare, or any other relevant benefits for any programs or evaluations under this section. If the defendant did not previously consent to an eligibility determination at arraignment, the court shall order the eligibility determination upon and as a condition of the defendant's agreement to participate in and complete a treatment program as described in this subdivision.

(2) A treatment program may include, but is not limited to, drug treatment, mental health treatment, job training, and any other conditions related to treatment or a successful outcome for the defendant that the court finds appropriate. The court must hold regular hearings to review the progress of the defendant. The court shall make referrals to programs that provide services at no cost to the participant and have been deemed by the court, the drug addiction expert, and

the parties to be credible and effective. A defendant may also choose to pay for a program that is approved by the court.

(3) Upon the defendant's successful completion of the treatment program as specified in paragraph (2), the positive recommendation of the treatment program, and the motion of the defendant, prosecuting attorney, the court, or the probation department, the court shall dismiss this charge against the defendant and the provisions of Section 1000.4 of the Penal Code, as it read on the effective date of this section, shall apply, including the provision that the arrest upon which the defendant was deferred shall be deemed to have never occurred. A dismissal based on the successful completion of treatment shall not count as a conviction for any purpose, including for determining punishment pursuant to subdivision (b).

(4) If at any time it appears that the defendant is performing unsatisfactorily in the program, is not benefiting from treatment, is not amenable to treatment, has refused treatment, or has been convicted of a crime that was committed since starting treatment, the prosecuting attorney, the court on its own, or the probation department may make a motion for entry of judgment and sentencing. After notice to the defendant, the court shall hold a hearing to determine whether judgment should be entered and the defendant sentenced. Judgment shall be imposed and the defendant sentenced if the court finds true one or more of the foregoing circumstances. However, except when the defendant has been found to have been convicted of a crime that was committed since starting treatment, the court may re-refer the defendant to treatment if the court finds that it is in the interest of justice to do so, that the defendant is currently amenable to treatment, and if the defendant agrees to participate in, and complete, a treatment program as described in this section.

(5) For time spent in residential treatment, a defendant may earn only actual credits pursuant to Section 2900.5 of the Penal Code and shall not earn conduct credits pursuant to Section 4019 of the Penal Code or any other provision. Time spent in any other type of program or counseling is not eligible for any credits.

(e) (1) Except as provided in paragraph (2), as used in this section, "hard drug" means a substance listed in Sections 11054 or 11055, including a substance containing fentanyl, heroin, cocaine, cocaine base, methamphetamine, or phencyclidine, and the analogs of any of these substances as defined in Sections 11400 and 11401.

(2) As used in this section "hard drug" does not include cannabis, cannabis products, peyote, lysergic acid diethylamide (LSD) or other psychedelic drugs such as mescaline and psilocybin (mushrooms), or any other substance listed in subdivisions (d) and (e) of Section 11054, or, with the exception of methamphetamine, any other substance listed in subdivision (d) of Section 11055.

(f) Upon an arrest for a violation of this section, the court shall require judicial review prior to release to make an individualized determination of risk to public safety and likelihood to return to court.

(g) This section shall not be construed to preclude prosecution or punishment pursuant to any other law.

SECTION 8. Section 490.3 is added to the Penal Code to read:

490.3. Notwithstanding any other law, in any case involving one or more acts of theft or shoplifting, including but not limited to, violations of Sections 459.5, 484, 488, and 490.2, the value of property or merchandise stolen may be aggregated into a single count or charge, with the sum of the value of all property or merchandise being the values considered in determining the degree of theft.

SECTION 9. Section 666.1 is added to the Penal Code to read:

666.1. (a) (1) Notwithstanding any other law, a person who has two or more prior convictions for any of the offenses listed in paragraph (2), and who is convicted of petty theft or shoplifting, is punishable by imprisonment in the county jail not exceeding one year or pursuant to subdivision (h) of Section 1170. A second or subsequent conviction of this section is punishable by imprisonment in the county jail not exceeding one year or by imprisonment in the state prison.

(2) This section applies to the following offenses, including a conviction that occurred before the effective date of this section:

(A) Petty theft, as described in Section 488 or 490.2.

(B) Grand theft, as described in Section 487, 487h, and in Chapter 5 of Title 13 of Part 1 of the Penal Code (commencing with Section 484).

(C) Theft from an elder or dependent adult, as described in Section 368.

(D) The theft or unauthorized use of a vehicle, as described in Section 10851 of the Vehicle Code.

(E) Burglary, as described in Section 459.

(F) Carjacking, as described in Section 215.

(G) Robbery, as described in Section 211.

(H) Receiving stolen property, as described in Section 496.

(I) Shoplifting, as described in Section 459.5.

(J) Identity theft and mail theft, as described in Section 530.5.

(b) A person subject to charging under this section or actually charged with this section may be referred by a prosecuting attorney's office or by a county probation department to a theft diversion or deferred entry of judgment program pursuant to Section 1001.81. If appropriate, a person admitted to such a program may also be referred to a substance abuse treatment program.

(c) Upon an arrest for a violation of this section, the court shall require judicial review prior to release to make an individualized determination of risk to public safety and likelihood to return to court.

(d)This section shall not be construed to preclude prosecution or punishment pursuant to any other law.

SECTION 10. Section 12022 of the Penal Code is amended to read:

12022. (a) (1) Except as provided in subdivisions (c) and (d), a person who is armed with a firearm in the commission of a felony or attempted felony shall be punished by an additional and consecutive term of imprisonment pursuant to subdivision (h) of Section 1170 for one year, unless the arming is an element of that offense. This additional term shall apply to a person who is a principal in the commission of a felony or attempted felony if one or more of the principals is armed with a firearm, whether or not the person is personally armed with a firearm.

(2) Except as provided in subdivision (c), and notwithstanding subdivision (d), if the firearm is an assault weapon, as defined in Section 30510 or 30515, or a machinegun, as defined in Section 16880, or a .50 BMG rifle, as defined in Section 30530, the additional and consecutive term described in this subdivision shall be three years imprisonment pursuant to subdivision (h) of Section 1170 whether or not the arming is an element of the offense of which the person was convicted. The additional term provided in this paragraph shall apply to any person who is a principal in the commission of a felony or attempted felony if one or more of the principals is armed with an assault weapon, machinegun, or a .50 BMG rifle, whether or not the person is personally armed with an assault weapon, machinegun, or a .50 BMG rifle.

(b) (1) A person who personally uses a deadly or dangerous weapon in the commission of a felony or attempted felony shall be punished by an additional and consecutive term of imprisonment in the state prison for one year, unless use of a deadly or dangerous weapon is an element of that offense.

(2) If the person described in paragraph (1) has been convicted of carjacking or attempted carjacking, the additional term shall be in the state prison for one, two, or three years.

(3) When a person is found to have personally used a deadly or dangerous weapon in the commission of a felony or attempted felony as provided in this subdivision and the weapon is

owned by that person, the court shall order that the weapon be deemed a nuisance and disposed of in the manner provided in Sections 18000 and 18005.

(c) *(1)* Notwithstanding the enhancement set forth in subdivision (a), a person who is personally armed with a firearm in the commission of a violation or attempted violation of Section 11351, 11351.5, 11352, 11366.5, 11366.6, 11378, 11378.5, 11379, 11379.5, or 11379.6 of the Health and Safety Code shall be punished by an additional and consecutive term of imprisonment *in the state prison* ~~pursuant to subdivision (h) of Section 1170~~ for three, four, or five years.

(2) Notwithstanding paragraph (9) of subdivision (h) of Section 1170 of the Penal Code, a defendant convicted of an underlying violation specified in this subdivision who admits an enhancement pursuant to this subdivision or for whom an enhancement pursuant to this subdivision is found true, is punishable by imprisonment in the state prison and not pursuant to subdivision (h) of Section 1170 of the Penal Code.

(d) Notwithstanding the enhancement set forth in subdivision (a), a person who is not personally armed with a firearm who, knowing that another principal is personally armed with a firearm, is a principal in the commission of an offense or attempted offense specified in subdivision (c), shall be punished by an additional and consecutive term of imprisonment pursuant to subdivision (h) of Section 1170 for one, two, or three years.

(e) For purposes of imposing an enhancement under Section 1170.1, the enhancements under this section shall count as a single enhancement.

(f) Notwithstanding any other provision of law, the court may strike the additional punishment for the enhancements provided in subdivision (c) or (d) in an unusual case where the interests of justice would best be served, if the court specifies on the record and enters into the minutes the circumstances indicating that the interests of justice would best be served by that disposition.

SECTION 11. Section 12022.6 is added to the Penal Code to read:

12022.6. (a) When any person takes, damages, or destroys any property in the commission or attempted commission of a felony, or commits a felony violation of Section 496, the court shall impose a term in addition and consecutive to the punishment prescribed for the felony or attempted felony of which the defendant has been convicted, as follows:

(1) If the loss or property value exceeds fifty thousand dollars ($50,000), the court shall impose an additional term of one year.

(2) If the loss or property value exceeds two hundred thousand dollars ($200,000), the court shall impose an additional term of two years.

(3) If the loss or property value exceeds one million dollars ($1,000,000), the court shall impose an additional term of three years.

(4) If the loss or property value exceeds three million dollars ($3,000,000), the court shall impose an additional term of four years.

(5) For every additional loss or property value of three million dollars ($3,000,000), the court shall impose a term of one year in addition to the term specified in paragraph (4).

(b) In any accusatory pleading involving multiple charges of taking, damage, or destruction, or multiple violations of Section 496, the additional terms provided in this section may be imposed if the aggregate losses to the victims or aggregate property values from all felonies exceed the amounts specified in this section and arise from a common scheme or plan. All pleadings under this section shall remain subject to the rules of joinder and severance stated in Section 954.

(c) The additional terms provided in this section shall not be imposed unless the facts relating to the amounts provided in this section are charged in the accusatory pleading and admitted by the defendant or found to be true by the trier of fact.

(d) Notwithstanding any other law, the court may impose an enhancement pursuant to this section and another section on a single count, including an enhancement pursuant to Section 12022.65.

SECTION 12. Section 12022.65 is added to the Penal Code to read:

12022.65. (a) Any person who acts in concert with two or more persons to take, attempt to take, damage, or destroy any property, in the commission or attempted commission of a felony shall be punished by an additional and consecutive term of imprisonment of one, two, or three years.

(b) The additional term provided in this section shall not be imposed unless the existence of the facts required in subdivision (a) are charged in the accusatory pleading and admitted by the defendant or found to be true by the trier of fact.

(c) Notwithstanding any other law, the court may impose an enhancement pursuant to this section and another section on a single count, including an enhancement pursuant to Section 12022.6.

SECTION 13. Section 12022.7 of the Penal Code is amended to read:

12022.7. (a) Any person who personally inflicts great bodily injury on any person other than an accomplice in the commission of a felony or attempted felony shall be punished by an additional and consecutive term of imprisonment in the state prison for three years.

(b) Any person who personally inflicts great bodily injury on any person other than an accomplice in the commission of a felony or attempted felony which causes the victim to

become comatose due to brain injury or to suffer paralysis of a permanent nature shall be punished by an additional and consecutive term of imprisonment in the state prison for five years. As used in this subdivision, "paralysis" means a major or complete loss of motor function resulting from injury to the nervous system or to a muscular mechanism.

(c) Any person who personally inflicts great bodily injury on a person who is 70 years of age or older, other than an accomplice, in the commission of a felony or attempted felony shall be punished by an additional and consecutive term of imprisonment in the state prison for five years.

(d) Any person who personally inflicts great bodily injury on a child under the age of five years in the commission of a felony or attempted felony shall be punished by an additional and consecutive term of imprisonment in the state prison for four, five, or six years.

(e) Any person who personally inflicts great bodily injury under circumstances involving domestic violence in the commission of a felony or attempted felony shall be punished by an additional and consecutive term of imprisonment in the state prison for three, four, or five years. As used in this subdivision, "domestic violence" has the meaning provided in subdivision (b) of Section 13700.

(f) *(1)* As used in this section, "great bodily injury" means a significant or substantial physical injury.

(2) As used in this section, a person who sells, furnishes, administers, or gives away a controlled substance is deemed to have personally inflicted great bodily injury when the person to whom the substance was sold, furnished, administered, or given suffers a significant or substantial physical injury from using the substance.

(g) This section shall not apply to murder or manslaughter or a violation of Section 451 or 452. Subdivisions (a), (b), (c), and (d) shall not apply if infliction of great bodily injury is an element of the offense.

(h) The court shall impose the additional terms of imprisonment under ~~either~~ subdivision (a), (b), (c), or (d), but may not impose more than one of those terms for the same offense.

SECTION 14. Chapter 36 (commencing with Section 7599.200) is added to Division 7 of Title 1 of the Government Code, to read:

7599.200. (a) This section shall be known as "Funding for the Homelessness, Drug Addiction, and Theft Reduction Act."

(b) From monies disbursed to the Board of State and Community Corrections pursuant to paragraph (3) of subdivision (a) of Section 7599.2 of the Government Code and Section 6046.2 of the Penal Code, the Board of State and Community Corrections may allocate appropriate funds to counties and local governments for programs specified in Section 11395 of the Health and Safety Code. This provision shall not preclude funding for this Act from any other source, including but not limited to the Local Revenue Fund 2011 established under Government Code Section 30025 and other such funds designated for substance abuse and mental health treatment.

(c) A defendant charged with a treatment-mandated felony is eligible for any appropriate Medi-Cal or Medicare programs or services, including but not limited to those described in Government Code Section 30025(f)(16)(B)(iii)-(v), for the defendant's programs specified in Section 11395 of the Health and Safety Code. A county or local government may contract directly with the State Department of Healthcare Services or any other applicable State agency to provide for the provision or administration of any applicable Medi–Cal or Medicare treatment programs.

SECTION 15. Amendments

(a) Except as provided in subdivision (b), this Act shall not be amended by the Legislature except by a statute that furthers the purposes, intent, findings, and declarations of the Act and is passed in each house by roll call vote entered in the journal, two-thirds of the membership of each house concurring, or by a statute that becomes effective only when approved by the voters.

(b) The Legislature may, by majority vote, amend Section 11369 of the Health & Safety Code only to expand the list of drugs that qualify as a "hard drug" and to expand the list of convictions to which it applies, and may, by majority vote, amend Section 11395 of the Health & Safety Code only to expand the list of drugs that qualify as a "hard drug" and to expand the list of applicable prior convictions , and may, by majority vote, amend Section 666.1 of the Penal Code only to expand the list of applicable prior convictions.

SECTION 16. Severability

If any provision of this Act, or any part of any provision, or the application of any provision or part to any person or circumstance is for any reason held to be invalid or unconstitutional, the remaining provisions and applications of provisions shall not be affected, but shall remain in full force and effect, and to this end the provisions of this Act are severable.

SECTION 17. Conflicting Initiatives

(a) This Act creates a new drug treatment statute and changes the penalties for career and serial thieves. In the event that this Act and another initiative measure or measures relating to the same subject appear on the same statewide ballot, the provisions of the other measure or measures

shall be deemed to be in conflict with this measure. In the event this measure receives a greater number of affirmative votes than a measure deemed to be in conflict with it, the provisions of this measure shall prevail in their entirety, and the provisions of the other measure or measures shall be null and void.

(b) If this measure is approved by voters but superseded by law by any other conflicting measure approved by the voters at the same election, and the conflicting ballot measure is later held invalid, this measure shall be self-executing and given full force and effect.

Note: **These materials were prepared by the Judicial Council's Criminal Justice Services staff and Richard Couzens, Judge of the Superior Court, County of Placer (Ret.), and are for informational purposes only. The responses are not to be construed as legal opinion or advice. Staff will update questions and responses on a regular basis. Please check for most recent version.**

FREQUENTLY ASKED QUESTIONS

Updated November 2016

What is the stated purpose of Proposition 47?

The stated purpose of the proposition is to "ensure that prison spending is focused on violent and serious offenses, to maximize alternatives for non-serious, nonviolent crime, and to invest the savings generated from [the proposition] into prevention and support programs in K-12 schools, victim services, and mental health and drug treatment" and to ensure "that sentences for people convicted of dangerous crimes like rape, murder, and child molestation are not changed." The proposition states that it "shall be liberally construed to effectuate its purposes."

What is the effective date of Proposition 47?

Proposition 47 became effective on November 5, 2014.

In short, what does Proposition 47 do?

Proposition 47 added and amended various statutory provisions to implement the following three changes to felony sentencing laws:

- **Theft and Drug Possession Offenses**: Changes certain theft and drug possession offenses from felonies to misdemeanors, except for persons with certain prior convictions.

- **Resentencing:** Authorizes defendants currently serving sentences for felony offenses that would have qualified as misdemeanors under the proposition to petition courts for resentencing under the new misdemeanor provisions.

- **Reclassification:** Authorizes defendants who have completed their sentences for felony convictions that would have qualified as misdemeanors under the proposition to apply to reclassify those convictions to misdemeanors.

Who is *not* eligible for the changes under Proposition 47?

Persons with one or more prior convictions for offenses specified under Penal Code section 667(e)(2)(C)(iv)[1] or for a sex offense that requires registration under section 290(c) are ***not*** eligible for the new misdemeanor, resentencing, or reclassification provisions of Proposition 47. Instead, those persons generally remain subject to punishment under traditional sentencing rules.

What are the offenses specified under Penal Code section 667(e)(2)(c)(iv) that render someone ineligible for Proposition 47?

Section 667(e)(2)(c)(iv) states: "The defendant suffered a prior serious and/or violent felony conviction, as defined in subdivision (d) of this section, for any of the following felonies: (I) A 'sexually violent offense' as defined in subdivision (b) of Section 6600 of the Welfare and Institutions Code. (II) Oral copulation with a child who is under 14 years of age, and who is more than 10 years younger than he or she as defined by Section 288a, sodomy with another person who is under 14 years of age and more than 10 years younger than he or she as defined by section 286, or sexual penetration with another person who is under 14 years of age, and who is more than 10 years younger than he or she, as defined by Section 289. (III) A lewd or lascivious act involving a child under 14 years of age, in violation of Section 288. (IV) Any homicide offense, including any attempted homicide offense, defined in Sections 187 to 191.5, inclusive. (V) Solicitation to commit murder as defined in Section 653f. (VI) Assault with a machine gun on a peace officer or firefighter, as defined in paragraph (3) of subdivision (d) of Section 245. (VII) Possession of a weapon of mass destruction, as defined in paragraph (1) of subdivision (a) of Section 11418. (VIII) Any serious or violent felony offense punishable in California by life imprisonment or death." These offenses are sometimes referred to a "super strikes."

What are the offenses that require registration as a sex offender under Penal Code section 290(c)?

Under section 290(c), the following persons are required to register: "Any person who, since July 1, 1944, has been or is hereafter convicted in any court in this state or in any federal or military court of a violation of Section 187 committed in the perpetration, or an attempt to perpetrate, rape or any act punishable under Section 286, 288, 288a, or 289, Section 207 or 209 committed with intent to violate Section 261, 286, 288, 288a, or 289, Section 220, except assault to commit mayhem, subdivision (b) and (c) of Section 236.1, Section 243.4, paragraph (1), (2), (3), (4), or (6) of subdivision (a) of Section 261, paragraph (1) of subdivision (a) of Section 262 involving the use of force or violence for which the person is sentenced to the state prison, Section 264.1, 266, or 266c, subdivision (b) of Section 266h, subdivision (b) of Section 266i, Section 266j, 267, 269, 285, 286, 288, 288a, 288.3, 288.4, 288.5, 288.7, 289, or 311.1, subdivision (b), (c), or (d) of Section 311.2, Section 311.3, 311.4, 311.10, 311.11, or 647.6, former Section 647a, subdivision (c) of Section 653f, subdivision 1 or 2 of Section 314, any offense involving lewd or lascivious conduct under Section 272, or any felony violation of Section 288.2; any statutory predecessor that includes all elements of one of the above-mentioned offenses; or any person who since that

[1] Unless otherwise indicated, all statutory references are to the Penal Code.

date has been or is hereafter convicted of the attempt or conspiracy to commit any of the above-mentioned offenses."

Is *every* person who is required to register as a sex offender ineligible for Proposition 47?

Proposition 47 only excludes persons with prior convictions for a sex offense that requires registration under section 290(c), which enumerates several sex offenses that mandate registration upon conviction. This disqualifier appears to be limited to the offenses enumerated in section 290(c) and not to include persons required to register under other statutory provisions that vest courts with discretionary authority to impose sex offender registration under specified circumstances. (See, e.g., Pen. Code, § 290.006 [Authorizing courts to impose registration for *any* offenses not listed in section 290(c) "if the court finds at the time of conviction or sentencing that the person committed the offense as a result of sexual compulsion or for the purpose of sexual gratification"].)

Do the exclusions include out-of-state convictions and juvenile adjudications?

It appears so. Proposition 47 excludes persons with a prior conviction for any of the offenses listed in section 667(e)(2)(C)(iv). Section 667(e)(2)(C)(iv) applies if "[t]he defendant suffered a prior serious and/or violent *felony conviction, as defined in subdivision (d) of this section*, for any of the following felonies. . . " – the "super strikes." (Emphasis added.) The reference to "subdivision (d) of this section" presumably means section 667(d). Section 667(d) provides that "[n]ot withstanding any other law and for the purposes of subdivisions (b) to (i), inclusive, a prior conviction of a serious and/or violent felony shall be defined as" (1) an adult California conviction under sections 667.5(c) and 1192.7(c) [§ 667(d)(1)]; (2) an out-of-state conviction "for an offense that, if committed in California is punishable by imprisonment in the state prison . . . if the prior conviction in the other jurisdiction is for an offense that includes all of the elements of" a California serious or violent felony [§ 667(d)(2)]; and (3) designated juvenile adjudications [§ 667(d)(3)].

Since the definition of "conviction of a serious and/or violent felony" contained in section 667(d) is incorporated by reference in section 1170.18(i), and since that definition specifically includes designated juvenile adjudications, it appears likely that a person who has been adjudicated for an offense listed in section 667(d)(3) will be excluded from the benefits of Proposition 47. While juvenile "adjudications" and adult "convictions" are distinguished in many other contexts, for the purposes of the exclusion under section 1170.18(i), it appears likely that they will be treated the same.

How does Proposition 47 change theft and drug possession offenses?

The following theft and drug possession offenses have been reclassified as misdemeanors as specified below. As noted above, these new misdemeanor provisions do *not* apply to persons with one or more prior convictions for offenses specified under section 667(e)(2)(C)(iv) or for a sex offense that requires registration under section 290(c).

- ***Shoplifting***. The proposition added section 459.5 to create a new misdemeanor offense called "shoplifting," punishable by up to 6 months in county jail. Shoplifting is defined as "entering a commercial establishment with intent to commit larceny while that establishment is open during regular business hours" where the value of the property does not exceed $950. Any other entry into a commercial establishment with intent to commit larceny is burglary. Any act of shoplifting as defined above must be charged as shoplifting. No person charged with shoplifting may also be charged with burglary or theft of the same property.

- ***Forgery.*** The proposition reclassified forgery of specified instruments under section 473 involving an amount that does not exceed $950 from a felony or wobbler to exclusively a misdemeanor. The instruments are "a check, bond, bank bill, note, cashier's check, traveler's check, or money order." To qualify as a felony, the proposition appears to require a value over $950 per forged instrument as opposed to a total value with multiple instruments combined, as specified, for example, under section 476a(b): "If the *total* amount of all checks, drafts, or orders that the defendant is charged with and convicted of making, drawing, or uttering does not exceed nine hundred fifty dollars (950), the offense is punishable only by imprisonment in the county jail…"].) (Emphasis added.) The misdemeanor provision does not apply to any person convicted both of forgery and identity theft under section 530.5.

- ***Insufficient Funds.*** Before Proposition 47, a violation of section 476a was a wobbler offense, except that the offense was strictly a misdemeanor if the total underlying amount did not exceed $450, unless the person was previously convicted of one of several specified theft offenses. The disqualifying prior violations are "… Section 470, 475, or 476, or of this section, or of the crime of petty theft in a case in which defendant's offense was a violation also of Section 470, 475, or 476 or of this section…" (Pen. Code, § 476a(b).) Proposition 47 increased the total threshold amount for misdemeanors from $450 to $950 and increased the number of disqualifying prior convictions from one to "three or more."

- ***Petty Theft.*** Proposition 47 added section 490.2 to define "petty theft" as "obtaining any property by theft where the value of the money, labor, real or personal property taken" does not exceed $950. Under the proposition, this new definition of petty theft applies notwithstanding section 487 "or any other provision of law defining grand theft." (Pen. Code, § 490.2(a).) The new definition of petty theft appears designed to apply regardless of how specific categories of property are treated under separate statutes. Section 487(b)(1)(A), for example, characterizes theft of certain farm crops valuing over $250 as "grand theft." Under the proposition's new definition of petty theft, such offenses appear to be misdemeanors if not valued over $950. This new misdemeanor provision is not applicable to any theft that may be charged as an infraction "pursuant to any other provision of law."

- ***Receiving Stolen Property.*** Before Proposition 47, a violation of section 496 was a wobbler offense, except that if the value of the property did not exceed $950, the district attorney or grand jury may specify the offense as exclusively a misdemeanor "in the interests of justice." Proposition 47 rendered all violations of section 496 that do not exceed $950 as strictly misdemeanors, eliminating prosecutorial discretion to charge those offenses as felonies.

- ***Petty Theft with a Prior.*** Proposition 47 eliminated the offense of petty theft with a prior under section 666 for most defendants by narrowing the category of persons subject to punishment under that section to only include persons required to register under the Sex Offender Registration Act, persons with prior violent or serious felony convictions under section 667.5(e)(2)(C)(iv), and persons convicted of section 368(d) or (e) [specified theft crimes involving elder or dependent adults]. Unlike other references to sex offender registration throughout Proposition 47 (see above), this reference appears to include *all* persons required to register, regardless of whether the basis for registration was section 290(c) or some other provision under the Sex Offender Registration Act.

- ***Drug Possession Offenses*.** Proposition 47 reclassified drug possession offenses under Health and Safety Code sections 11350, 11357(a) [concentrated cannabis], and 11377 from a felony or wobbler to strictly misdemeanors punishable by up to one year in county jail.

What is the difference between petitioning for resentencing and applying for reclassification?

Proposition 47 added section 1170.18, which has two distinct procedures for eligible persons seeking relief that hinges on whether the person is *currently serving* the sentence or has *completed* the sentence. Persons currently serving the sentence can petition the court to be "resentenced" as a misdemeanor offender under the procedures prescribed in section 1170.18(a)–(e), (i)–(o). Persons who have completed their sentences can apply to the court to "reclassify" their felony convictions as misdemeanors under the procedures prescribed in section 1170.18(f)–(h).

Is there a deadline for petitions for resentencing and applications for reclassification?

Yes. Petitions for resentencing and applications for reclassification must be filed on or before November 4, 2022, or at a later date upon [a] showing of good cause."(AB 2765, Stats. 2016, ch. 767). Proposition 47 does not define what constitutes "good cause" for this purpose.

Does a person seeking relief under section 1170.18 have the right to counsel?

The proposition does not address the right to counsel. Thus, the answer may depend on the stage of the proceedings. For petitioners who are currently serving their sentences, the right to counsel

issue may be similar to proceedings for a writ of habeas corpus, where the petitioner has no right to counsel in the preparation of the petition, nor during the initial screening by the court. There would likely be a right to counsel, however, during the resentencing stage of the proceedings. Since no custodial sanction is involved with applications for reclassification, it is likely that there is no right to the assistance of counsel, except, perhaps in contested hearings where the application is opposed by the district attorney.

What should happen if a person is serving a sentence based on a mixture of eligible and ineligible offenses?

Many individuals may have been convicted of a mixture of Proposition 47 eligible and non-eligible offenses. As long as the defendant does not have a disqualifying "super strike" prior conviction and is not required to register as a sex offender under section 290(c), there is nothing in Proposition 47 that would prohibit the defendant from petitioning or applying for relief under section 1170.18 as to crimes that are qualified. If relief is granted, the court would likely re-compute any remaining sentence to be served with the qualified crime now specified as a misdemeanor.

RESENTENCING OF CRIMES FOR PERSONS CURRENTLY SERVING SENTENCE

Who is eligible to petition for resentencing?

Persons "currently serving a sentence" for a felony conviction, whether by trial or plea, who would have been guilty of a misdemeanor under Proposition 47 had it been in effect at the time of the offense are eligible to petition for resentencing. (Pen. Code, § 1170.18(a).) As noted above, persons with one or more prior convictions for offenses listed under section 667(e)(2)(C)(iv) or for a sex offense that requires registration under section 290(c) are *not* eligible for resentencing. (Pen. Code, § 1170.18(i).)

What does the court decide in order to grant a petition for resentencing?

The court must confirm that the petitioner is eligible for resentencing and whether the resentencing of the petitioner would create an unreasonable risk of danger to public safety. Specifically, section 1170.18(b) provides, in relevant part: "If the petitioner satisfies the criteria [for resentencing] . . . , the petitioner's felony sentence shall be recalled and the petitioner resentenced to a misdemeanor . . . , unless the court, in its discretion, determines that resentencing petitioner would pose an unreasonable risk of danger to public safety."

What are the filing requirements for a petition for resentencing?

Proposition 47 does not specify any particular form of petition for resentencing. Some courts have developed local forms that may be used. Unless a superior court adopts a mandatory form as a local court rule, the petitioner may petition the court for relief in any manner that meets

general pleading requirements. Some courts are permitting oral motions for relief under section 1170.18. Petitions must be filed by November 4, 2022, to be considered by the court, unless the person shows "good cause" for a later filing. (Pen. Code, § 1170.18(j).)

What evidence is admissible to determine whether a particular crime qualifies under Proposition 47?

It is unclear what evidence may be considered in determining eligibility for resentencing. In similar circumstances, courts have limited the parties to offering the "record of conviction": documents such as the complaint, plea forms, factual basis for the plea as stated on the record, and transcripts.

Who has the burden to establish eligibility for relief?

The petitioner has the burden of establishing eligibility for the relief being sought. In the context of section 1170.18, the petitioner will have the burden of establishing that he or she committed a crime which, had Proposition 47 been in effect when committed, would be a misdemeanor. (Pen. Code, § 1170.18(a).) For example, if the crime at issue is a theft offense, the petitioner must establish that the value of the property taken did not exceed $950. The prosecution, however, likely has the burden of proving that the petitioner is disqualified because of the conviction of a "super strike," or because of a requirement to register as a sex offender.

Could the petitions of persons otherwise eligible for resentencing be denied for some reason?

Yes, but only on a very narrow basis. Courts may deny a petition for resentencing when the person is otherwise eligible if the court, in its discretion, determines that resentencing the petitioner would pose "an unreasonable risk of danger to public safety." (Pen. Code, § 1170.18(b).)

What is the definition of the phrase "unreasonable risk of danger to public safety"?

Under section 1170.18(c), the phrase "unreasonable risk of danger to public safety" is narrowly defined as "an unreasonable risk that the petitioner will commit a new violent felony within the meaning of [Penal Code section 667(e)(2)(C)(iv)]." By its express terms, Proposition 47 extends this definition to all uses of the phrase *throughout* the Penal Code. A divided panel of the Court of Appeal held that the definition of dangerousness in section 1170.18(c) has no application to petitions for resentencing brought under Proposition 36. (*People v. Valencia* (2014) 232 Cal.App.4th 514, *review granted*, [Feb. 18, 2015] 183 Cal.Rptr.3d 516.)

What will the court consider when determining whether a petitioner is an "unreasonable risk of danger to public safety?"

In determining whether a petitioner poses an unreasonable risk of danger to public safety, the court may consider:

- The petitioner's criminal conviction history, including the type of crimes committed, the extent of injury to victims, the length of prior prison commitments, and the remoteness of the crimes;

- The petitioner's disciplinary record and record of rehabilitation while incarcerated; and

- Any other evidence the court, within its discretion, determines to be relevant in deciding whether a new sentence would result in an unreasonable risk of danger to public safety.

(Pen. Code, § 1170.18(b)(1)–(3).)

Is "dangerousness" considered when imposing a misdemeanor sentence for a new crime?

No. Whether or not the defendant possesses "an unreasonable risk of danger to public safety" only concerns petitions for resentencing under section 1170.18(a). The defendant is entitled to a misdemeanor sentence for a Proposition 47-eligible crime unless he or she has a prior disqualifying conviction, is required to register as a sex offender under section 290(c), or is otherwise excluded by the particular penal statute.

What does "currently serving a sentence" mean for purposes of eligibility to petition for resentencing?

Proposition 47 does not expressly define what constitutes "currently serving a sentence" for purposes of eligibility to petition for resentencing. The plain language of the phrase "currently serving a sentence" appears to apply to eligible persons serving prison sentences and terms of imprisonment in county jail under section 1170(h), including periods of mandatory supervision, which are "suspended" portions of the terms imposed. Whether courts will consider persons on other categories of supervision to be "currently serving a sentence" is less clear. Courts will likely have different interpretations based on the circumstances of the case and legal arguments presented by the parties.

Is a person on formal probation considered "currently serving a sentence" for purposes of eligibility to petition for resentencing?

Proposition 47 does not address whether a person on formal probation for a qualifying offense should be considered "currently serving a sentence" for purposes of eligibility to petition for resentencing. Until further guidance is provided by an appellate court, individual sentencing courts will likely have different interpretations based on the circumstances of the case and legal arguments presented by the parties. On one hand, formal probation, which is often characterized as an act of leniency, is statutorily defined as the suspension of the imposition or execution of a sentence. (Pen. Code, § 1203(a).) Grants of probation, on the other hand, are commonly understood to constitute "sentences" in criminal matters, and probationers are often required to

serve terms in county jail as a condition of probation. Based on early indications, it appears that many courts consider probationers to be "currently serving a sentence" for purposes of eligibility for resentencing, while some consider probationers to not *yet* be sentenced and thus entitled to have the qualifying offenses redesignated as misdemeanors without the formal resentencing process prescribed by section 1170.18(a)–(e).

Are persons on parole or postrelease community supervision (PRCS) considered "currently serving a sentence" for purposes of eligibility for resentencing?

Although persons on parole or PRCS for qualified felony offenses are entitled to relief under Proposition 47, there are uncertainties about whether they are eligible to petition for resentencing (as a person "currently serving a sentence") or to apply for reclassification (as a person who has completed the sentence). If courts consider persons on parole or PRCS as "currently serving a sentence," those persons will be required to petition for resentencing under sections 1170.18(a)–(e), which will include a determination of the issue of dangerousness under section 1170.18(b). If persons on parole or PRCS are not considered "currently serving a sentence," those persons would be eligible to apply for reclassification of their eligible felony offenses as misdemeanors under sections 1170.18(f)–(h), which would not include a determination of the issue of dangerousness.

What is the court's discretion in resentencing the petitioner?

Proposition 47 imposes the following limitations:

- The petitioner must be given credit for any time he or she has already served. (Pen. Code §1170.18(d).) Credit must likely be given for custody time and any periods of supervision. The statute likely does not mean that the person is to automatically be released with "credit for time served" – meaning that the sentence has been satisfied.
- The sentence may not be longer than the original sentence. (Pen. Code § 1170.18(e).)
- The petitioner must be placed on parole for a one-year period, unless the court releases the person from that requirement. (Pen. Code § 1170.18(d).)

Note, however, that it is unlikely the sponsors of Proposition 47 contemplated persons resentenced for a crime punished under section 1170(h) or granted probation would be sent to state parole. But the statutory language is broad enough to include all sentenced individuals, including those persons previously handled locally.

Subject to the foregoing limitations, the court is free to impose any form of misdemeanor sentence considered appropriate for the petitioner's circumstances. If the petitioner has been sentenced on any felony not altered by Proposition 47, all terms and conditions of the original sentence presumably will remain, except for the re-designation of a Proposition 47 crime as a misdemeanor. Assuming the petitioner has been convicted only of a crime changed by the initiative, potential sentencing options may include:

- Straight custody term, without any supervision.
- Formal or informal probation of up to three years.
- Parole or Postrelease Community Supervision, particularly for persons being released from prison.

Who presides over resentencing proceedings?

The original sentencing judge is required to preside over the petition for resentencing if that judge is available. If the original judge is unavailable, the presiding judge of the court will appoint a judge to review the petition. The parties may also agree that a different judge can conduct the review. What constitutes "unavailability" of a judge may be open to interpretation.

Is a hearing always required for petitions for resentencing?

Nothing in Proposition 47 specifically requires a court hearing on every petition for resentencing, particularly when there is no opposition to the granting of the petition. Hearings may be necessary if the prosecution challenges the petitioner's eligibility, such as when a theft may involve more than $950, when a victim asks to participate in the process, or concerning challenges to the dangerousness determination

Is there a specific time within which the hearing on a petition for resentencing must be held?

No. Section 1170.18 does not require the hearing to be held within a particular number of days. The hearing should be held within a reasonable time.

Does the victim have a right to attend the hearing on a petition for resentencing?

Likely, yes, if the victim has made such a request. A resentencing proceeding is likely considered a "post-conviction release proceeding" under Marsy's Law. If the victim so requests, he or she may be entitled to notice of and participation at the hearing.

Does the petitioner have a right to a jury determination of eligibility for resentencing?

Probably not. Petitioners likely have no right to a jury determination of their eligibility for resentencing. Other courts have determined, in the Proposition 36 context, that *Apprendi v. New Jersey* (2000) 530 U.S. 466, has no application due to the retrospective nature of the petition for resentencing. (See *People v. Elder* (2014) 227 Cal.App.4th 1308, 1315; *People v. Bradford* (2014) 227 Cal.App.4th 1322, 1331-1336; *People v. Guilford* (2014) 228 Cal.App.4th 651, 662-663.)

What is the effect of the order granting resentencing?

If the court grants the request to resentence the offense as a misdemeanor, the crime will thereafter be treated as a misdemeanor for all purposes except for the right to own or possess firearms. (Pen. Code § 1170.18(k).)

RECLASSIFICATION OF CRIMES FOR PERSONS WHO HAVE COMPLETED A SENTENCE

Who is eligible to apply for reclassification of their felony convictions?

Persons who have "completed" their sentences for a felony conviction, whether by trial or plea, who would have been guilty of a misdemeanor under Proposition 47 had it been in effect at the time of the offense are eligible to apply for reclassification of their felony convictions. (Pen. Code, § 1170.18(f).) As noted above, persons with one or more prior convictions for offenses listed under section 667(e)(2)(C)(iv) or for a sex offense that requires registration under section 290(c) are *not* eligible for reclassification. (Pen. Code, § 1170.18(i).)

Who is qualified for reclassification?

Any person whose sentence, including any period of supervision, has been completed, including:

- Persons released from prison and who are off parole or PRCS;
- Persons who have completed a sentence imposed under section 1170(h), including any time ordered on mandatory supervision;
- Persons who have completed probation.

Nothing in Proposition 47 expressly grants juveniles the right to apply for reclassification of qualified felony adjudications. *Alejandro N. v. Superior Court (People)* (2015) 238 Cal.App.4th 1209 (review denied), however, has held that juveniles have the right to petition for resentencing; likely the opinion will apply to requests for reclassification.

May a person be excluded from reclassification because of a prior offense?

Yes. The same exclusions apply to both resentencing and reclassification of a crime. A person who has a prior "super strike" conviction, or who is required to register as a sex offender under section 290(c) may not petition for reclassification. (§ 1170.18(i).) The crimes that would exclude the applicant are the "super strikes" listed in section 667(e)(2)(C)(iv): a "sexually violent offense" as defined in Welfare and Institutions Code, section 6600(b) (the Sexually Violent Predator Law); oral copulation, sodomy or sexual penetration of a child under 14 and more than 10 years younger than the defendant; a lewd act on a child under 14; any homicide offense, including attempted homicide as defined in sections 187 – 191.5; solicitation to commit murder; assault with a machine gun on a peace officer; possession of a weapon of mass destruction; or any serious or violent offense punishable by life imprisonment or death.

May the court address the issue of dangerousness when deciding whether to grant reclassification?

No. The applicant for reclassification need only show eligibility for relief; the court may not deny the petition based on dangerousness.

What is the procedure for obtaining reclassification of a crime?

The procedure potentially is the same as for resentencing, but the law specifically permits courts to grant reclassification of a crime without any hearing. (§ 1170.18(h).) The steps may include:

- The filing of an application for reclassification;
- A qualification hearing, if requested by the applicant or as may be necessary to determine the applicant's eligibility;
- Reclassification of the offense.

What are the filing requirements for an application for reclassification?

Proposition 47 does not specify any particular form of petition for resentencing. Some courts have developed local forms that may be used. Unless a superior court adopts a mandatory form as a local court rule, the petitioner may petition the court for relief in any manner that meets general pleading requirements. Some courts permit the application to be made by oral motion. Petitions must be filed by November 4, 2022, to be considered by the court, unless the person shows "good cause"

Who presides over reclassification proceedings?

As with resentencing proceedings, the original sentencing judge is required to preside over the reclassification application proceedings if that judge is available. If the original judge is unavailable, the presiding judge of the court will appoint a judge to review the petition. The parties may also agree that a different judge can conduct the review. What constitutes "unavailability" of a judge may be open to interpretation.

What evidence can be considered in determining eligibility for reclassification?

It is unclear what evidence may be considered in determining eligibility for resentencing. In similar circumstances, courts have limited the parties to offering the "record of conviction:" documents such as the complaint, plea forms, factual basis for the plea as stated on the record, and transcripts.

May the victim participate in the reclassification process?

It is unclear. It is not likely that the victim has any constitutional right to participate in the reclassification process. Section 1170.18(o) provides that "[a] *resentencing hearing* ordered under this Act shall constitute a 'post-conviction release proceeding' under paragraph (7) of subdivision (b) of Section 28 or Article I of the California Constitution (Marsy's Law)."

(Emphasis added.) The purpose of Marsy's Law is to ensure that victims have the right to participate in any decision which could result in the post-sentencing release of an offender. No one is being "released" as a result of the reclassification process. Furthermore, section 1170.18(h) expressly allows the court to grant the reclassification without any hearing – thus, there is no "resentencing hearing" that would trigger the victim's rights under Marsy's Law.

What is the effect of the order granting reclassification?

If the court grants the request to reclassify the offense as a misdemeanor, thereafter the crime will be treated as a misdemeanor for all purposes except for the right to own or possess firearms. (§ 1170.18(k).)

CALIFORNIANS for SAFER COMMUNITIES

Smash-and-Grab Thefts. Skyrocketing Drug Addiction. More Dangerous Communities.

Whether it's rampant retail theft causing neighborhood store closures and higher prices for working families, or the growing epidemic of fentanyl overdoses, Californians can't afford half-measures when it comes to addressing these pressing issues.

Passed in 2014, Prop 47 achieved notable success in making California's criminal justice system more equitable. However, it led to unintended consequences over the past decade — repeat and often organized retail theft, inner-city store closings, and difficulty convincing people to seek drug and mental health treatment — that can only be corrected by the voters at the ballot box with modest amendments to Prop 47.

It's time for meaningful reforms to our justice system, including to Prop 47, that ensure our communities are safe.

Initiative 23-0017A1, the Homelessness, Drug Addiction, and Theft Reduction Act

Currently collecting signatures to qualify for the 2024 November General Election, this bi-partisan measure provides common sense, targeted reforms to Prop 47 that legislative proposals alone are unable to deliver.

Addresses Organized and Serial Retail Theft

Rampant retail theft is harming businesses and residents in California because those who commit these crimes know they'll get away with it, even if they're caught. This measure will hold repeat offenders accountable for the safety of our communities, rather than putting them back on the streets.

- Classifies repeated theft as a felony for individuals who steal less than $950 if they have two or more prior theft-related convictions
- Allows stolen property values from multiple thefts to be combined so repeat offenders can be charged with a felony if the total exceeds $950, countering tactics by career criminals to avoid harsher penalties
- Authorizes judges to impose an enhanced penalty when an offender steals, damages, or destroys property by participating in organized theft with two or more offenders or by causing losses of $50,000 or more

Confronts the Fentanyl Crisis in Our Communities

The fentanyl crisis has reached alarming levels, and is now responsible for 20 percent of youth deaths in California. This measure will define fentanyl as a hard drug, hold individuals convicted of trafficking fentanyl accountable, and grant judges greater discretion in sentencing drug traffickers.

- Adds fentanyl to the list of hard drugs — such as heroin, cocaine, and methamphetamine — that are illegal to possess with a firearm and authorizes greater consequences for selling deadly quantities
- Enables stricter penalties for dealers whose trafficking causes death or serious injury, and warns traffickers of potential murder charges if continued drug trafficking results in fatalities

Prioritizes Mental Health and Drug Treatment

Breaking the cycle of repeat offenders means addressing the many root causes of retail theft. This measure provides critical mental health, drug treatment services, and job training within our justice system for people who are homeless and suffering from mental illness or struggling with substance abuse.

- Enacts a new class of crime called a "treatment-mandated felony" where offenders with multiple hard drug possession convictions would be given the option of participating in drug and mental health treatment in lieu of incarceration
- Allows offenders who successfully complete drug and mental health treatment to avoid jail time and have the charge fully expunged

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"The Homelessness, Drug Addiction, and Theft Reduction Act will make targeted but impactful changes to our laws around fentanyl and help us tackle the chronic retail theft that hurts our retailers, our workers, and our cities. I fully support this measure and know it will make a meaningful difference for cities across California."

~ Mayor London Breed, San Francisco

"I am proud to lend my support to this public safety initiative that would make changes to Prop 47, which would address serious spikes to drug and theft crimes since the pandemic. Local law enforcement and my constituents are saying enough is enough. They want the state to address the increases we're seeing in the homeless due to increased hard drug use, opioid-related overdoses, and escalating numbers of smash-and-grab and retail theft crimes."

~ Assemblymember James Ramos

"We cannot be afraid to challenge the status quo when it is clearly not working for our residents. Prop 47 was well-intended but what really matters is its impact — and unfortunately, it's hurting far too many families and small businesses across the state. We need reform that doesn't take us back to the era of mass incarceration but allows judges to mandate treatment for those struggling with severe addiction, hold repeat offenders accountable, and treat fentanyl like the killer it is."

~ Mayor Matt Mahan, San Jose

Ad paid for by Californians to Reduce Homelessness, Drug Addiction, and Theft, sponsored by Golden State Communities
Ad Committee's Top Funders
Walmart
Home Depot USA
Target
Funding details at www.fppc.ca.gov

Join Public Safety and Community Leaders

California District Attorneys Association

California Police Chiefs Association

Crime Victims United

Hope Street Coalition

* Partial List

JOIN THE COALITION TODAY!

CASafeCommunities.org



THE HOMELESSNESS, DRUG ADDICTION, AND THEFT REDUCTION ACT

THE PROBLEM

Since the passage of Proposition 47 in 2014:

- Reported retail and cargo theft has exploded
- Homelessness has increased 51% in California
  - Down 11% in rest of country
- Drug addiction became a humanitarian crisis
- The consequences are impacting public safety and the quality of life for all Californians
- Cannot fix Prop 47 without going back to ballot

RETAIL THEFT

- No accountability or deterrence
- Repeat offenders treated as misdemeanors
- Cannot aggregate crimes
- Misdemeanors are low priority
- Only ticket offenses; not booked or are immediately released

29.7%
REDUCED/ALTERED IN-STORE PRODUCTS

45.3%
REDUCED STORE OPERATING HOURS

28.1%
REPORTS OF STORE CLOSURES

THE SOLUTION

THE HOMELESSNESS, DRUG ADDICTION, AND THEFT REDUCTION ACT BALLOT INITIATIVE

Reclassify retail theft with 2 or more prior convictions as a felony

After 2 hard drug convictions, discretion to charge 3rd hard drug possession as **treatment mandated felony**

Address fentanyl crisis by going after fentanyl drug dealers

HIGHER VOTER SUPPORT

92%
BELIEVE FENTANYL IS MAJOR THREAT

84%
BELIEVE THEFT IS RAMPANT

82%
BELIEVE HOMELESSNESS IS RAMPANT & INCREASES CRIME

89%
SUPPORT CHANGES TO PROP 47 TO ALLOW STRONGER PENALTIES

94%
SUPPORT THE ADDITION OF FENTANYL TO EXISTING LAWS

PHASE 1: QUALIFICATION

Now - April 30, 2024

- ☐ 546,651 valid signatures (950,000 total)
- ☐ Estimated cost for qualification: **$7-8 million**

PHASE 2: CAMPAIGN

- ☐ Estimated budget: **$5-10 million**
  (Higher voter support lowers budget)

CONTRIBUTE

CASafeCommunities.com

Help us bring back accountability and safety to our community.

STATISTICS SOURCE: 2023 Retail Security Survey National Retail Federation

City of Rolling Hills INCORPORATED JANUARY 24, 1957

Agenda Item No.: 15.A
Mtg. Date: 04/22/2024

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

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

THRU: **KARINA BAÑALES, CITY MANAGER**

SUBJECT: **RECEIVE AND FILE FIRE FUEL ABATEMENT AND CODE ENFORCEMENT QUARTERLY REPORT FOR THE FIRST QUARTER OF 2024 (JANUARY 1 THROUGH MARCH 31)**

DATE: **April 22, 2024**

BACKGROUND:
Quarterly meetings are held with various agencies involved in fire fuel reduction in Rolling Hills.

The Code Enforcement Division provides quarterly updates on fuel abatement cases, including open and closed cases. Cases include dead vegetation and other code violations for the first quarter of 2024. Also included is a list of cumulative open cases.

DISCUSSION:
Quarterly Fire Fuel Abatement Meeting
On April 4, 2024, the City held a Quarterly Fire Fuel Abatement meeting with representatives from the Palos Verdes Peninsula Land Conservancy (PVPLC), Southern California Edison (SCE), and Rolling Hills Community Association (RHCA).
City staff made a presentation on code enforcement cases and fire fuel abatement in the City. During the first quarter of 2024, 10 cases were closed, including six dealing with vegetation or dead trees (see Attachment 3); 14 cases were opened, including seven involving vegetation or dead trees (see Attachment 2). Code enforcement is working on 15 open cases, four dealing with vegetation or dead trees (see Attachment 1). The City Attorney's office is working on three code enforcement cases (see attachments).

PVPLC is continuing to mow and remove Acacia. Hand crews and goats are used in areas where mowing is too steep. They have seen improvements in areas maintained over the years. They recently purchased a new mower but need funding for staffing and are looking for funding sources. They are willing to provide tours as they have in the past and are willing to present the Council with a presentation if requested.

SCE sends its crews on trails for regular maintenance to clear vegetation near powerlines and equipment. They conduct inspections twice a year and are looking to restart in May or June. In high-fire-risk areas such as Rolling Hills, SCE trims 12 feet of clearance around powerlines and equipment. Their policy is to contact residents first before working on clearing vegetation. If contact has not been made, they will attempt to contact a neighbor to see if there is alternative access. They encourage residents to report overgrown vegetation near powerlines.

RHCA discussed weed abatement concerns and work needed after the recent rains.

The Department of Agricultural Commissioner/Weights and Measures representative was not at the meeting but did report afterward that they are clearing vegetation on a property on Roadrunner Road, which they do annually. They are responsible for overseeing dead vegetation on vacant properties and typically start annual inspections in late April.

FISCAL IMPACT:
Code enforcement services is provided contractually, and payment is made from the General Fund.

RECOMMENDATION:
Receive and file.

ATTACHMENTS:
Attachment 1: CE_QRP_2024_Q1_240417_CE_AllOpenCases.pdf
Attachment 2: CE_QRP_2024_Q1_OpenedCases.pdf
Attachment 3: CE_QRP_2024_Q1_ClosedCases.pdf

Case Report
ALL OPEN CASES

1/1/2019 - 04/17/2024

Case Date	Address of Violation	Description	Follow-Up/ Status	Follow Up Date	Main Status
4/9/2024	8 Quail Ridge Rd. N	Unpermitted building	Follow-up needed	4/23/2024	Open
3/6/2024	28983 PVDE	Stormwater drainage	Confirming complaint; need RHCA follow up	4/23/2024	Pending
2/29/2024	6 Saddleback Rd.	Debris and other material improperly stored on site.	Referred to City Attorney	--	Open
2/14/2024	17 Chuckwagon Rd.	Garage conversion to bedroom and bathroom	Confirming complaint	2/24/2024	Pending
2/13/2024	18 Poppy Trail	Broken pipe causing erosion on neighboring property.	Area tarped; plans required for permanent solution	4/23/2024	Open
11/7/2023	16 Buggy Whip Dr.	2nd Violation of trees in violation of conditions	Follow-up needed	4/23/2024	Open
11/2/2023	17 Eastfield Dr.	Unpermitted construction	Follow-up needed	4/9/2024	Open
10/5/2023	5 Outrider Rd.	Dog on the loose	Follow-up needed	1/23/2024	Open
7/13/2023	79 Eastfield Dr.	Overgrown vegetation & unfinished construction	Referred to City Attorney; vegetation cleared	--	Open
6/22/2023	4 Possum Ridge Rd.	Unpermitted work/grading	Planning application required	4/23/2024	Open
6/13/2023	20 Portuguese Bend Rd.	Aggressive animal (Dog)	Follow-up with dog owner; Update complainant	4/23/2024	Open
9/22/2022	29 Middleridge Ln. S	Extensive grading and imported soil; dead shrubs/trees/vegetation	Approved by PC on 4/16/24; grading permit needed	3/7/2024	Open
6/9/2022	4 Spur Ln.	Dead/Dry vegetation	Approved by PC; need to recheck location	4/23/2024	Open
7/6/2021	1 Chestnut Ln.	Unpermitted structure (gazebo/outdoor kitchen)	Approved by PC; building permit needed	4/30/2024	Open
11/1/2019	2950 PVDN	Red-tagged residence	Referred to City Attorney	--	Open

Total Records: 15 **4/17/2024**

Case Report – CASES OPENED Q1 2024

01/01/2024 - 03/31/2024

Case Opened	Address of Violation	Description	Main Status
3/26/2024	68 Saddleback Rd.	Dried Vegetation (Fallen Tree)	Open
3/6/2024	28983 PV Dr East	Stormwater drainage	Pending
2/29/2024	6 Saddleback Rd.	Debris and other material improperly stored on site.	Open
2/15/2024	5 Crest Road E	Tumbleweeds behind the fence of the property.	Closed
2/15/2024	7 Ranchero Rd.	Debris, trash, and miscellaneous materials left on a vacant lot.	Closed
2/14/2024	17 Chuckwagon	Garage conversion to bedroom and bathroom	Pending
2/13/2024	9 Middleridge Ln S	Tumbleweeds on open field	Closed
2/13/2024	18 Poppy Trail	Broken pipe causing erosion on neighboring property.	Open
2/8/2024	38 Crest Road E	Tumbleweed in front of the fence.	Closed
2/1/2024	54 Eastfield	Investigating concerns regarding an attractive nuisance. Feeding wildlife.	Closed
1/30/2024	9 Flying Mane	Unpermitted driveway construction	Closed
1/25/2024	1 Southfield	Tumbleweeds in the rear of the property.	Closed
1/23/2024	2 Spur Lane	Tumbleweeds and dead vegetation.	Open
1/18/2024	4 Cinchring	Tumbleweeds and dead vegetation	Closed

Total Records: 14 **4/4/2024**

Case Report – CASES CLOSED
Q1 2024

01/01/2024 - 03/31/2024

Case Date	Address of Violation	Description	Main Status	Case Closed
2/15/2024	5 Crest Road E	Tumbleweeds behind the fence of the property.	Closed	3/12/2024
2/15/2024	7 Ranchero Rd.	Debris, trash, and miscellaneous materials left on a vacant lot.	Closed	2/29/2024
2/13/2024	9 Middleridge Ln S	Tumbleweeds on open field	Closed	2/27/2024
2/8/2024	38 Crest Road E	Tumbleweed in front of the fence.	Closed	2/13/2024
2/1/2024	54 Eastfield	Investigating concerns regarding an attractive nuisance. Feeding wildlife.	Closed	3/28/2024
1/30/2024	9 Flying Mane	Unpermitted driveway construction	Closed	3/21/2024
1/18/2024	4 Cinchring	Tumbleweeds and dead vegetation	Closed	2/6/2024
12/5/2023	100 Saddleback Rd.	Tumbleweeds and overgrown vegetation	Closed	3/5/2024
10/26/2023	23 Crest rd. E	Tumbleweeds and vegetation	Closed	1/2/2024
10/26/2023	17 Crest Road E	Unpermitted work	Closed	3/28/2024

Total Records: 10 **4/4/2024**