City of Rolling Hills INCORPORATED JANUARY 24, 1957

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

AGENDA | **CITY COUNCIL** | **CITY OF ROLLING HILLS**
Regular City Council Meeting | **Monday, August 23, 2021** | **7:00 PM**

SUPPLEMENTAL AGENDA

This meeting is held pursuant to Executive Order N-29-20 issued by Governor Gavin Newsom on March 17, 2020.

All Councilmembers will participate in-person wearing masks per Los Angeles County Health Department's Health Officer Order effective Saturday, July 17, 2021. The meeting agenda is available on the City's website. A live audio of the City Council meeting will be available on the City's website. Both the agenda and the live audio can be found here: https://www.rolling-hills.org/government/agenda/index.php.

Members of the public may come in to City Hall wearing masks, per the new Health Officer's Order.

Members of the public may observe and orally participate in the meeting via Zoom and or 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.

Zoom access: https://us02web.zoom.us/j/87227175757?pwd=VzNES3Q2NFprRk5BRmdUSktWb0hmUT09
Or dial (669) 900-9128
meeting ID: 872 2717 5757 passcode: 780609

Live stream recordings to all the City Council meetings can be found here: https://cms5.revize.com/revize/rollinghillsca/government/agenda/index.php
While on this page, locate the meeting date of interest then click on AUDIO. Another window will appear. In the new window, you can select the agenda item of interest and listen to the audio by hitting the play button. Written Action Minutes to the City Council meetings can be found in the AGENDA, typically under Item 4A Consent Calendar. Please contact the City Clerk at 310 377-1521 or email at cityclerk@cityofrh.net for assistance.

Next Resolution No. 1286 *Next Ordinance No. 371*

1. CALL TO ORDER

2. ROLL CALL

PLEDGE OF ALLEGIANCE

3. OPEN AGENDA - PUBLIC COMMENT WELCOME

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

4. CONSENT CALENDAR

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

4.A. REGULAR MEETING MINUTES OF AUGUST 9, 2021.
RECOMMENDATION: Approve as presented.
8.09.2021_CCMinutes.P.pdf

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

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

4.D. RECEIVE AND FILE A REQUEST FOR PROPOSAL (RFP) FOR CITY HALL LANDSCAPING AND IRRIGATION DESIGN AND MAINTENANCE.
RECOMMENDATION: Receive and file.
CityHallCampusLandscapingRFP_2021.pdf

5. COMMISSION ITEMS

5.A. ZONING CASE 21-08: REQUEST FOR VARIANCES FOR ENCROACHMENT INTO THE FRONT YARD SETBACK AND STRUCTURES IN THE FRONT YARD; AND SITE PLAN REVIEW FOR GRADING LOCATED AT 3 OUTRIDER ROAD (HOYLER).
RECOMMENDATION: Receive and file.
Development_Table_-_ZC_21-08.pdf
3 Outrider Plan Package_08.23.21.pdf
Vicinity Map.pdf
2021-10.PC_RESOLUTION_SupplementalPC_3_Outrider__Hoyler_.pdf

6. PUBLIC HEARINGS

7. OLD BUSINESS

7.A. CONSIDER AND APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH HQE SYSTEMS INC. FOR A NOT-TO-EXCEED AMOUNT OF $3,280 TO CONDUCT A FEASIBILITY STUDY FOR THE BLOCK CAPTAINS PROGRAM COMMUNICATION PROJECT
RECOMMENDATION: Staff recommends that the City Council approve a

Professional Services Agreement with HQE Systems, Inc. to conduct a feasibility study for potential consulting services for the Block Captain Communications Project.
HQE_Professional_Svcs_Agreement_Exhibit_A_Exhibit_B.pdf
Outdoor Speaker Options.pdf
Emergency Communications City Council Letter.docx
SUPPLEMENTAL - Professional Services Agreement _ HQE Systems Inc.-c1 (002).pdf
SUPPLEMENTAL - Professional Services Agreement _ HQE Systems Inc.-c1 (002).DOC
SUPPLEMENTAL 7A - LETTER & EMAILS OF SUPPORT.pdf

7.B. RECEIVE AND FILE THE CITY'S NOTICE OF INTENT (NOI) TO PARTICIPATE IN THE PENINSULA ENHANCED WATERSHED MMANAGEMENT PROGRAM (EWMP), AND DISCUSS PARTICIPATION IN THE TORRANCE AIRPORT STORMWATER BASIN PROJECT.
RECOMMENDATION: Receive and file the City's NOI to join the Peninsula EWMP and discuss the City's participation in the Torrance Airport Stormwater Basin Project.
2021.09.19EWMP Ltr.pdf

8. NEW BUSINESS

8.A. CONSIDER AND APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH GPA CONSULTING FOR A NOT-TO-EXCEED AMOUNT OF $199,215 TO PROVIDE ENVIRONMENTAL CONSULTING SERVICES FOR THE CALOES/FEMA VEGETATION MANAGEMENT GRANT PROJECT.
RECOMMENDATION:

Approve the Professional Services Agreement with GPA Consulting for Environmental Analysis.

PSA for Regulatory Permitting-c1.DOCX
GPA_Fee Proposal.pdf
GPA Scope_081221.docx

8.B. CONSIDER AND APPROVE THE SECOND PROFESSIONAL SERVICES AGREEMENT AMENDMENT WITH NV5 FOR THE SEPULVEDA CANYON STORMWATER MONITORING TO INCLUDE A HYDROLOGY REPORT.
RECOMMENDATION: Approve second amendment with NV5 for an additional fee of $27,600.
CORH-20-9641-MS4 Outfall Monitoring Revised 8.18.2021-c1.pdf
Second Amendment to NV5 Contract-c1.pdf

9. MATTERS FROM THE CITY COUNCIL AND MEETING ATTENDANCE REPORTS

9.A. CONSIDER RANCHO PALOS VERDES' INITIATIVE TO INSTALL WILDFIRE MONITORING CAMERAS. (DIERINGER)
RECOMMENDATION: Receive a report from Mayor Dieringer on the City of Rancho Palos Verdes' plan to install wildfire monitoring cameras, and provide direction to staff.
RPV's Wildfire Monitoring Cameras Staff Report.pdf

10. MATTERS FROM STAFF

11. CLOSED SESSION - SUPPLEMENTAL

11.A. CONFERENCE WITH LEGAL COUNSEL: EXISTING LITIGATION Government Code Section 54956.9(d)(1) The City finds, based on advice from legal counsel, that disclosure in open session will prejudice the position of the City in the litigation. Â Name of Case: Dr. Elliot H. Brunner and Dr. Nourit G. Korzennik v. The City of Rolling Hills; and Toshiko and Takashi Nakamura Case Number: 20TRCV00775
RECOMMENDATION: None.

12. ADJOURNMENT

Next regular meeting: Monday, September 13, 2021 at 7:00 p.m. in the City Council Chamber, Rolling Hills City Hall, 2 Portuguese Bend Road, Rolling Hills, California, 90274.

Notice:

Public Comment is welcome on any item prior to City Council action on the item.

Documents pertaining to an agenda item received after the posting of the agenda are available for review in the City Clerk's office or at the meeting at which the item will be considered.

In compliance with the Americans with Disabilities Act (ADA), if you need special assistance to participate in this meeting due to your disability, please contact the City Clerk at (310) 377-1521 at least 48 hours prior to the meeting to enable the City to make reasonable arrangements to ensure accessibility and accommodation for your review of this agenda and attendance at this meeting.

City of Rolling Hills INCORPORATED JANUARY 24, 1957

Agenda Item No.: 4.A
Mtg. Date: 08/23/2021

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

FROM: **CONNIE VIRAMONTES , ADMINISTRATIVE ASSISTANT**

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

SUBJECT: **REGULAR MEETING MINUTES OF AUGUST 9, 2021.**

DATE: **August 23, 2021**

BACKGROUND:
NONE.

DISCUSSION:
NONE.

FISCAL IMPACT:
NONE.

RECOMMENDATION:
Approve as presented.

ATTACHMENTS:
8.09.2021_CCMinutes.P.pdf

MINUTES OF A
REGULAR MEETING OF THE
CITY COUNCIL OF THE
CITY OF ROLLING HILLS, CALIFORNIA
MONDAY, AUGUST 09, 2021

1. CALL TO ORDER

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

Mayor Bea Dieringer presiding.

2. ROLL CALL

Present:	Mayor Dieringer, Mayor Pro Tem Black, Mirsch, and Wilson
Absent:	Pieper
Staff Present:	Elaine Jeng, City Manager
	Meredith T. Elguira, Planning and Community Services Director
	Janely Sandoval, City Clerk
	Michael Jenkins, City Attorney

PLEDGE OF ALLEGIANCE BY MAYOR DIERINGER.

3. OPEN AGENDA - PUBLIC COMMENT WELCOME

Resident Alfred Visco informed the City Council on how the United States Forest Service (USFS) approved Phos-Chek LC-95-W for fire management, the benefits of using Phos-Chek, and the process Phos-Chek underwent in order for the USFS to approve it. Mr. Visco referred to multiple locations that have successfully used Phos-Chek that Ron Raley presented at the May 4th Western Fire Chiefs Association Wildfire Prevention Summit, and provided detail regarding the success of the City of Pasadena. Lastly, he expressed his interest in the City Council agendizing the possibility of using Phos-Chek as a fire management tool within certain canyons.

Resident Joseph Juge voiced concerns regarding the use of video and audio devices to record private situations and gatherings of neighbors. He expressed that resident Dr. Tamayo, his neighbor, has taken photos and videos of their private events and other activities thereby invading their privacy and causing Mr. Juge and his family to feel harassed. Mr. Juge also explained that an email was submitted and prepared for the Council to review, and he added that Dr. Tamayo has provided them a letter acknowledging that videos have been taken and conversations have been recorded. Mr. Juge understands that taking audio recordings without consent is considered wiretapping, and although he does not agree with adding additional laws, he feels additional actions should be considered if

neighbors are not open to reason regarding their actions. Lastly, he expressed that City staff and the Rolling Hills Community Association have been contacted regarding this situation and have assisted to the best of their ability.

4. CONSENT CALENDAR

4B PAYMENT OF BILLS.

4C RECEIVE AND FILE AN EXECUTED PENINSULA CITIES JOINT LETTER TO THE CALIFORNIA AND LOS ANGELES COUNTY CITIZENS REDISTRICTING COMMISSION DESCRIBING THE CITY AND THE CITY'S PREFERENCE FOR REDISTRICTING.

4D RECEIVE AND FILE AN UPDATE ON THE PENINSULA CITIES JOINT LETTER ON ASSEMBLY BILL 215 HOUSING ELEMENT, RELATIVE PROGRESS DETERMINATION.

MOTION: Councilmember Mirsch motioned to receive and file items 4B, 4C, and 4D, and Mayor Pro Tem Black seconded the motion.

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

4A REGULAR MEETING MINUTES OF JULY 26, 2021.

MOTION: Councilmember Wilson motioned to approve the minutes as amended, and Councilmember Mirsch seconded the motion.

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

5. COMMISSION ITEMS

None.

6. PUBLIC HEARINGS

None.

7. OLD BUSINESS

None.

8. NEW BUSINESS

None.

9. MATTERS FROM THE CITY COUNCIL AND MEETING ATTENDANCE REPORTS

9A CONSIDER JOINT PENINSULA EMAIL TO LOS ANGELES COUNTY BOARD OF SUPERVISORS 4TH DISTRICT JANICE HAHN REQUESTING THE REPORT OF CERTAIN DATA BY THE DEPARTMENT OF PUBLIC HEALTH (MAYOR DIERINGER).

MOTION: Mayor Pro Tem Black motioned for Mayor Dieringer to work with other 4th District Councilmembers to draft a letter requesting specific data for individual Peninsula cities, and Councilmember Wilson seconded the motion.

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

4. CONSENT CALENDAR

4D RECEIVE AND FILE AN UPDATE ON THE PENINSULA CITIES JOINT LETTER ON ASSEMBLY BILL 215 HOUSING ELEMENT, RELATIVE PROGRESS DETERMINATION.

MOTION: Mayor Dieringer motioned to reconsider pulling item 4D from Consent Calendar to further discuss and edit accordingly, and Mayor Pro Tem Black seconded the motion.

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

As motion to bring back item 4D did not pass, previous motion stands.

10. MATTERS FROM STAFF

None.

Councilmember Wilson recused himself and left the City Council Chamber and City Hall at 7:56 pm.

11. CLOSED SESSION

11A CONFERENCE WITH LEGAL COUNSEL: INITIATION OF LITIGATION GOVERNMENT CODE SECTION 54956.9(d)(4) THE CITY FINDS, BASED ON THE ADVISE FROM LEGAL COUNSEL, THAT DISCUSSION IN OPEN SESSION WEILL PREJUDICE THE POSITION OF THE CITY IN THE LITIGATION.

City Attorney Jenkins stated there was no action to report.

12. ADJOURNMENT

Hearing no further business before the City Council, the meeting was adjourned at 8:59 p.m. The next regular meeting of the City Council is scheduled to be held on Monday, August 23, 2021 beginning at 7:00 p.m. in the City Council Chamber at City Hall, 2 Portuguese Bend Road, Rolling Hills, California. It will also be available via City's website link at: https://www.rolling-hills.org/government/agenda/index.php

Respectfully submitted,

_____
Janely Sandoval
City Clerk

Approved,

_____
Bea Dieringer
Mayor

City of Rolling Hills INCORPORATED JANUARY 24, 1957

Agenda Item No.: 4.B
Mtg. Date: 08/23/2021

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

FROM: **CONNIE VIRAMONTES , ADMINISTRATIVE ASSISTANT**

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

SUBJECT: **PAYMENT OF BILLS.**

DATE: **August 23, 2021**

BACKGROUND:
NONE.

DISCUSSION:
NONE.

FISCAL IMPACT:
NONE.

RECOMMENDATION:
Approve as presented.

ATTACHMENTS:
Payment of Bills.pdf

CITY OF ROLLING HILLS

8/23/21 Check Run A & B

	Check No.	Check Date	Payee	Description	Amount
	27144	8/11/2021	Abila	August 2021 Abila Subscription	192.94
	27145	8/11/2021	Best Best & Krieger LLP	July 2021 Various Professional Services	8,953.55
	27146	8/11/2021	Daily Breeze	July 2021 Classified Adds	468.00
	27147	8/11/2021	Damoder Reddy	Recycling Deposit Refund	750.00
	27148	8/11/2021	PCI	Aug 2021 Middleridge Rd Pavement Markers	2,500.00
	27149	8/11/2021	Vantagepoint Transfer Agents 306580	Deferred Compensation	691.37
	027150	8/23/2021	Barry J. Miller, FAICP	June - July 2021 Svcs - RH 5th Cycle Hsng Element	900.00
	027151	8/23/2021	Cell Business Equipment	Office Supplies - Red Post Ink Cartridge	183.95
	027152	8/23/2021	Konica Minolta Business Solutions	Maintenance Fees 07/11/2021 to 08/10/2021	506.58
	027153	8/23/2021	LA County Sheriff's Department	July 2021 Law Enforcement Fees	2,292.64
	027154	8/23/2021	McGowan Consulting	July 2021 - Municipal Strmwtr Conslt Svcs	4,803.90
	027155	8/23/2021	Palos Verdes Security Sys, Inc.	Sept 2021 Security Services	168.00
	027156	8/23/2021	RINCON CONSULTANTS, INC	July 2021 Services RH Safety Element Update	1,840.75
	027157	8/23/2021	City of Rancho Palos Verdes	7% Monthly ALPR Camera Cnctvty - May-July 2021	133.00
	ACH	8/23/2021	Southern California Edison	Electricity Usage 07/19/21 - 08/16/21	343.01
	ACH	8/23/2021	The Gas Company	Gas Usage 07/08/21 - 08/06/21	21.99
	ACH	8/23/2021	Elan Credit Car	Credit Card Payments August 2021	724.91
*	PR Link	08/13/21	PR LINK - Payroll & PR Taxes	Payroll Processing Fee	53.70
*	PR Link	08/13/21	PR LINK - Payroll & PR Taxes	Pay Period - July 28, 2021 - August 10, 2021	23,193.39
					48,721.68
					25,528.29

I, Elaine Jeng, City Manager of Rolling Hills, California certify that the above demands are accurate and there is available in the General Fund a balance of $48,721.68 for the payment of above items.

08/19/2021

Elaine Jeng, P.E., City Manager

City of Rolling Hills INCORPORATED JANUARY 24, 1957

Agenda Item No.: 4.C
Mtg. Date: 08/23/2021

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

FROM: **CONNIE VIRAMONTES , ADMINISTRATIVE ASSISTANT**

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

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

DATE: **August 23, 2021**

BACKGROUND:
NONE.

DISCUSSION:
NONE.

FISCAL IMPACT:
NONE.

RECOMMENDATION:
Approve as presented.

ATTACHMENTS:
Rolling Hills YTD Tonnage Report July 2021.pdf

CITY OF ROLLING HILLS RESIDENTIAL FRANCHISE

2021

Franchise?	Y

Mth/Yr	Overall Commodity	Tons Collected	Tons Recovered	Tons Disposed	Diversion %
Jan-21	Trash	235.42	36.03	199.39	15.30%
	Greenwaste	49.43	49.43	-	100.00%
Jan-21 Total		284.85	85.46	199.39	30.00%
Feb-21	Trash	206.11	18.38	187.73	8.92%
	Greenwaste	62.07	62.07	-	100.00%
Feb-21 Total		268.18	80.45	187.73	30.00%
Mar-21	Trash	231.10	7.19	223.91	3.11%
	Recycle	3.64	0.91	2.73	24.95%
	Greenwaste	89.04	89.04	-	100.00%
Mar-21 Total		323.78	97.14	226.64	30.00%
Apr-21	Trash	239.29	34.90	204.39	14.58%
	Greenwaste	52.70	52.70	-	100.00%
Apr-21 Total		291.99	87.60	204.39	30.00%
May-21	Trash	147.58	-	147.58	0.00%
	Greenwaste	125.97	125.97	-	100.00%
May-21 Total		273.55	125.97	147.58	46.05%
Jun-21	Trash	193.00	-	193.00	0.00%
	Greenwaste	111.34	111.34	-	100.00%
Jun-21 Total		304.34	111.34	193.00	36.58%
Jul-21	Trash	207.99	-	207.99	0.00%
	Greenwaste	96.98	96.98	-	100.00%
Jul-21 Total		304.97	96.98	207.99	31.80%
Grand Total		2,051.66	684.94	1,366.72	33.38%

Contract Requires 30% Household - 684.94

City of Rolling Hills INCORPORATED JANUARY 24, 1957

Agenda Item No.: 4.D
Mtg. Date: 08/23/2021

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

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

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

SUBJECT: **RECEIVE AND FILE A REQUEST FOR PROPOSAL (RFP) FOR CITY HALL LANDSCAPING AND IRRIGATION DESIGN AND MAINTENANCE.**

DATE: **August 23, 2021**

BACKGROUND:

The City Hall campus landscaping was poorly maintained often due to broken sprinkler pipes, non-working valves and the lack of watering. Since 2019, the city conducted repairs on an as-needed basis, including insect, and gopher treatments to have a functioning irrigation system at the campus. These spot repairs are insufficient as campus continues to have broken pipes, sprinkler heads and issues with the timer for watering.

DISCUSSION:

To address the issues comprehensively, staff proposes to seek services from qualified licensed landscape architects or firms to inventory existing conditions (landscape, lighting and irrigation), and provide recommendations for a sustainable irrigation system, water efficient landscaping and aesthetically pleasing plant pallet for the City Hall campus. The campus includes the City Hall building, the Rolling Hills Community Association building and the tennis courts. Staff plans to post the RFP on the city website this month (August) and anticipates selection of a service provide in the month of September 2021.

FISCAL IMPACT:

In the adopted FY2021-2022, there is available budget for landscaping improvements and maintenance for the City Hall campus.

RECOMMENDATION:
Receive and file.

ATTACHMENTS:
CityHallCampusLandscapingRFP_2021.pdf

City of Rolling Hills

INCORPORATED JANUARY 24, 1957

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

REQUEST FOR PROPOSALS

LANDSCAPE ARCHITECTURAL SERVICES

PROPOSALS DUE 5:00PM, SEPTEMBER 17, 2021

BACKGROUND

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

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

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

SECTION 1
SCOPE OF SERVICES

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

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

SECTION 2
PROPOSAL REQUIREMENTS

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

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

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

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

SECTION 3
PROPOSAL PROCEDURE

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

Proposals shall be emailed to the Senior Management Analyst.

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

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

SECTION 4
SELECTION CRITERIA

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

SECTION 5
ATTACHMENTS

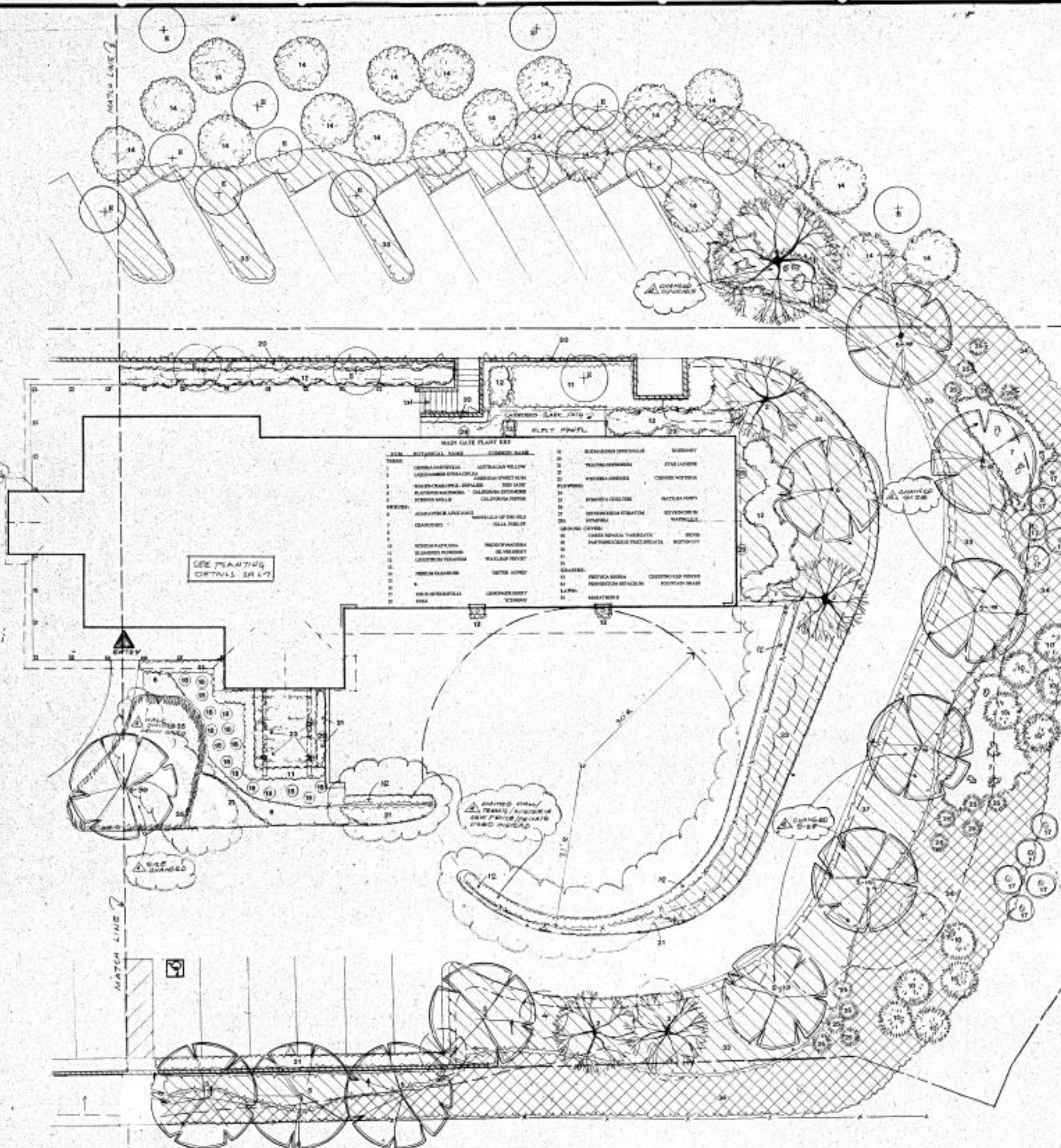
Attachment 1 Site Plan
Attachment 2 Aerial View of City Hall Campus and Tennis Courts Facility
Attachment 3 Photographs of City Hall Campus
Attachment 4 Sample Professional Services Agreement

ATTACHMENT 1

Site Plan

MAIN GATE PLANT KEY

SYM	BOTANICAL NAME	COMMON NAME	QTY	SIZE	NOTE	COST
TREES:						
1-3A	GEIJERA PARVIFOLIA	AUSTRALIAN WILLOW	1	36" BOX		
2	LIQUIDAMBER STYRACIFLUA	AMERICAN SWEET GUM	16	24" BOX		
3	MALUS-CRABAPPLE - ESPALIER	RED JADE	2	24" BOX		
4-3A	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	1	36" BOX		
4	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	9	24" BOX		
5-3A	SCHINUS MOLLE	CALIFORNIA PEPPER	3	36" BOX		
5	SCHINUS MOLLE	CALIFORNIA PEPPER	14	24" BOX		
5-4A	SCHINUS MOLLE	CALIFORNIA PEPPER	6	15 GAL		
SHRUBS:						
6	AGAPANTHUS AFRICANUS	WHITE LILY OF THE NILE	250	1 GALLON	1' ON CENTER	
7	CEANOTHUS	JULIA PHELPS'	16	5 GALLON		
8						
9						
10	ECHIUM FASTUOSA	PRIDE OF MADIERA	10	5 GALLON		
11	ELEAGNUS PUNGENS	SILVERBERRY	114	5 GALLON	4' ON CENTER	
12	LIGUSTRUM TEXANUM	WAXLEAF PRIVET	80	5 GALLON	3' ON CENTER	
13						
14	NERIUM OLEANDER	'SISTER AGNES'	50	5 GALLON		
15						
16						
17	RHUS INTEGRIFOLIA	LEMONADE BERRY	24	5 GALLON		
18	ROSA	'ICEBERG'	60	5 GALLON	4' ON CENTER	
19	ROSMARINUS OFFICINALIS	ROSEMARY	60	5 GALLON	4' ON CENTER	
20	ROSMARINUS OFFICINALIS 'PROSTRATUS'	PROSTRATE ROSEMARY	16	5 GALLON	3' ON CENTER	
21	TRACHELOSPERMUM	STAR JASMINE	1800	1 GALLON	18" ON CENTER	
22						
23	WISTERIA SINENSIS	CHINESE WISTERIA	8	15 GALLON		
FLOWERS:						
24						
25	ROMNEYA COULTERI	MATILIJA POPPY	10	1 GALLON		
26						
27	SISYRINCHIUM STRIATUM	SISYRINCHIUM	85	1 GALLON	2' ON CENTER	
~~27A~~	[illegible]	[illegible]		[illegible]	(OMIT)	
GROUND COVER:						
28	CAREX RIPARIA 'VARIEGATA'	SEDGE	50	1 GALLON	2' ON CENTER	
29	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	46	5 GALLON		
~~30~~	[illegible]	[illegible]		[illegible]	[illegible]	
31						
32						
GRASSES:						
33	FESTUCA RUBRA	CREEPING RED FESCUE		HYDROSEED		
34	PENNISETUM SETACEUM	FOUNTAIN GRASS		HYDROSEED		
LAWN:						
35	MARATHON II	SOD				



PLANTING PLAN - EAST

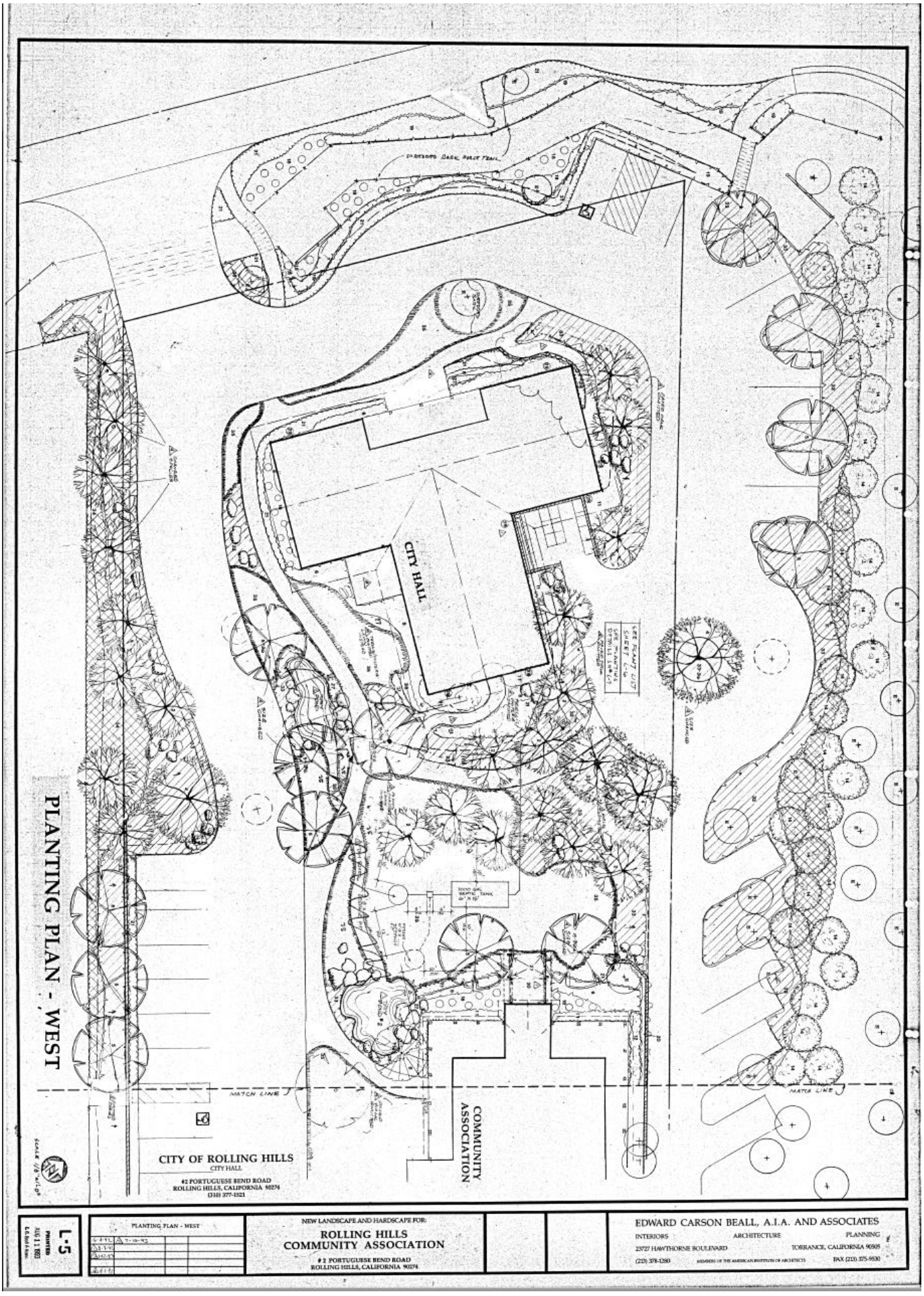
SCALE 1/8" = 1'-0"

EDWARD CARSON BEALL, A.I.A. AND ASSOCIATES
INTERIORS ARCHITECTURE PLANNING
23727 HAWTHORNE BOULEVARD TORRANCE, CALIFORNIA 90505
(213) 378-1280 MEMBERS OF THE AMERICAN INSTITUTE OF ARCHITECTS FAX (213) 375-9530

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

PLANTING PLAN - EAST

L-6
PRINTED
AUG 1 1 1993
E.C. Beall & Assoc.


CITY HALL
COMMUNITY ASSOCIATION
MATCH LINE
MATCH LINE
CITY OF ROLLING HILLS
CITY HALL
#2 PORTUGUESE BEND ROAD
ROLLING HILLS, CALIFORNIA 90274
(310) 377-1521
PLANTING PLAN - WEST
L-5
PLANTING PLAN - WEST
NEW LANDSCAPE AND HARDSCAPE FOR:
ROLLING HILLS
COMMUNITY ASSOCIATION
2 PORTUGUESE BEND ROAD
ROLLING HILLS, CALIFORNIA 90274
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ATTACHMENT 2

Bird’s-eye View of City Campus

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

ATTACHMENT 3

Photographs of City Campus










CITY HALL





ATTACHMENT 4

Sample
Professional Service Agreement

CITY OF ROLLING HILLS
PROFESSIONAL SERVICES AGREEMENT

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

1. RECITALS:

A. The CITY desires to contract the CONSULTANT for _____

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

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

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

2. SCOPE OF WORK

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

3. COST

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

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

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

SAMPLE

4. METHOD OF PAYMENT

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

5. SUBCONTRACTING

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

6. COMMENCEMENT OF WORK

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

7. PERFORMANCE TO SATISFACTION OF CITY

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

8. COMPLIANCE WITH LAW

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

9. ACCOUNTING RECORDS

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

10. OWNERSHIP OF DATA

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

11. TERM OF CONTRACT

This contract shall be valid for _____ AGREEMENT.

SAMPLE

12. TERMINATION

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

13. ASSIGNABILITY

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

14. AMENDMENT

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

15. NON-SOLICITATION CLAUSE

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

16. INDEMNITY

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

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

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

SAMPLE

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

17. INSURANCE

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

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

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

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

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

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

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

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

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

SAMPLE

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

18. ENFORCEMENT OF AGREEMENT

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

19. CONFLICTS OF INTEREST

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

20. INDEPENDENT CONTRACTOR

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

21. ENTIRE AGREEMENT OF THE PARTIES

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

22. NOTICES.

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

SAMPLE

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

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

CONSULTANT: _____

4. GOVERNING LAW

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

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

CITY OF ROLLING HILLS CONSULTANT CITY

MANAGER

_____ _____

ELAINE JENG, PE

DATE:_____ DATE:_____

ATTEST:

_____

CITY CLERK

APPROVED AS TO FORM:

_____

MICHAEL JENKINS, CITY ATTORNEY

SAMPLE

Agenda Item No.: 5.A
Mtg. Date: 08/23/2021

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

FROM: **MEREDITH ELGUIRA, PLANNING DIRECTOR**

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

SUBJECT: **ZONING CASE 21-08: REQUEST FOR VARIANCES FOR ENCROACHMENT INTO THE FRONT YARD SETBACK AND STRUCTURES IN THE FRONT YARD; AND SITE PLAN REVIEW FOR GRADING LOCATED AT 3 OUTRIDER ROAD (HOYLER).**

DATE: **August 23, 2021**

BACKGROUND:

On July 20, 2021, the four present Planning Commissioners unanimously voted to approve Zoning Case No. 21-08 and Resolution No. 2021-10 granting approval for Site Plan Review for grading and variances to locate the new swimming pool, spa, barbecue and trellis in the front yard area and for the new swimming pool and spa to encroach into the front yard setback. The project is exempt from CEQA and no appeal was filed against the project.

Zoning and Land Size

The property is zoned RAS-1 and has a net lot area of 47,878 square feet. The lot was developed with a 3,000 square-foot single family residence and a 1,347 square-foot attached garage. There are three existing building pads on site with 20 to 30 plus feet difference in elevation. The existing residence, garage and proposed project area are located on the lowest pad (14,917 square feet) in front of the property, the secondary building pad (2,400 square feet) is located mid-point of property approximately 32 feet higher than the primary pad, and the third pad in on the rear approximately 20 feet above the secondary pad. The equestrian set aside is located on the secondary pad. The existing topography of the entire site limits safe buildable area for a swimming pool.

DISCUSSION:

Applicant Request

The applicant is proposing to build: a 740 square foot swimming pool, 80 square foot spa, trellis, barbecue, deck and 367 of non-exempt cubic yards of grading.

Variances

The applicant is requesting Variances for: the proposed swimming pool and spa structures to encroach into the front yard by approximately 23 feet and for structures to project in the front yard in front of the leading edge of the existing residence.

Site Plan Review
The applicant is requesting a Site Plan Review (SPR) for the proposed 367 cubic yards of non-exempt grading.

Structures in the front yard and in the front yard setback
The subject lot has existing structures in the front yard and in the front yard setback. The previous swimming pool and pool equipment were located in front yard and front yard setback. Similarly, the proposed swimming pool and spa are proposed to be located in the front yard and front yard setback. The proposed swimming pool and spa will encroach into the required front yard setback by approximately 23 feet and five feet, respectively. Applicants are requesting to maintain the proposed uses in approximately the same location to allow them to monitor their children while in the swimming pool. The current house is oriented to open into the front yard, where the proposed amenities are going to be located. There are other locations on site for the proposed uses, however, the other locations are on separate building pads located behind the main house and are on much higher elevations. Locating the proposed uses on a higher elevation, behind the residence, eliminates the line of sight to the pool. There is no other viable and safe location for the pool on the primary pad due to the existing topography of the subject site.

Non-exempt grading to fill the demolished pool area
Applicants are requesting to use the excavated dirt from the proposed swimming pool area to use as fill for the previous swimming pool that was demolished. The total grading for the project is 807 cubic yards: 437 CY of cut and 367 CY of fill. The 437 CY of excavation for the swimming pool is exempt and could be exported from the site without relief from the Code. Applicants are proposing to use 367 CY to fill the demolished pool area, use in planters and to flatten the front yard area. The remaining 70 cubic yards will be exported. Maximizing the amount of fill on subject property complies with the goals of the General Plan to balance grading on site. Filling the previous pool's excavated area will restore the grade to the more natural elevation of the pad. The proposed grading will not impact site drainage.

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

Public Participation
No calls or letters were received.

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; and
G. That the variance request is consistent with the general plan of the City of Rolling Hills.

17.46.050 - Required Site Plan Review 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.
C. If all of the above findings cannot be made with regard to the proposed project, or cannot be made even with changes to the project through project conditions imposed by City staff and/or the Planning Commission, the site plan review application shall be denied

FISCAL IMPACT:
None.

RECOMMENDATION:
Receive and file.

ATTACHMENTS:
Development_Table_-_ZC_21-08.pdf
3 Outrider Plan Package_08.23.21.pdf
Vicinity Map.pdf
2021-10.PC_RESOLUTION_SupplementalPC_3_Outrider__Hoyler_.pdf

Development Table Zoning Case No. 2021-08 (3 OUTRIDER ROAD)			
	EXISTING	**PROPOSED**	**TOTAL**
	Single family residence, garage, shed, swimming pool and deck	New swimming pool, spa, trellis, barbecue area, deck and grading	Requires Site Plan Review and Variances
Net Lot Area	47,878 SF	0 SF	47,878 SF
Residence	3,000 SF	0 SF	3,000 SF
Garage	1,347 SF	0 SF	1,347 SF
Swimming Pool/Spa	560 SF	180 SF	740 SF
Pool Equipment	40 SF	0 SF	40 SF
Sheds, Trellis, Barbecue, Outdoor Kitchen	67 SF	146 SF	213 SF
Total Structure Area	5,014 SF	326 SF	5,340 SF
Structural Coverage	10.1 %	2.5 %	12.6 %
Total Structures Excluding: up to 5 legal and up to 800 SF detached structures that are not higher than 12 ft (no more than 120 SF per structure per deduction, except for trellis)	4,947 SF	180SF	5,127 SF
Structural Coverage (20% maximum)	10.30%	0.37%	10.71%
Grading (balanced on site) PROPOSED POOL EXCAVATION			CUT: 437 CY FILL: 367 CY
Total Lot Coverage (35% maximum)	25.59%	0.78%	26.37%
Building Pad Coverage 1 (30%maximum)	29.14%	0 .37%	29.51% (with deductions)
Building Pad Coverage 2 (30%maximum)	44%	0%	44%
Disturbed Area (40% maximum)	25.59%	0.78%	26.37%
Stable min. 450 SF	Set aside 450 SF	0 SF	Set aside 450 SF
Corral min. 550 SF	Set aside 550 SF	0 SF	Set aside 550 SF
Retaining/Garden Wall	0 FT 0 FT	2.5′ Max Height 50 LF	2.5′ Max Height 50 LF

RELOCATED POOL, NEW OUTDOOR KITCHEN WITH WALL AND TRELLIS, POOL DECK PAVING, AND A PAIR OF FRENCH DOORS ADDED TO AN EXISITNG ONE-STORY SINGLE FAMILY RESIDENCE.

FOR THE

CAMERON HOYLER AND DARA ADAMS

AT THE PROJECT ADDRESS:

3 OUTRIDER
ROLLING HILLS, CA 90274

CONSULTANTS	NON-CONSULTANTS
	*CIVIL AND *LANDSCAPING
	CIVIL AND LANDSCAPE SHEETS LISTED ON THIS TITLE SHEET ARE SHOWN FOR CLARIFICATION PURPOSES ONLY AS AN ADDITIONAL, STAND ALONE PART OF THE SUBMITTAL. THE INFORMATION CONTAINED ON THESE SHEETS DESCRIBES WORK THAT WAS NOT UNDER THE SUPERVISION OR PURVIEW OF THE ARCHITECT AND SHALL NOT BE CONSIDERED UNDER THE AUTHORITY/RESPONSIBILITY OF THE ARCHITECT.

PLANNING DATA

ZONING DISTRICT DESIGNATION RA-F1

RESIDENCE	EXISTING	PROPOSED	TOTAL
LIVING AREA	3000.0 SQ. FT.	0.0 SQ. FT.	3000.0 SQ. FT.
GARAGE & SHOP AREA	1347.0 SQ. FT.	0.0 SQ. FT.	1347.0 SQ. FT.
SWIMMING POOL/SPA	560.0 SQ. FT.	180.0 SQ. FT.	740.0 SQ. FT.
POOL EQUIPMENT	40.0 SQ. FT.	0.0 SQ. FT.	40.0 SQ. FT.
SHED	67.0 SQ. FT.	0.0 SQ. FT.	67.0 SQ. FT.
OUTDOOR KITCHEN	0.0 SQ. FT.	84.0 SQ. FT.	84.0 SQ. FT.
WALL & TRELLIS	0.0 SQ. FT.	62.0 SQ. FT.	62.0 SQ. FT.
POOL DECK PAVING	2140.0 SQ. FT.	47.0 SQ. FT.	2187.0 SQ. FT.

GENERAL NOTES (CONTINUED)

12. The Contractor shall provide all materials and work required to provide a finish to all new work exposed to the interior or exterior provided in this contract. This shall include two finish coats of paint over base coat at all paintable surfaces. Entire surface of existing surfaces shall be painted when any portion is disturbed by work.

SPECIFIC NOTES AND INFORMATION

The Project shall comply with California's Green Building Code (Part 11 of Title 24, California Code of Regulations, effective 1.1,2020 with any Supplement(s) in effect . Provide and maintain a copy of said code and Residential checklist on jobsite during construction.

ENERGY REQUIREMENTS:

The Project shall be constructed using materials, equipment and/or systems that comply with the energy efficiency standards of the State of California Title 24 .

ENVIRONMENTAL REQUIREMENTS:

The Project shall be constructed using materials, equipment and/or systems that comply with the environmental standards of the City of ROLLING HILLS, LOS ANGELES County, the State of California, and the US Federal government (EPA).

The Project shall comply with all regulatory guidelines and code requirements pertaining to outgassing of materials such as, but not limited to, VOC and formaldahyde.

GENERAL NOTES

1. The Contactor shall provide temporary barricades and all other means required to maintain a safe environment during construction.

2. All work, materials, equipment, and furnishings indicated and or noted within the Construction Documents shall be new and constructed, provided and installed by the Contractor unless noted otherwise.

3. The General Contractor is responsible for furnishing all subcontractors with a complete set of Contract Documents.

4. If there is a conflict between disciplines within the Contract Documents, the Architect shall be notified in writing prior to work. If there is a conflict between the Contract documents and the conditions in the field, the Architect shall be notified in writing prior to work.

5. Modifications to the construction work as described within the Construction Documents shall not be made without the prior written approval of the Architect.

6. All information shown/identified in the Contract Documents relative to existing conditions is shown as a general representation. Contractor shall verify actual field conditions prior to submitting bid.

7. If there is a conflict between disciplines within the Contract Documents, the Contractor and Subcontractor shall provide in His or Her bid the more expensive option.

8. NO SUBSTITUTIONS or DEVIATIONS from the Construction Documents will be acepted unless prior written authorization is obtained from the Architect. Submittals and requests for substitutions shall be made at least 14 business days prior to the commencement of the work. A letter, drafted and signed by each subcontractor, affirming his/her understanding of this requirement, shall be submitted to the owner's representitive and the Architect at least 14 calandar days prior of the commencement of work of that trade.

9. All egress doors shall comply with CBC Sec. 1003.3.1.8 for proper door hardware.

10. All demolished items, debris, trash, excavated earth that is not to be used on site, and any extra material that is not needed for the completion of the job shall be hauled away and legally disposed of off-site at the Contractor's expense.

11. It is the responsiblity of the Contractor to provide and install all required items and perform all work necessary to ensure a complete job, such that all electrical and lighting systems, access control systems, plumbing and mechanical systems, irrigation systems and controller, data, cable t.v. and phone systems shall be made operational by the completion of the construction period as set by the Contract.

REGISTERED ARCHITECT C-23697 GARON JAMES JOHN DARLING RENEWAL DATE: JULY 31 2023 STATE OF CALIFORNIA

INDEX OF DRAWINGS

ARCHITECTURAL	T1	TITLE SHEET, INDEX OF DRAWINGS, VICINITY MAP, GENERAL NOTES, CODE INFORMATION	1
	A-1	SITE PLAN	2
	A-2	PLANS, SECTIONS, ELEVATIONS & DETAILS OF OUTDOOR KITCHEN, WALL & TRELLIS	3
	A-3	SECTION THROUGH FRONT YARD	4
	A-3	ELEVATIONS	5
CIVIL *	C-0	GRADING NOTES AND PROJECT INFORMATION	6
	C-1	GRADING AND DRAINAGE PLAN	7
	C-2	GRADING AND DRAINAGE PLAN	8
	C-2	SECTION	9

LANDSCAPING*	L-101	PLANTING/HARDSCAPE PLAN	1 OF 8
	L-102	PLANTING SPECIFICATIONS & DETAILS	2 OF 8
	L-103	WATER EFFICIENT WORKSHEET	3 OF 8
	L-104	IRRIGATION DESIGN	4 OF 8
	L-105	IRRIGATION CALCS, SPECIFICATIONS	5 OF 7
	L-105	IRRIGATION DETAILS	5 OF 8
	L-106	IRRIGATION DETAILS	6 OF 8
	L-107	IRRIGATION SPECIFICATIONS	7 OF 8

APPLICABLE CODES

ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE FOLLOWING:
2020 LOS ANGELES COUNTY BUILDING CODE.
2020 LOS ANGELES COUNTY RESIDENTIAL CODE.
2020 LOS ANGELES COUNTY PLUMBING CODE
2020 LOS ANGELES COUNTY MECHANICAL CODE
2020 LOS ANGELES COUNTY ELECTRICAL CODE
2020 LOS ANGELES COUNTY GREEN BUILDING STANDARDS CODE
2020 LOS ANGELES COUNTY EXISTING BUILDING BUILDING CODE
2020 CALIFORNIA ENERGY CODE
CITY OF ROLLING HILLS MUNICIPAL CODE

CODE NOTES

1. ALL WORK SHALL COMPLY WITH THE CALIFORNIA BUILDING STANDARDS CODE FOUND IN STATE OF CALIFORNIA TITLE 24 CCR AS AMENDED AND ADOPTED BY THE COUNTY OF LOS ANGELES, CA. AND THE CITY OF ROLLING HILLS, CA.

2. ALL CONSTRUCTION SHALL CONFORM TO STATE AND MUNICIPAL LAWS, CODES AND ORDINANCES, ETC. FOR MIN. STRUCTURAL DESIGN,MATERIALS USED, AND METHODS OF CONSTRUCTION, REFER TO APPLICABLE STATE AND MUNICIPAL BUILDING CODES. PROJECT SHALL BE CONSTRUCTED UNDER ALL APPLICABLE LOCAL BUILDING PERMITS AND INSPECTION PROCEDURES.

BUILDING DATA

CONSTRUCTION TYPE	OCCUPANCY GROUP
TYPE V-B	GROUP R DIVISION 3

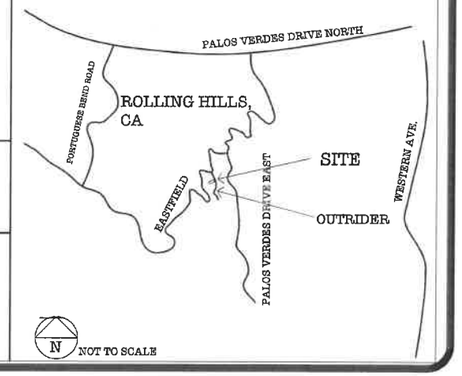
SCOPE OF WORK

DEMO, EXCAVATE, CONSTRUCT AS REQUIRED FOR RELOCATED POOL, NEW OUTDOOR KITCHEN WITH WALL AND TRELLIS, POOL DECK PAVING, AND A PAIR OF FRENCH DOORS ADDED TO AN EXISITNG ONE-STORY SINGLE FAMILY RESIDENCE WITH GRADING, PLUMBING, MECHANICAL, ELECTRICAL, LANSCAPING AND SITEWORK.

PERMITS

SEPERATE PERMITS SHALL BE REQUIRED FOR SIGNS, FENCES, RETAINING WALLS, TRASH ENCLOSURES, FLAGPOLES, POLE MOUNTED YARD LIGHT FOUNDATIONS, AND PLANTERS.

VICINITY MAP



NO	DATE	REVISION
1	6.22.21	SUBMITTAL CITY PLANNING
2		
3		
4		
5		

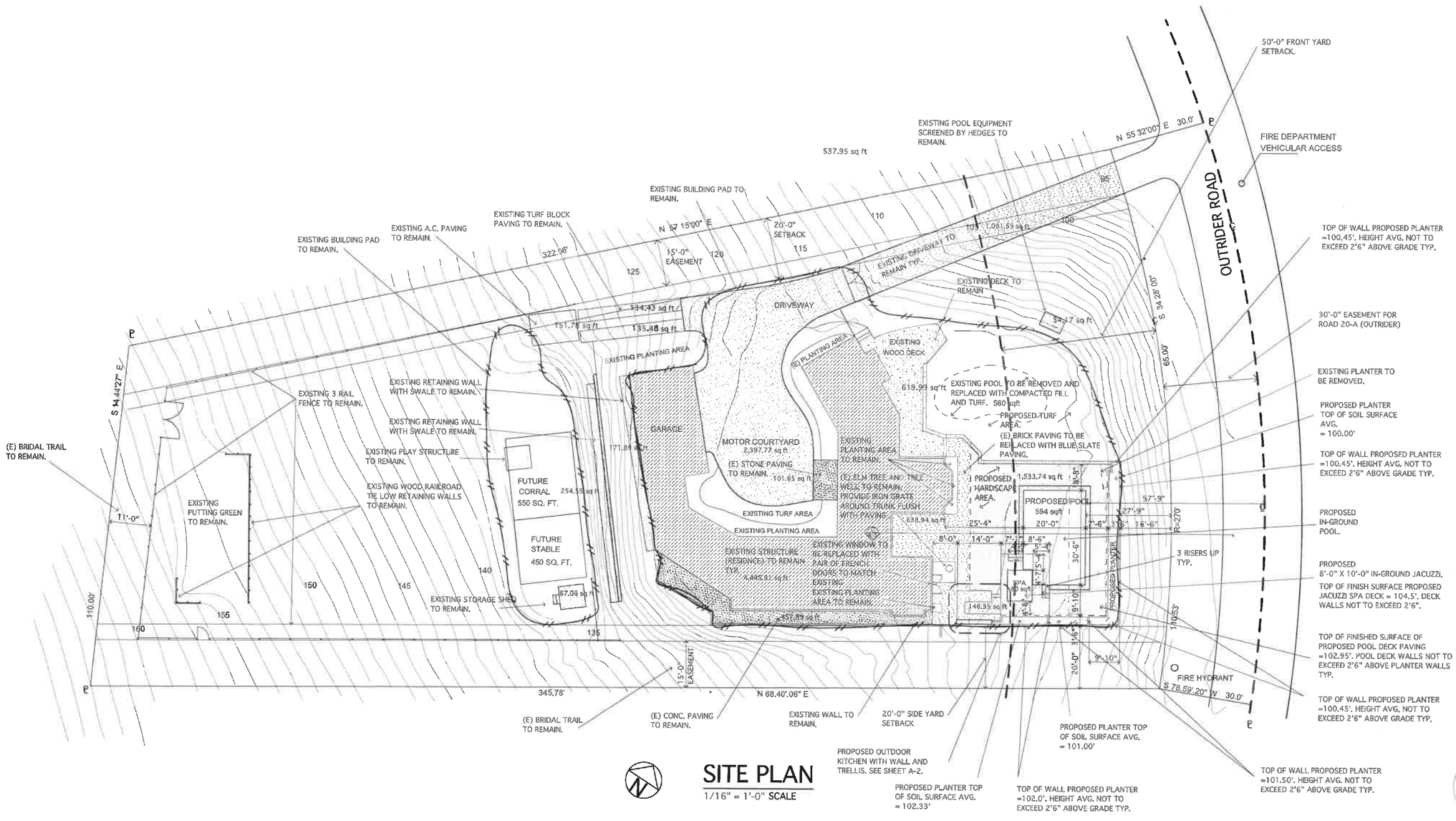
PROJECT
OUTDOOR KITCHEN, WALL, TRELLIS, POOL AND JACUZZI
FOR
CAMERON HOYLER AND DARA ADAMS
3 OUTRIDER
ROLLING HILLS, CA 90274

GARON DARLING ARCHITECT
2139 W PASEO DEL MAR
SAN PEDRO, CA 90732 (310) 619-9540

SHEET TITLE
INDEX TO DRAWINGS, CODES, VICINITY MAP, & NOTES

DATE 6/21/21 JOB

SHEET T-1 OF DWGS



SITE PLAN

1/16" = 1'-0" SCALE

NO	DATE	REVISION
1	2.1.21	SUBMITTAL
2	4.1.21	SUBMITTAL - ADD POOL & BACKYARD LAYOUT
3	4.14.21	REVISIONS- WALL, TRELLIS & JACUZZI RELOCATION
4	4.27.21	REVISIONS- DEFER WALL AND TRELLIS REVIEW
5	7.9.21	REVISIONS-INCLUDE WALL,TRELLIS & OUTDOOR KITCHEN

PROJECT
OUTDOOR KITCHEN, WALL, TRELLIS, POOL AND JACUZZI
FOR
CAMERON HOYLER AND DARA ADAMS
3 OUTRIDER
ROLLING HILLS, CA 90274

GARON DARLING
ARCHITECT
2259 W PASEO DEL MAR
SAN PEDRO, CA. 90275 (310) 619-9540

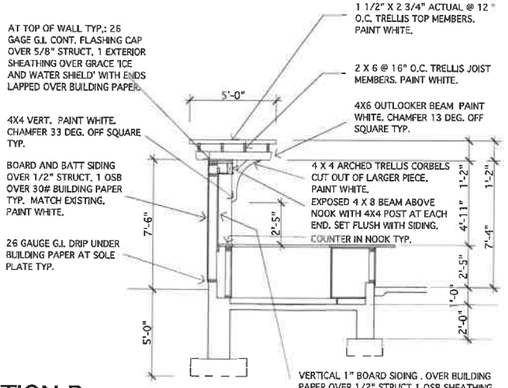
SHEET TITLE
SITE PLAN

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REGISTERED ARCHITECT
C - 23897
GARON JOHN DARLING
RENEWAL DATE JULY 31 2023
STATE OF CALIFORNIA

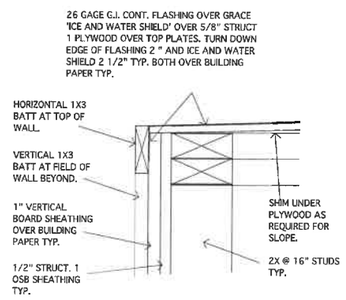
DATE	JOB
4/1/21	

SHEET
A-1
OF DWGS



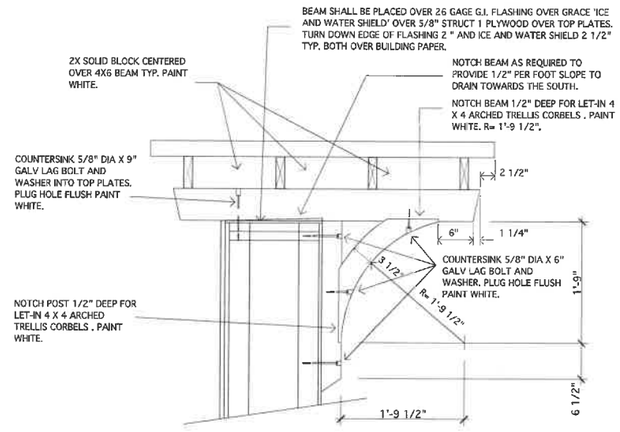
SECTION B

1/4" = 1'-0" SCALE



TOP OF WALL TYP.

3" = 1'-0" SCALE

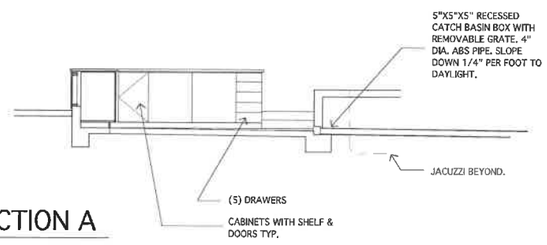


TRELLIS @ CORBEL DETAIL TYP

1" = 1'-0" SCALE

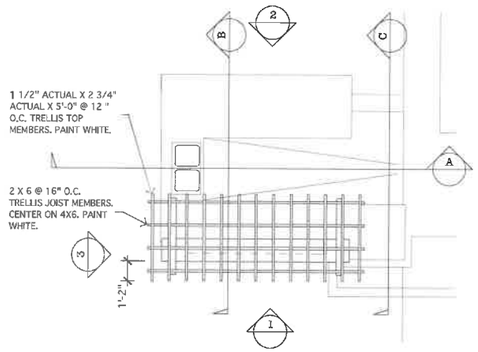
MATERIAL SPECIFICATION MINIMUMS

1. 5" THICK SLAB WITH #4 BAR @ 12" O.C. EACH WAY OVER 2" THICK WASHED SAND OVER 10 MIL WATERPROOF MEMBRANE OVER 2" THICK LAYER OF SAND OVER NATURAL GRADE (OR COMPACTED FILL APPROVED BY GEOTECHNICAL ENGINEER). INSTALL CHAIRS TO ENSURE REBAR OCCURS AT MID-HEIGHT OF SLAB.
2. CONCRETE FOR FOOTINGS AND SLABS SHALL BE 2500 PSI @ 28 DAYS MINIMUM, 4" SLUMP MAXIMUM. CEMENT SHALL CONFORM TO ASTM C 150. AGGREGATES SHALL CONFORM TO ASTM C 33 AND C 227.
3. CONCRETE SHALL BE PROTCTED FROM HOT WEATHER BY USING METHODS TO REDUCE TEMPERATURES IN THE CONCRETE AND WATER EVAPORATION. SUBMIT ANY ADMIXTURE REQUESTS TO ARCHITECT A MINIMUM OF (7) DAYS PRIOR TO INTENDED POUR.
4. CONCRETE SHALL BE PROTCTED FROM WATER EVAPORATION BY BEING KEPT IN A MOIST CONDITION FOR (7) CONTINUOUS DAYS AFTER POUR MINIMUM.
5. CONCRETE SHALL BE THROUGHLY CONSOLIDATED DURING PLACEMENT.
6. VAPOR BARRIER SHALL CONFORM TO ASTM D 2103, 10 MILS MINIMUM. LAP AND SEAL SPLICES WITH MIN. 2 INCH WIDE WATERPROOF, SELF-ADHERING TAPE.
7. REINFORCING STEEL SHALL BE ASTM A 615 OR ASTM A 706 DEFORMED GRADE 40 BILLET STEEL. LAP SPLICES 54" MINIMUM AND STAGGER. 90 DEGREE BENDS SHALL BE MADE WITH 3-3/4" FINISHED BEND DIAMETER FOR #5 BAR. BEND LENGTH SHALL BE 7" FOR #5 BAR
8. REINFORCING STEEL BARS SHALL BE SECURED IN PLACE PRIOR TO POUR USING TIE WIRES (ASTM A 82), CHAIRS, SPACERS, AND SUPPORTS (PER ACI-315)



SECTION A

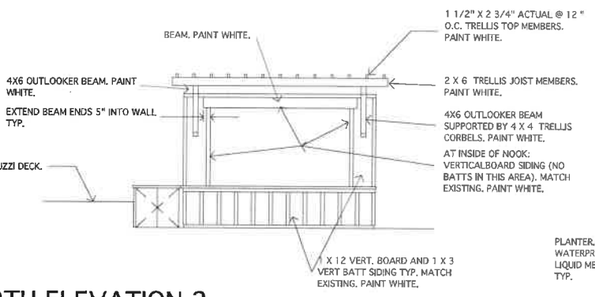
1/4" = 1'-0" SCALE



ROOF PLAN

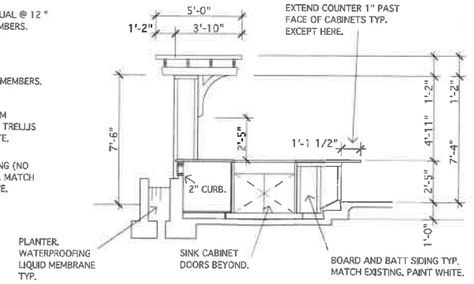
1/4" = 1'-0" SCALE

TRUE NORTH



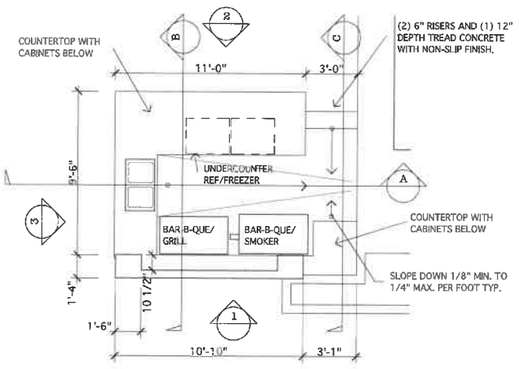
NORTH ELEVATION 2

1/4" = 1'-0" SCALE



SECTION C

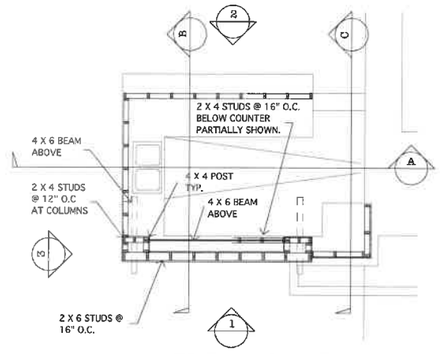
1/4" = 1'-0" SCALE



FLOOR PLAN

1/4" = 1'-0" SCALE

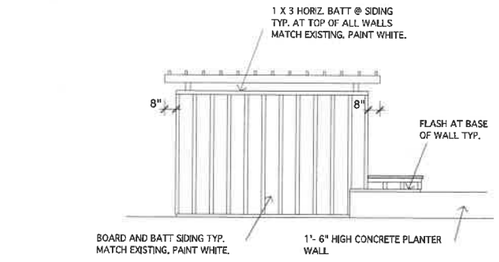
TRUE NORTH



FRAMING PLAN

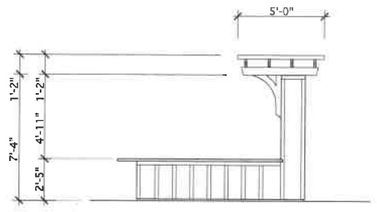
1/4" = 1'-0" SCALE

TRUE NORTH



SOUTH ELEVATION 1

1/4" = 1'-0" SCALE



WEST ELEVATION 3

1/4" = 1'-0" SCALE



NO	DATE	REVISION
1	2.1.21	SUBMITTAL
2	3.10.21	REVISIONS
3	4.14.21	REVISIONS- WALL, TRELLIS & JACUZZI RELOCATION
4	4.27.21	REVISIONS- DEFER WALL, AND TRELLIS REVIEW
5	5.14.21	REVISIONS- WALL,TRELLIS & OUTDOOR KITCHEN REVIEW

PROJECT
OUTDOOR KITCHEN, WALL, TRELLIS, POOL AND JACUZZI
FOR
CAMERON HOYLER AND DARA ADAMS
3 OUTRIDER
ROLLING HILLS, CA 90274

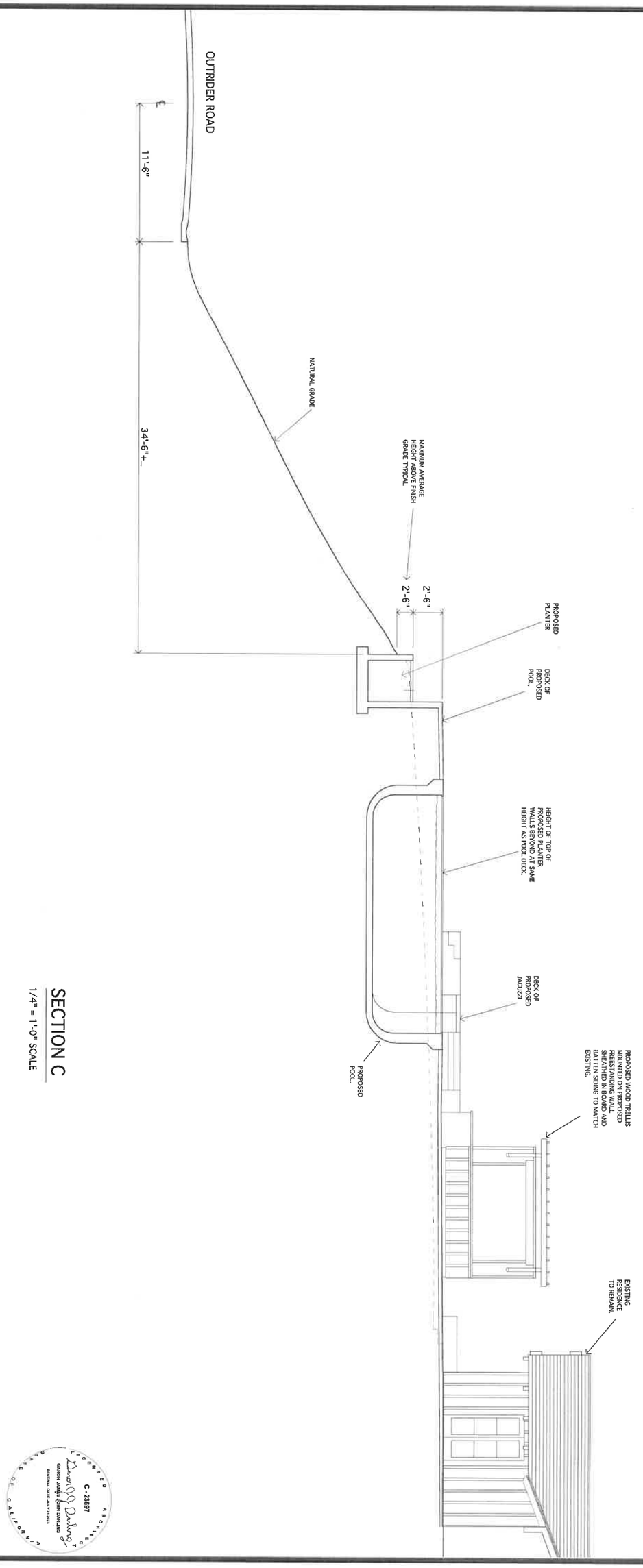
GARON DARLING
ARCHITECT
2259 W PASEO DEL MAR
SAN PEDRO, CA. 90732 (310) 619-9540

SHEET TITLE
PLANS, SECTIONS ELEVATIONS

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DATE 1/25/21 | JOB

SHEET
A-2
OF DWGS



SECTION C

1/4" = 1'-0" SCALE

LICENSED ARCHITECT C-23587 GARON JAMES DARLING REGISTRATION EXPIRES JULY 31 2021 STATE OF CALIFORNIA

SHEET A-3 OF DWGS

DATE 4/1/21

JOB

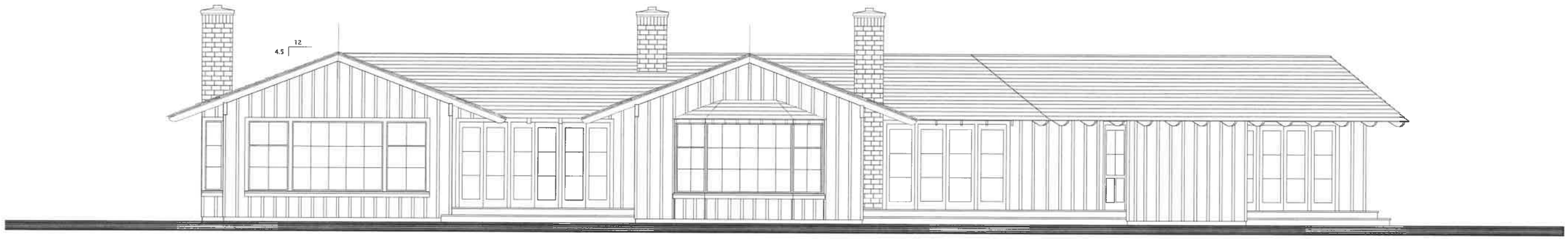
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SHEET TITLE
SECTION C

GARON DARLING
ARCHITECT
2259 W PASEO DEL MAR
SAN PEDRO, CA. 90275 (310) 619-9540

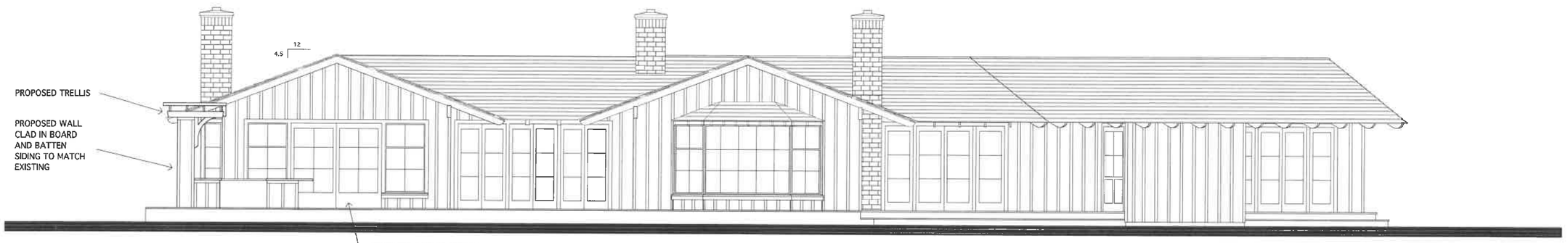
PROJECT
OUTDOOR KITCHEN, WALL, TRELLIS, POOL AND JACUZZI
FOR
CAMERON HOYLER AND DARA ADAMS
3 OUTRIDER
ROLLING HILLS, CA 90274

NO	DATE	REVISION
1	3.10.21	SUBMITTAL
2	4.14.21	REVISIONS- WALL, TRELLIS & JACUZZI RELOCATION
3	4.27.21	REVISIONS- DEFER WALL AND TRELLIS REVIEW
4	5.6.21	REVISIONS- WALL,TRELLIS & OUTDOOR KITCHEN REVIEW
5	6.10.21	REVISIONS-INCLUDE WALL,TRELLIS & OUTDOOR KITCHEN



EAST ELEVATION EXISTING

1/4" = 1'-0" SCALE



EAST ELEVATION PROPOSED

1/4" = 1'-0" SCALE

LICENSED ARCHITECT
C - 23687
GARON JAMES JOHN DARLING
RENEWAL DATE JULY 31 2023
STATE OF CALIFORNIA

NO	DATE	REVISION
1	2.1.21	SUBMITTAL
2	3.10.21	REVISIONS
3	4.14.21	REVISIONS- WALL, TRELLIS & JACUZZI RELOCATION
4	4.27.21	REVISIONS- DEFER WALL AND TRELLIS REVIEW
5	5.6.21	REVISIONS- WALL,TRELLIS & OUTDOOR KITCHEN REVIEW

PROJECT
OUTDOOR KITCHEN, WALL, TRELLIS, POOL AND JACUZZI
FOR
CAMERON HOYLER AND DARA ADAMS
3 OUTRIDER
ROLLING HILLS, CA 90274

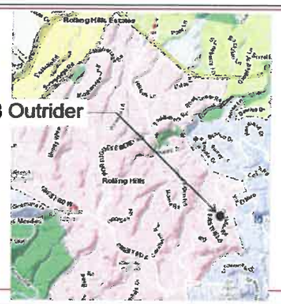
GARON DARLING
ARCHITECT
2326 W PASEO DEL MAR
SAN PEDRO, CA. 90732 (310) 619-9540

SHEET TITLE
ELEVATIONS

DATE	JOB
1/25/21	

SHEET
A-4
OF DWGS

GRADING AND DRAINAGE PLAN



VICINITY MAP 1

OWNER:
Cameron Hoyer & Dara Adams
3 Outrider Road
Rolling Hills

PROJECT LOCATION:
3 Outrider Road
Rolling Hills, CA 90274

LEGAL DESCRIPTION:
A.P.N. : 7567-003-038
TRACT: RECORD OF SURVEY AS
LOT: PER BK 58 PG 6 TO 10 OF
BLOCK: RECORD OF SURVEYS LOT 81

PROJECT DATA 2

SHEET	DESCRIPTION
C-0	TITLE SHEET
C-1	SITE PLAN
C-2	GRADING AND DRAINAGE PLAN
C-3	SECTION DETAIL

SHEET INDEX 3

(General Information)

- Grading Permit Application No. GRAD _____ *
- Earthwork Volumes: Cut 0 (cy), Fill 367 (cy) * excavation for pool and caissons not shown
  Over Excavation/ Alluvial Removal & Compaction _____ (cy) *
  Export 70 (cy), Export Location: TBD * export quantity shown is for caisson and pool/Spa excavation
- Total Disturbed Area 0.1 acres (Acres) *
- Total Proposed Landscape Area 0 Square Feet *
- Total Turf Area N/A % (Percent of Total Proposed Landscaping) *
- Total Drought Tolerant Landscaping Area N/A % (Percent of Total Proposed Landscaping) *
- Pre-Development Impervious area 0 (Acres) * disturbed area only
- Post-Development Impervious area 0.06 (2614 sq ft) (Acres) * disturbed area only
- Waste Discharge Identification Number (WDID #) N/A
- Construction & Demolition Debris Recycling and Reuse Plan (RPP ID) N/A
- Post-construction BMP feature(s) GPS coordinates x N/A, y N/A

(Property Information)

- Property Address 3 Outrider Road (If exist *)
- Tract / Parcel Map No. RECORD OF SURVEY AS PER BK 58 PG 6 TO 10 OF RECORD OF SURVEYS LOT 81 *
- Property Owner Cameron Hoyer & Dara Adams *
- Assessors ID Number(s) 7567-003-038 *

(Zoning, Regional Planning, and other Agency Information)

- Property Zoning: RAS-1 *
- Intended Land Use: SINGLE FAMILY RESIDENTIAL *
  (For proposed graded areas - i.e. ... Single Family Residence)
- Certificate of Compliance; CC NO.: N/A
- Plot Plan Number: PP NO. _____
- Conditional Use Permit; CUP NO. _____ Expiration Date: _____
- Oak Tree Permit Number; OTP NO. _____ Expiration Date: _____
- Community Standards District: _____
- California Coastal Commission Area: _____ Yes, _____ No Approved volume: _____(cy)
- Coastal Development Permit CDP _____ Expiration Date: _____
- Fish & Wildlife, Army Corp of Engineers, Regional Water Control Board, AQMD & Other Agency Permits should be added as applicable. (Permit Number _____ * _____ Expiration Date _____)

Note: Items marked * are required on all grading plan.

GENERAL NOTES:

1. All grading and construction shall conform to the 2020 County of Los Angeles Building Code 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 this 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 allows safety 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 strictly a private matter and involving the County of Los Angeles or the Department of Public Works.
5. All grading and construction activities shall comply with County of Los Angeles Code, Title 12, Section 12.12.030 that controls and restricts noise from the use of construction and grading equipment from the hours of 8:00 PM to 6:30 AM, and on Sundays and Holidays. *(More restrictive construction activity times may govern, as required by the Department of Regional Planning and should be shown on the grading plans when applicable.)*
6. California Public Resources Code (Section 5097.98) and Health and Safety Code (Section 7050.5) address the discovery and disposition of human remains. In the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, the law requires that grading immediately stops and no further excavation or disturbance of the site, or any nearby area where human remains may be located, occur until the following has been measures have been taken:
   a. The County Coroner has been informed and has determined that no investigation of the cause of death is required, and
   b. If the remains are of Native American origin, the descendants from the deceased Native Americans have made a recommendation for the means of treating or disposing, with appropriate dignity, of the human remains and 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 County 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.

    If an oak tree permit is obtained: (Add the following Note 3

    All grading and construction within the protected zone of all oak trees shall be per oak tree permit no. _____
    All recommendations in the permit and associated oak tree report must be complied with and are a part of the grading plan. A copy of the oak tree permit and associated reports shall be maintained in the possession of a responsible person and available at the site at all times.
12. The standard retaining wall detail 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 masonry walls. Geogrid fabric and segmented 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/forms.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 J108.12 of the County of Los Angeles Building Code at the completion of rough grading.
21. Final grading must be approved before occupancy of buildings will be allowed per Section J105 of the County of Los Angeles Building Code,

DRAINAGE NOTES

22. Roof drainage must be diverted from graded slopes.
23. Provisions shall be made for contributory drainage at all times.
24. All construction and grading within a storm drain easement are to be done per Private Drain PD No._____ or miscellaneous Transfer Drain MTD No._____.
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 (Add - Applicable Notes)

26. An encroachment permit from (County of Los Angeles Department of Public Works) (CALTRANS) (City of _____) is required for all work within or affecting road right of way. All work within Road right of way shall conform to (County of Los Angeles Department of Public Works)(CALTRANS) (City of _____) encroachment permit.
27. An encroachment permit *(connection permit)* is required from the County of Los Angeles Flood Control District for all work within the County of Los Angeles Flood Control District Right of Way. All work shall conform to conditions set by the Permit.
28. Permission to operate in Very High Fire Hazard Severity Zone must be obtained from the Fire Prevention Bureau or the local Fire Station prior to commencing work.
29. All work within the streambed and areas outlined on grading plans shall conform to:
    - Army Corp 404 Permit Number _____.
    - California Fish & Wildlife Permit No.: _____.
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.aqmd.gov.

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 J106.12 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. Foundation, wall and pool excavations must be inspected and approved by the consulting geologist and soil engineer, prior to the placing of steel or concrete.
36. Building pads located in cut/fill transition areas shall be over-excavated a minimum of three (3) feet below the proposed bottom of footing.

FILL NOTES

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. 85 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.
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 elevations of such 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 J107.6 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.)

PLANTING AND IRRIGATION NOTES:

47. Planting and irrigation on graded slopes must comply with the following minimum guidelines:
    a. The surface of all cut slopes more than 5 feet in height and fill slopes more than 3 feet in height shall be protected against damage by erosion by planting with grass or groundcover plants. Slopes exceeding 15 feet in vertical height shall also be planted with shrubs, spaced at not to exceed 10 feet on centers; or trees, spaced at not to exceed 20 feet on centers, or a combination of shrubs and trees at equivalent spacing, in addition to the grass or groundcover plants. The plant selected and planting methods used shall be suitable for the soil and climatic conditions of the site. Plant material shall be selected which will produce a coverage of permanent planting effectively controlling erosion. Consideration shall be given to deep-rooted planting material needing limited watering, maintenance, high root to shoot ratio, wind susceptibility and fire-retardant characteristics. All plant materials must be approved by the building official. (Section J110.3 of the County of Los Angeles Building Code)

        Note: Planting may be modified for the site if specific recommendations are provided by both the Soils Engineer and a Landscape Architect. Specific recommendations must consider soils and climatic conditions, irrigation requirements, planting methods, fire retardant characteristics, water efficiency, maintenance needs, and other regulatory requirements. Recommendations must include a finding that the alternative planting will provide a permanent and effective method of erosion control. Modifications to planting must be approved by the Building Official prior to installation.
    b. Slopes required to be planted by Section J110.3 shall be provided with an approved system of irrigation that is designed to cover all portions of the slope. Irrigation system plans shall be submitted and approved prior to installation. A functional test of the system may be required. For slopes less than 20 feet in vertical height, hose bibs to permit hand watering will be acceptable if such hose bibs are installed at conveniently accessible locations where a hose no longer than 50 feet is necessary for irrigation. The requirements for permanent irrigation systems may be modified upon specific recommendation of a landscape architect or equivalent authority that, because of the type of plants selected, the planting methods used and the soil and climatic conditions at the site, irrigation will not be necessary for the maintenance of the slope planting. (Section J110.4 of the County of Los Angeles Building Code)
    c. Other governmental agencies may have additional requirements for landscaping and irrigation. It is the responsibility of the applicant to coordinate with other agencies to meet their requirements while maintaining compliance with the County of Los Angeles Building Code.
48. The planting and irrigation systems shall be installed as soon as practical after rough grading. Prior to final grading approval all required slope planting must be well established. (Section J110.7 of the County of Los Angeles Building Code)
49. Landscape irrigation system shall be designed and maintained to prevent spray on structures. (Title 31, Section 5.407.2.1)
50. Prior to rough grade approval this project requires a landscape permit. Landscape plans in compliance with the "Model Water Efficient Landscape Ordinance" Title 23, Chapter 2.7 of California Code of Regulations (AB 1881) must be submitted to the Department of Public Works, Land Development Division. (900 S. Fremont Ave. Alhambra - 3RD Floor, CA 91803 (626) 458-4921). To obtain Landscape permit approved plans and Water Purveyor acknowledgment form must be submitted to the local Building and Safety office.

Best Management Practice Notes (BMP Notes) to be added to all Grading Plans

BEST MANAGEMENT PRACTICE NOTES:

1. Every effort should be made to eliminate the discharge of non-stormwater from the project site at all times.
2. Eroded sediments and other pollutants must be retained on-site and may not be transported from the site via sheet flow, swales, area drains, natural drainage courses or wind.
3. Stockpiles of earth and other construction related materials must be protected from being transported from the site by the forces of wind or water.
4. Fuels, oils, solvents, and other toxic materials must be stored in accordance with their listing and are not to contaminate the soil and surface waters. All approved storage containers are to be protected from the weather. Spills must be cleaned up immediately and disposed of in a proper manner. Spills may not be washed into the drainage system.
5. Excess or waste concrete may not be washed into the public way or any other drainage system. Provisions shall be made to retain concrete wastes on-site until they can be disposed of as solid waste.
6. Trash and construction related solid wastes must be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind.
7. Sediments and other materials may not be tracked from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the public way. Accidental depositions must be swept up immediately and may not be washed down by rain or other means.
8. Any slopes with disturbed soils or denuded of vegetation must be stabilized so as to inhibit erosion by wind and water.
9. "I certify that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to ensure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system or those persons directly responsible for gathering the information, to the best of my knowledge and belief, the information submitted is true, accurate, and complete. I am aware that submitting false and/ or inaccurate information, failing to update the ESCP to reflect current conditions, or failing to properly and/ or adequately implement the ESCP may result in revocation of grading and/ or other permits or other sanctions provided by law."

Print Name _____
(Owner or authorized agent of the owner)

Signature _____ Date _____
(Owner or authorized agent of the owner)

The following BMPs as outlined in, but not limited to, the latest edition of the CASQA Construction BMP Online Handbook or California Stormwater Quality Handbooks (Construction Site BMP Manual), may apply during the construction of this project (additional measures may be required if deemed appropriate by the Project Engineer or the Building Official)

EROSION CONTROL

EC1 – SCHEDULING
EC2 – PRESERVATION OF EXISTING VEGETATION
EC3 – HYDRAULIC MULCH
EC4 – HYDROSEEDING
EC5 – SOIL BINDERS
EC6 – STRAW MULCH
EC7 – GEOTEXTILES & MATS
EC8 – WOOD MULCHING
EC9 – EARTH DIKES AND DRAINAGE SWALES
EC10 – VELOCITY DISSIPATION DEVICES
EC11 – SLOPE DRAINS
EC12 – STREAMBANK STABILIZATION
EC13 – RESERVED
EC14 – COMPOST BLANKETS
EC15 – SOIL PREPARATION/ROUGHENING
EC16 – NON-VEGETATED STABILIZATION

TEMPORARY SEDIMENT CONTROL

SE1 – SILT FENCE
SE2 – SEDIMENT BASIN
SE3 – SEDIMENT TRAP
SE4 – CHECK DAM
SE5 – FIBER ROLLS
SE6 – GRAVEL BAG BERM
SE7 – STREET SWEEPING AND VACUUMING
SE8 – SANDBAG BARRIER
SE9 – STRAW BALE BARRIER
SE10 – STORM DRAIN INLET PROTECTION
SE11 – ACTIVE TREATMENT SYSTEMS
SE12 – TEMPORARY SILT DIKE
SE13 – COMPOST SOCKS & BERMS
SE14 – BIOFILTER BAGS

WIND EROSION CONTROL

WE1 – WIND EROSION CONTROL

EQUIPMENT TRACKING CONTROL

TC1 – STABILIZED CONSTRUCTION ENTRANCE EXIT
TC2 – STABILIZED CONSTRUCTION ROADWAY
TC3 – ENTRANCE/OUTLET TIRE WASH

NON-STORMWATER MANAGEMENT

NS1 – WATER CONSERVATION PRACTICES
NS2 – DEWATERING OPERATIONS
NS3 – PAVING AND GRINDING OPERATIONS
NS4 – TEMPORARY STREAM CROSSING
NS5 – CLEAR WATER DIVERSION
NS6 – ILLICIT CONNECTION/DISCHARGE
NS7 – POTABLE WATER/IRRIGATION
NS8 – VEHICLE AND EQUIPMENT CLEANING
NS9 – VEHICLE AND EQUIPMENT FUELING
NS10 – VEHICLE AND EQUIPMENT MAINTENANCE
NS11 – PILE DRIVING OPERATIONS
NS12 – CONCRETE CURING
NS13 – CONCRETE FINISHING
NS14 – MATERIAL AND EQUIPMENT USE
NS15 – DEMOLITION ADJACENT TO WATER
NS16 – TEMPORARY BATCH PLANTS

WASTE MANAGEMENT & MATERIAL POLLUTION CONTROL

WM1 – MATERIAL DELIVERY AND STORAGE
WM2 – MATERIAL USE
WM3 – STOCKPILE MANAGEMENT
WM4 – SPILL PREVENTION AND CONTROL
WM5 – SOLID WASTE MANAGEMENT
WM6 – HAZARDOUS WASTE MANAGEMENT
WM7 – CONTAMINATION SOIL MANAGEMENT
WM8 – CONCRETE WASTE MANAGEMENT
WM9 – SANITARY/SEPTIC WASTE MANAGEMENT
WM10 – LIQUID WASTE MANAGEMENT

3 Outrider

Earthwork Calculations

EXCAVATION

Caissons

4 caissons 27' deep = 108 linear feet

4 caissons 22' deep = 88 linear feet

Total linear feet = 196

Area = 3.14 ft^2 * 196 = 615.44/27 = 22.79 * 1.15 = 26.21

Round to 27 CUBIC YARDS

Pool/Spa excavation

20 x 30 x 6' average depth = 3600/27 = 133 CY * 1.15 = 153 CY

ROUND TO 154 CY

7.5' x 9.5' x 4' no excavation. Above existing grade

Overexcavation for New Pool/Spa

20' x 30' x 10' = 6,000/27 = 222 * 1.15 = 255.5 ROUND TO 256 CY

TOTAL EXCAVATION = 256 + 154 + 27 = 437 CY EXCAVATION

FILL

Planters/retaining walls

3.5' x 2.5' x 96 linear feet of planter = 840/27 = 31.1

ROUND TO 32 CY

Pool deck fill

Depth of fill varies from 0.95' to 2.11 =average 1.53' of fill

1.53 x 52 x 50 = 3978/27 = 147.3 CY

ROUND TO 148 CY

Existing Pool Fill

18' x 35' approx.. dimensions x 8' deep average = 5040/27 = 186.6

ROUND TO 187 CY

TOTAL FILL QUANTITY = 32 + 148 + 187 = 367 CY

GROSS GRADING (SUM OF CUT AND FILL) = 367 + 437 = 807 CUBIC YARDS

NET GRADING EXPORT = 437 – 367 = 70 CUBIC YARDS

GRADING NOTES AND PROJECT INFORMATION

REVISIONS | DATE | BY

CLIENT
Cameron Hoyer & Dara Adams
3 Outrider Road
Rolling Hills

PROJECT
GRADING AND DRAINAGE PLAN
3 Outrider Road
Rolling Hills, CA 90274

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REGISTERED PROFESSIONAL ENGINEER
STRUCTURAL
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Exp 6-30-21
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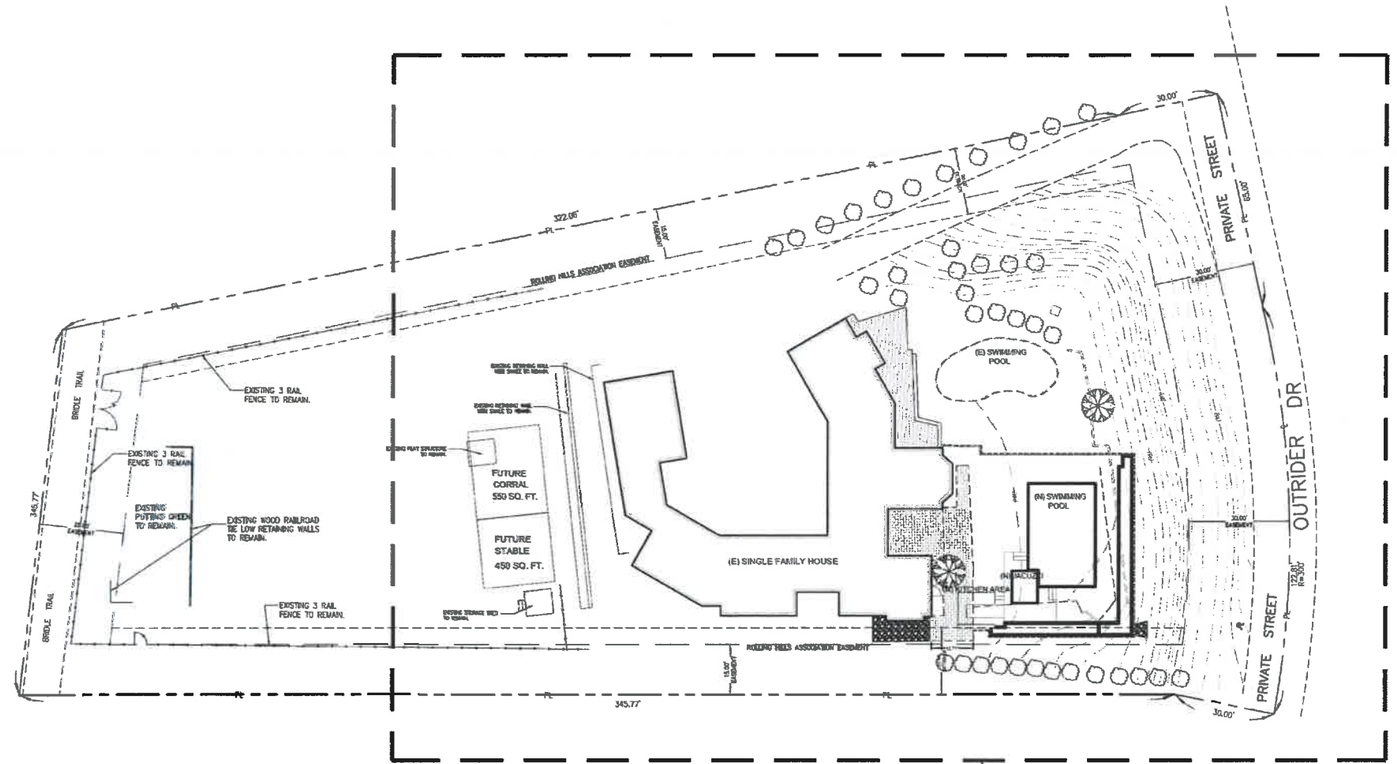
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JOB NO.:
SCALE: AS SHOWN
DRAWN: HP
INDEX
C-0
SHEET - OF - SHEETS

ABBREVIATIONS

A/C	AIR CONDITIONER PAD	IE	INVERT ELEVATION	SIM.	SIMILAR
AC	ASPHALT CONCRETE	INV	INVERT	S/W	SOUTHWEST
B/W	BACK OF WALK	LA	LANDSCAPE	TC	TOP OF CURB
C/L	CENTER LINE	MH	MANHOLE	TF	TOP OF FOOTING
CF	CURB FACE	(N)	NEW	TOF	TOP OF FENCE
(E)	EXISTING	N/W	NORTHWEST	TG	TOP OF GRATE
FF	FINISHED FLOOR	PLCS	PLACES	TW	TOP OF WALL
FG	FINISHED GRADE	PP	POWER POLE	TYP	TYPICAL
FL	FLOW LINE	RDL	ROOF DRAIN LEADER	WM	WATER METER
FM	FORCE MAIN	RG	ROUGH GRADE	WV	WATER VALVE
FS	FINISHED SURFACE	SD	STORM DRAIN		
GB	GRADE BREAK	RD	ROOF DRAIN		
GF	GARAGE FLOOR	RL	RIDGE LINE		
HP	HIGH POINT				

LEGEND

- PROPERTY LINE
- CENTER LINE
- (100.00) EXISTING ELEVATION
- 100.00 NEW ELEVATION
- (N) CONC.BLK.WALL.
- (E) BRICK PATIO





REVISIONS	DATE	BY

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PROJECT
GRADING AND DRAINAGE PLAN
3 Outrider Road
Rolling Hills, CA 90274

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SCALE: AS SHOWN
DRAWN: HP
INDEX

C-1

SHEET - OF - SHEETS

ABBREVIATIONS

A/C	AIR CONDITIONER PAD	IE	INVERT ELEVATION	SIM.	SIMILAR
AC	ASPHALT CONCRETE	INV	INVERT	S/W	SOUTHWEST
B/W	BACK OF WALK	LA	LANDSCAPE	TC	TOP OF CURB
C/L	CENTER LINE	MH	MANHOLE	TF	TOP OF FOOTING
CF	CURB FACE	(N)	NEW	TOF	TOP OF FENCE
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FS	FINISHED SURFACE	SD	STORM DRAIN		
GB	GRADE BREAK	RD	ROOF DRAIN		
GF	GARAGE FLOOR	RL	RIDGE LINE		
HP	HIGH POINT				

LEGEND

- PROPERTY LINE
- CENTER LINE
- (100.00) EXISTING ELEVATION
- 100.00 NEW ELEVATION
- (N) CONC.BLK.WALL
- (E) BRICK PATIO

EXISTING RETAINING WALL WITH SWALE TO REMAIN.

EXISTING RETAINING WALL WITH SWALE TO REMAIN.

EXISTING PLAY STRUCTURE TO REMAIN.

FUTURE CORRAL 550 SQ. FT.

FUTURE STABLE 450 SQ. FT.

EXISTING STORAGE SHED TO REMAIN.

322.06' PL

15.00' EASEMENT

ROLLING HILLS ASSOCIATION EASEMENT

20.00' SETBACK

(E) ASPHALT DRIVEWAY

30.00' PRIVATE STREET

65.00' PL

30.00' EASEMENT

(E) POOL EQUIP.

(E) SHRUBS

LIMITS OF DISTURBED AREA

(E) SWIMMING POOL

(E) WOOD DECK

(E) SHRUBS

103.52 FS

103.24 FS

1%

(N) HARDSCAPE AREA

(E) LANDSCAPE

(E) PLANTER

(E) WALL

(E) PLANTER

30.00' EASEMENT

OUTRIDER DR

(E) SHRUBS

(E) SHRUBS

(N) SWIMMING POOL

EXISTING WINDOW TO BE REPLACED WITH PAIR OF FRENCH DOORS TO MATCH EXISTING

103.33 FS

(N) JACUZZI

(N) KITCHEN AREA

101.93 FS

(N) JACUZZI DECK 104.5 FS

101.85 FG

(N) PLANTER 101.00 FG

100.0 FG

104.45 TW 104.25

102.95 FS

RIP RAP

REMOVE EXIST. BRICK & REPLACE WITH GROUTED STONE PAVEMENT

103.52 FS

12.71'

20.00' SETBACK

15.00' EASEMENT

ROLLING HILLS ASSOCIATION EASEMENT

PL

345.77'

PL

122.81' R=300'

PRIVATE STREET

30.00'

10 0 10 20 30

SCALE: 1" = 10'

CONSTRUCTION NOTES

1. REMOVE EXISTING POOL & BACKFILL (TO BE CERTIFIED)
2. REMOVE EXISTING BRICK & REPLACE WITH GROUTED STONE PAVEMENT
3. NEW RETAINING WALLS (MAX. OF 30" EXPOSED FACE)
4. PROVIDE DECKING TO MATCH PROPOSED GRADE
5. RIP RAP OUTLET 3'-5" WIDE 5' LONG, TO BE HIDDEN BY LANDSCAPING
6. NEW STONE PAVED RISERS 6"
7. NEW STONE PAVED DECKING
8. NEW POOL & JACUZZI WITH 18" CONCRETE COPING

NOTE:

DECK DRAINAGE TO BE SHOWN PRIOR TO BUILDING & SAFETY SUBMITTAL

REVISIONS | DATE | BY

CLIENT
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Rolling Hills

PROJECT
GRADING AND DRAINAGE PLAN
3 Outrider Road
Rolling Hills, CA 90274

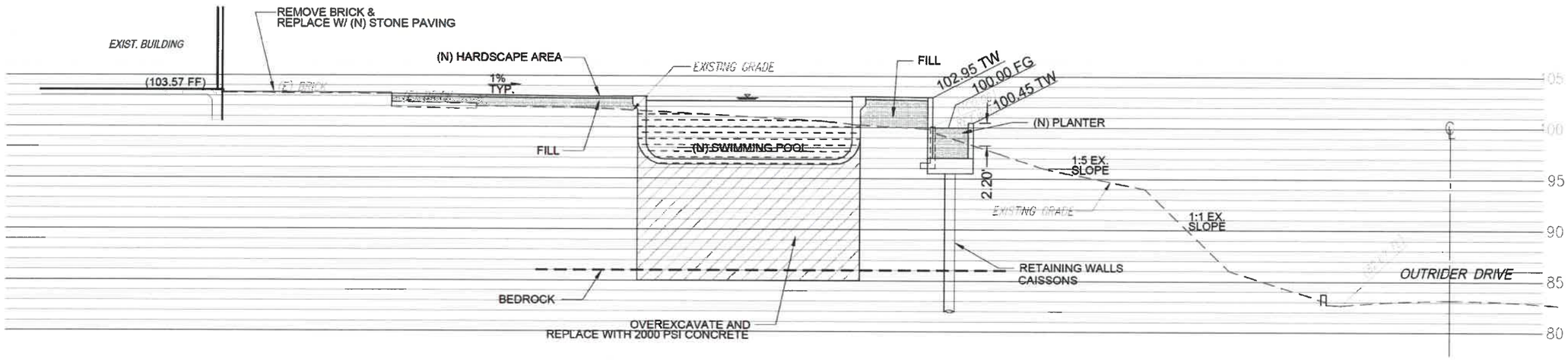
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REGISTERED PROFESSIONAL ENGINEER TIMOTHY LIN C 44045 EXP 6-30-23 CIVIL STATE OF CALIFORNIA

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INDEX
C-2

SHEET - OF - SHEETS



SECTION 1
SCALE: 1" = 5'

CLIENT
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REVISIONS | DATE | BY

PROJECT
GRADING AND
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3 Outrider Road
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INDEX
C-3
SHEET - OF - SHEETS

SHEET INDEX		
TITLE SHEET	DESCRIPTION	SHEET NO
L-101	PLANTING PLAN	1
L-102	PLANTING PLAN SPECIFICATIONS/DETAILS	2
L-103	WATER EFFICIENT LANDSCAPE WORKSHEET	3
L-104	IRRIGATION DESIGN	4
L-105	IRRIGATION DETAILS	5
L-106	IRRIGATION DETAILS	6
L-107	IRRIGATION CALCS.-SPECIFICATIONS	7
L-108	IRRIGATION SPECIFICATIONS	8
	NO PROPOSED GRADING	

PLANTING LEGEND									
PLANT TYPE	SYMBOL	GENUS	COMMON NAME	WATER NEEDS PER WUCOLS	ZONE	QUANTITY	SIZE	HEIGHT / WIDTH	REMARKS
SHRUBS / PERENNIALS	1	PENSTEMON	LEUCOPHYLLUM 'YELLOW MIND'	LOW	A,B-20	7	5 GAL	2'/3'	PLANT AS SHOWN
	2	AGAVE	AGAVE 'BLUE FLAME'	LOW	A,B-20	6	5 GAL	3'/3'	PLANT AS SHOWN
	3	PHORMIUM TENAX	NEW ZEALAND FLAX RAINBOW	LOW	A,B-20	2	5 GAL	4'/4'	PLANT AS SHOWN
	4	LEUCADENDRON RAFARI SUNSET	CONEBUSH	LOW	A,B-20	10	5 GAL	3'/3'	PLANT AS SHOWN
	5	ARBUTUS	ARBUTUS 'MARINA'	LOW	A,B-20	2	1 GAL	1'/1'	PLANT AS SHOWN
GRASS									
		CAREX DIVULSA TUMULICOLA	BERKELEY SEDGE	LOW	A,B-20	1631 SQFT	FLAT	2'/2'	PLANT AS SHOWN
		PEA GRAVEL RIVER ROCK	= 64 SQFT UNDER THE BAY LEAF TREES = MEASURE ON FIELD, PROVIDE AS NEEDED						
ORGANIC ALL NATURAL 3" LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS									
75% OF TOTAL LANDSCAPE AREA LOW WATER USE (.5 PLANT FACTOR)									

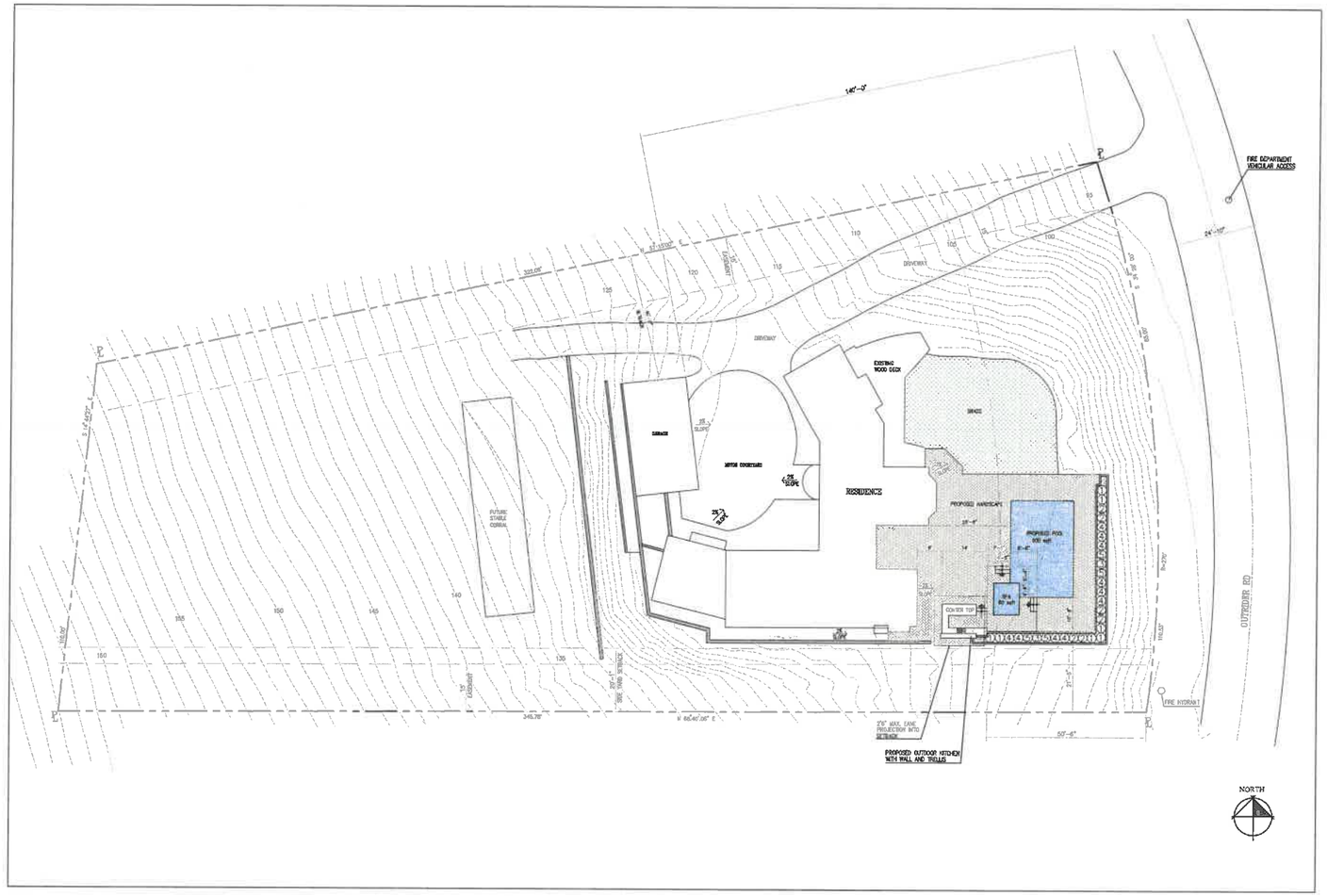
TOTAL PROPOSED LANDSCAPE AREA=2476 S.F.

THE SYSTEM IS DESIGNED TO ACHEIVE CONSERVATION AND EFFICIENCY IN WATER USE BY PROVIDING ANTI-DRAIN DEVICES TO PREVENT LOW HEAD DRAINAGE, RAIN SENSOR/ INTERRUPT SWITCH THAT PREVENTS THE SYSTEM FROM ACTIVATING DURING RAIN EVENTS, PRESSURE COMPESATING DEVICES AND LOW VOLUME HEADS TO REDUCE WATER CONSUMPTION.

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLANS.

I AGREE WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.

X S.Noel S.NOEL
LANDSCAPE CONTRACTOR



REQUIRED NOTES

1-RECIRCULATING WATER SYSTEM SHALL BE USED FOR WATER FEATURES.

2-A MIN. 3" LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.

3-FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF . SIX INCHES INTO THE SOIL.

4-PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES.

5-CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE . COULD OCCUR.

6-I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLANS

7-A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.

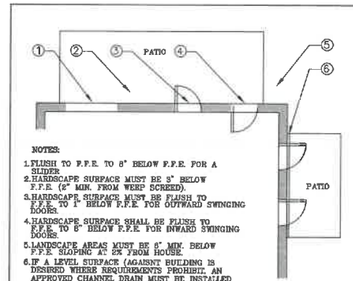
8-AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION.

9-AT THE TIME OF FINAL INSPECTION, THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION, IRRIGATION SCHEDULE AND A SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE.

10-UNLESS CONTRADICTED BY A SOILS TEST, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL.

11-A *CERTIFICATE* OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE SIGNER OF THE LANDSCAPE PLANS, THE SIGNER OF THE IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.

AT THE TIME OF FINAL INSPECTIONS, THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION, IRRIGATION SCHEDULE AND SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE.



NOTES:
1. FLUSH TO F.F.E. TO 6" BELOW F.F.E. FOR A SLIDER.
2. HARDSCAPE SURFACE MUST BE 3" BELOW F.F.E. (6" MIN. FROM WEEP SCREED).
3. HARDSCAPE SURFACE MUST BE FLUSH TO F.F.E. TO 1" BELOW F.F.E. FOR OUTWARD SWINGING DOORS.
4. HARDSCAPE SURFACE SHALL BE FLUSH TO F.F.E. TO 6" BELOW F.F.E. FOR INWARD SWINGING DOORS.
5. LANDSCAPE AREAS MUST BE 6" MIN. BELOW F.F.E. SLOPING AT 5% FROM HOUSE.
6. IF A LEVEL SURFACE (AGAINST BUILDING IS DESIRED WHERE REQUIREMENTS PROHIBIT, AN APPROVED CHANNEL DRAIN MUST BE INSTALLED AGAINST BUILDING. 'MIRADRAIN' SYSTEM MAY ALSO BE USED IF PRE-APPROVED BY CITY.

FOR HARDSCAPE FINISH SURFACE ELEVATIONS AGAINST A RESIDENCE

THERE ARE DIFFERENT FINISH SURFACE REQUIREMENTS FOR HARDSCAPE ELEVATIONS AGAINST A RESIDENCE IN THE CITY OF PVE FOR ADJACENT TO DOORWAYS EXITING TO A HARDSCAPE SURFACE. IN THE CASE OF INWARD SWINGING DOORS AND SLIDERS, THE ADJACENT HARDSCAPE SURFACE CAN BE ANYWHERE FROM FLUSH WITH THE FINISH FLOOR ELEVATION (F.F.E.) DOWN TO 6" (INCHES) BELOW THE F.F.E.. OUTWARD SWINGING DOORS HOWEVER, MUST HAVE A FINISH SURFACE OF FLUSH TO ONLY ONE INCH BELOW THE F.F.E. OR A MIN. OF 2" (INCHES) BELOW THE STUCCO WEEP SCREED. IF AN ELEVATION LESS THAN THIS IS DESIRED A CHANNEL OR STRIP DRAIN MUST BE INSTALLED BETWEEN THE HARDSCAPE AND THE HOUSE. 'MIRADRAIN' SYSTEM MAY ALSO BE USED IF APPROVED BY THE CITY.

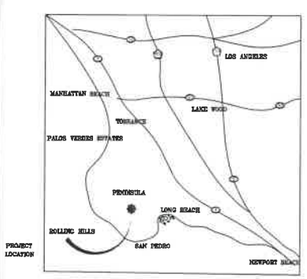
TYPICAL HARDSCAPE FINISH SURFACE ELEVATIONS AGAINST RESIDENCE

F.S. FINISHED SURFACE
T.P. TOP OF PILASTER
F.F.E. FINISHED FLOOR ELEVATION
G.F.F. GARAGE FINISHED FLOOR ELEVATION

NOTES:
- RETAIN EXISTING DRAINAGE SYSTEM WHERE POSSIBLE
- TIE INTO EXISTING DRAINAGE SYSTEM AT BEST LOCATIONS
- DRAIN STUB-OUTS TO BE INSTALLED AT EACH PROPOSED POT LOCATIONS
- TIE ALL POTTERY INTO DRAINAGE AND IRRIGATION SYSTEM
- CONTRACTOR TO VERIFY EXACT LOCATION OF ALL EXISTING DRAINAGE EQUIPMENT IN FIELD AND MAKE CONNECTIONS AS REQUIRED EXAMPLE: DOWN SPOUT(S)
- FIELD VERIFY CURRENT CONDITIONS OF EXISTING SYSTEM AND REPLACE IF NECESSARY

= STEP(S) IN UP DIRECTION

VICINITY MAP



SITE ADDRESS: 3 OUTRIDER RD.
ROLLING HILLS, CA 90274

APN# 7567-003-038
LOT# 61

NORTH
N.T.S

SARAH NOEL
8 MACKAMORE RD.
ROLLING HILLS, CA 90274
(310) 650-6274
(310) 377-5470

CSI#: 1062552
GS#: 337200

ALL DRAWINGS, DESIGNS AND WRITTEN MATERIAL APPEARING HEREON CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF NOEL ART DESIGN ASSOCIATES AND THE SAME SHALL NOT BE DUPLICATED, USED, OR ASSIGNED TO ANY THIRD PARTY WITHOUT THE WRITTEN CONSENT OF NOEL ART DESIGN ASSOCIATES.

NO	DATE	REVISION
1		
2		
3		
4		
5		
6		

PROJECT INFORMATION:
PRIVATE RESIDENCE
3 OUTRIDER RD.
ROLLING HILLS, CA 90274

SHEET DESCRIPTION
PLANTING HARDSCAPE/ PLAN

DESIGNED/DRAWN BY
SARAH NOEL

DATE 07.06.2021
JOB NO. -
SCALE 1/16"=1'-0"
SHEET NUMBER
L - 101
SHEET 1 OF 8

UTILITY EQUIPMENT SCREENING:
THE SCREENING PLAN INCLUDES THE FOLLOWING:

A. ALL UTILITY EQUIPMENT REQUIRING SCREENING SHALL BE SHOWN IN THE PROGRAM. THIS INCLUDES PUBLIC WORKS UTILITY EQUIPMENT AND EQUIPMENT ASSOCIATED WITH THE PROVISION OF ELECTRICITY, GAS, TELEPHONE, CABLE TELEVISION, AND WATER, AND INCLUDES:
(1) SURFACE-MOUNTED TRANSFORMERS;
(2) PEDESTAL-MOUNTED TERMINAL BOXES;
(3) METER CABINETS;
(4) ABOVE-GROUND WATER SERVICE EQUIPMENT (I.E. AIR VAC CANS, SAMPLING STATIONS), IRRIGATION EQUIPMENT, AND BACKFLOW PREVENTERS;
(5) FIRE SPRINKLER DOUBLE DETECTOR CHECK VALVES;
(6) ACCESS DOORS AND VENTS; AND
(7) ANY OTHER ABOVE-GROUND UTILITY EQUIPMENT.
B. ABOVE-GROUND UTILITY EQUIPMENT AND VENTS/ACCESS DOORS FOR UNDERGROUND UTILITY VAULTS SHALL BE LOCATED AWAY FROM THE SIDEWALK WITH SUFFICIENT SPACE TO ALLOW A MINIMUM OF THREE FEET CLEARANCE BETWEEN THE SCREENING FOR THE UTILITY EQUIPMENT AND ANY PAVED SURFACES INCLUDING STREETS, DRIVEWAYS, AND WALKWAYS.
C. FIRE SPRINKLER PRESSURE DETECTOR CHECK VALVES SHOULD BE LOCATED A MINIMUM OF 20 FEET FROM ALL PROPERTY LINES ADJACENT TO PUBLIC RIGHTS-OF-WAY.
D. NOT USED.
E. NO ABOVE-GROUND SCREENING TALLER THAN 30 INCHES SHALL BE LOCATED WITHIN A TRAFFIC SAFETY SIGHT AREA (TSSA).
F. BOLLARDS SHALL NOT BE INSTALLED IN CONJUNCTION WITH ANY NEW UTILITY EQUIPMENT OR APPURTENANCES UNLESS DECORATIVE AND APPROVED BY THE CITY PLANNER.
G. ACCESS EASEMENTS SHALL BE PROVIDED TO ALLOW ACCESS TO ALL VENTS AND ACCESS DOORS AND TO ALLOW THEM TO FACE AWAY FROM SIDEWALKS, STREETS, AND DRIVEWAYS.
H. FOR SINGLE-FAMILY RESIDENTIAL SUBDIVISIONS:
(1) THE ACCESS EASEMENTS SHALL INCLUDE BOTH THE MINIMUM WIDTH REQUIRED BY THE PUBLIC UTILITY FOR ACCESS AND THE WIDTH NEEDED FOR THE SCREENING OF THE EQUIPMENT; AND
(2) FOR HOMEOWNER'S ASSOCIATIONS, UTILITY EQUIPMENT IS ENCOURAGED TO BE LOCATED WITHIN COMMON AREA CONTROLLED BY THE HOMEOWNER'S ASSOCIATION.
I. NOT USED.
J. ONE OR MORE OF THE FOLLOWING METHODS OF SCREENING SHALL BE REQUIRED FOR ANY ABOVE-GROUND EQUIPMENT:
(1) LANDSCAPING THAT, UPON INSTALLATION, SHALL SCREEN A MINIMUM OF 75 PERCENT OF THE VENTS, ACCESS DOORS, OR UTILITY EQUIPMENT FROM VIEW;
(2) ARTIFICIAL ROCK EQUIPMENT COVERS THAT COVER 100 PERCENT OF THE UTILITY EQUIPMENT. THESE SHOULD BE ACCENTED WITH NATURAL BOULDERS AND LANDSCAPING;

PLANTING NOTES:

1. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ALL SITE CONDITIONS WHICH PREVENT INSTALLATION PER PLANS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE LIABLE FOR REMOVING AND REINSTALLING ALL IRRIGATION EQUIPMENT, AND REPLANTING AREAS WHICH ARE NOT INSTALLED PER PLANS AND SPECIFICATIONS.
3. THE IRRIGATION SYSTEM SHALL BE INSTALLED AND TESTED PRIOR TO PLANT MATERIALS.
4. TREES AND SHRUBS SHALL BE PLANTED AFTER CONCRETE PLACEMENT, BUT NOT BEFORE THE IRRIGATION COVERAGE TEST HAS BEEN APPROVED (REFER TO SPECIFICATIONS).
5. PLACE TREES BETWEEN IRRIGATION HEADS WHEREVER POSSIBLE.
6. INSTALL SHREDDED MULCH IN ALL SHRUB AND GROUNDCOVER AREAS AT A DEPTH OF 2" UNLESS OTHERWISE INDICATED ON THE PLANS.
7. THE CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS AND/OR REPLACEMENT OF ANY DAMAGED LANDSCAPE AREAS BEYOND THE LIMIT OF WORK, AS A DIRECT RESULT OF THE LANDSCAPE CONSTRUCTION BY THE CONTRACTOR AND/OR BY HIS SUB-CONTRACTOR. REPLACEMENT ITEMS SHALL BE AN EXACT DUPLICATE OF THE ORIGINAL WORK, UNLESS OTHERWISE APPROVED BY THE LANDSCAPE ARCHITECT.
8. CLEAN-UP SHALL TAKE PLACE ON A DAILY BASIS UNLESS OTHERWISE APPROVED BY THE OWNER.
9. THE PLANTING PLANS ARE ONLY ACCURATE FOR THE PLANTING LOCATION AND PLANT SIZE. THE CONTRACTOR SHALL VERIFY ALL QUANTITIES BY PLAN CHECK.
NOTE TO CONTRACTOR

WATER-EFFICIENT LANDSCAPE AND IRRIGATION STANDARDS PLAN SUBMITTAL NOTES:

1. PARKWAY DECLARATIONS:
a. ALL EXISTING SPRINKLERS AND SPRAY HEADS SHALL BE REMOVED IN THE PARKWAY.
b. THE INSTALLATION OF NEW SPRINKLER IRRIGATION SYSTEMS ARE PROHIBITED IN THE PARKWAY.
c. THE INSTALLATION OF ANY IRRIGATION SYSTEM IN THE PARKWAY SHALL NOT DAMAGE THE ROOTS OF THE STREET TREE.
d. NO MULCH SHALL BE APPLIED WITHIN SIX INCHES (6) OF THE BASE OF A STREET TREE.
e. NO PLANT MATERIAL SHALL BE INSTALLED WITHIN TWENTY-FOUR (24) INCHES OF THE BASE OF A STREET TREE.
f. THE PROPERTY OWNER ADJACENT TO THE PARKWAY ASSUMES LIABILITY FOR ANY IMPROVEMENTS TO THE PARKWAY AREA.
2. GENERAL NOTATIONS:
a. AN OPEN-TRENCH INSPECTION BY CITY STAFF IS REQUIRED PRIOR TO COVERING BELOW GRADE PIPES, LATERALS, AND MAINS. THE DESIGNER OF THE LANDSCAPE, OR THEIR DESIGNEE, AND GENERAL CONTRACTOR, OR THEIR DESIGNEE, PERFORMING THE INSTALLATION MUST BE PRESENT AT THE OPEN- TRENCH INSPECTION. FOR OPEN-TRENCH INSPECTIONS, CALL THE OFFICE OF SUSTAINABILITY AND THE ENVIRONMENT AT (310) 458-8405.
b. PRIOR TO FINAL INSPECTION INSTALLER SHALL TEST THE IRRIGATION SYSTEM TO VERIFY THAT IT MEETS THE APPROVED DESIGN AND SPECIFICATIONS.
c. PRIOR TO FINAL INSPECTION INSTALLER MUST PROGRAM THE IRRIGATION CONTROLLER.
d. A FINAL INSPECTION BY CITY STAFF IS REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY TO ENSURE THAT THE SYSTEM WAS BUILT TO APPROVED PLANS AND SPECIFICATIONS. FOR FINAL INSPECTIONS, CALL THE OFFICE OF SUSTAINABILITY AND THE ENVIRONMENT AT (310) 458-8405. THE FOLLOWING ITEMS WILL BE REQUIRED AT FINAL INSPECTION PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY:
i. POST-INSTALLATION SOIL TEST RESULTS WHICH MUST CONTAIN THE PERCENTAGE (%) OF ORGANIC MATTER; MAY ALSO INCLUDE BUT IS NOT LIMITED TO SOIL TEXTURE; INFILTRATION RATE OR SOIL TEXTURE INFILTRATION RATE TABLE; PH; TOTAL SOLUBLE SALTS; SODIUM; AND RECOMMENDATIONS DETERMINED BY LABORATORY TEST. EXCEPTION: LANDSCAPES CONTAINED ENTIRELY IN PLANTERS OR CONTAINERS ARE EXEMPT FROM THIS REQUIREMENT.
ii. A DETAILED IRRIGATION CONTROLLER MAP MUST BE INSTALLED INSIDE OR NEAR THE IRRIGATION CONTROLLER WITH AT MINIMUM A DESCRIPTION FOR EACH ZONE INCLUDING: PLANT MATERIAL, WATERING DEVICE, VALVE OR STATION NUMBER, RUN TIME FOR PEAK DEMAND MONTH AND PRECIPITATION RATE.
iii. IRRIGATION SCHEDULES INCLUDING ESTABLISHMENT PERIOD START AND END DATES, MUST BE POSTED INSIDE THE IRRIGATION CONTROLLER HOUSING UNIT BY THE INSTALLER.
e. ELECTRONIC SUBMISSION OF AN AS-BUILT SET OF PLANS TO THE CITY IS REQUIRED IF REQUESTED BY CITY INSPECTOR.
f. PRIOR TO CONSTRUCTION OF LANDSCAPED AREA OR IRRIGATION, THE CONTRACTOR MUST OBTAIN AND REVIEW A COPY OF THE WATER-EFFICIENT LANDSCAPE AND IRRIGATION STANDARDS.
g. ALL LANDSCAPING AND IRRIGATION SYSTEMS MUST COMPLY WITH ALL LOCAL, STATE, AND FEDERAL LAWS AND REGULATIONS.
h. THE IRRIGATION SYSTEM MUST COMPLY WITH ALL LOCAL, STATE, AND FEDERAL LAWS AND REGULATIONS.
i. THE IRRIGATION DESIGNER OR LANDSCAPE ARCHITECT OR LANDSCAPE DESIGNER SHALL PERFORM ONE OR MORE SITE OBSERVATIONS DURING SYSTEM INSTALLATION TO CHECK FOR ADHERENCE TO THE DESIGN, INCLUDING THAT THE PROPER INSTALLATION OF THE BACKFLOW PREVENTION ASSEMBLY, MAIN LINE, LATERALS, VALVES, SPRINKLER HEADS, DRIP IRRIGATION EQUIPMENT, CONTROL WIRE, CONTROLLERS, AND SENSORS MEETS THE INTENT OF THE IRRIGATION DESIGN PLAN AS DESIGNED AND APPROVED.
3. CONSTRUCTION NOTATIONS:
a. AREAS DESIGNATED AS MULCH ON APPROVED LANDSCAPE PLANS, INCLUDING AREAS COVERED BY WOOD CHIPS, GRAVEL, STONE, DECOMPOSED GRANITE, AND AREAS DESIGNATED AS ARTIFICIAL TURF ON APPROVED LANDSCAPE PLANS CANNOT BE REPLACED WITH TURFGRASS OR HIGH WATER USE PLANTS AS DEFINED IN THE CURRENT EDITION OF THE WATER USE CLASSIFICATION OF LANDSCAPE SPECIES (WUCOLS), ONCE MULCH OR ARTIFICIAL TURF HAS BEEN INSTALLED.
b. FOR SINGLE-FAMILY HOMES ONLY INSTALLING NEW LANDSCAPING, SUBMITTED CONSTRUCTION PLANS MUST INCLUDE THE FOLLOWING DECLARATION SIGNED BY THE PROJECT APPLICANT:
THE LANDSCAPE FOR THIS PROPERTY MUST BE BUILT TO THE APPROVED LANDSCAPE PLANS WITHIN THIS APPROVED BUILDING PLAN SET. ANY REVISIONS TO APPROVED PLANS WILL REQUIRE RE-SUBMITTAL AND APPROVAL AND MUST STILL COMPLY WITH THE CURRENT WATER-EFFICIENT LANDSCAPE AND IRRIGATION STANDARDS. ANY AREAS OF LANDSCAPE NOT COMPLETED AT TIME OF THE CLOSE OF THE BUILDING CONSTRUCTION PERMIT MUST BE COVERED WITH A MINIMUM 3 INCH (3") LAYER OF MULCH. THIS INCLUDES ALL EXPOSED SOIL SURFACES OF EXISTING PLANTING AREAS EXCEPT IN TURF AREAS, OVER CREEPING OR ROOTING GROUNDCOVERS, OR IN DIRECT SEEDING APPLICATIONS, WHERE MULCH IS NOT APPROPRIATE. FUTURE LANDSCAPE INSTALLATIONS FOR INCOMPLETE LANDSCAPE INSTALLATIONS MUST BE TO THE APPROVED LANDSCAPE PLANS. I,

(PROJECT APPLICANT) HAVE READ AND UNDERSTAND THE TERMS OF THIS STATEMENT.'
c. INDIVIDUAL SINGLE-FAMILY DWELLINGS INSTALLING NO NEW LANDSCAPING, OTHER THAN MULCH AND ARTIFICIAL TURF, AND NO NEW IRRIGATION SYSTEM, SHALL BE REQUIRED ONLY TO SUBMIT A CONSTRUCTION PLAN WITH THIS NOTE: NO NEW PERMANENT, AUTOMATED IRRIGATION SYSTEM TO BE INSTALLED. A MINIMUM 3 INCH (3) LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF EXISTING PLANTING AREAS EXCEPT IN TURF AREAS, OVER CREEPING OR ROOTING GROUNDCOVERS, OR IN DIRECT SEEDING APPLICATIONS, WHERE MULCH IS NOT APPROPRIATE. ANY REVISIONS TO APPROVED PLANS WILL REQUIRE RE-SUBMITTAL AND APPROVAL AND MUST COMPLY WITH THE CURRENT WATER-EFFICIENT LANDSCAPE AND IRRIGATION STANDARDS. CALL (310) 458-8406 TO SCHEDULE A FINAL INSPECTION.
4. LANDSCAPE NOTATIONS:
a. TURFGRASS, INCLUDING EXISTING PLANT MATERIAL, IS NOT ALLOWED ON SLOPES GREATER THAN TWENTY-FIVE PERCENT (25%) WHERE THE TOE OF THE SLOPE IS ADJACENT TO AN IMPERMEABLE HARDSCAPE AND WHERE TWENTY-FIVE PERCENT (25%) MEANS ONE FOOT (1') OF VERTICAL ELEVATION CHANGE FOR EVERY FOUR FEET (4) OF HORIZONTAL LENGTH (RISE DIVIDED BY RUN X 100 = SLOPE %).
b. PLANT MATERIAL LISTED IN THE CURRENT INVASIVE PLANT INVENTORY FOR THE SOUTHWEST REGION BY THE CALIFORNIA INVASIVE PLANT COUNCIL OR LISTED FOR THE SOUTH COAST REGION BY THE PLANTRIGHT ORGANIZATION ARE PROHIBITED, INCLUDING EXISTING PLANT MATERIAL, EXCEPT FOR KNOWN NON-FRUITING, NON-INVASIVE, STERILE VARIETIES, CULTIVARS OR SELECTIONS.
c. LANDSCAPES INSTALLING NEW PLANT MATERIAL BUT WITHOUT A PERMANENT, AUTOMATED IRRIGATION SYSTEM, WHERE WATER IS ACCESSED ONLY THROUGH A HOSE BIB OR QUICK COUPLER CONNECTION, ARE NOT REQUIRED TO SUBMIT A HYDROZONE MATRIX, AN IRRIGATION PLAN, OR AN IRRIGATION DETAIL AND SPECIFICATIONS PLAN, ADD THIS NOTE: NO PERMANENT, AUTOMATED IRRIGATION SYSTEM TO BE INSTALLED. ANY FUTURE IRRIGATION SYSTEMINSTALLATION WILL REQUIRE A FULL LANDSCAPE PLAN SUBMITTAL FOR CITY OF SANTA MONICA REVIEW AND APPROVAL PRIOR TO INSTALLATION.
PROJECT CONTACT LIST
CALL BEFORE YOU DIG - 811 DIG ALERT UNDERGROUND SERVICE ALERT.
1. DELINEATE THE SITE. IT IS MANDATORY THAT YOU OUTLINE THE PROPOSED EXCAVATION SITE WITH WHITE PAINT OR STAKES.
2. CALL AT LEAST TWO WORKING DAYS BEFORE YOU DIG. YOU MAY CALL 14 DAYS PRIOR TO THE EXCAVATION.
3. YOU ARE RESPONSIBLE FOR DAMAGE IF DAMAGE TO UNDERGROUND UTILITIES RESULTS FROM YOUR DIGGING.

GENERAL PLANTING NOTES:

1. THE CONTRACTOR SHALL PROVIDE A WEED ABATEMENT PROGRAM TO ALL LANDSCAPE PLANTING AREAS PRIOR TO PLANTING, PER T.& LANDSCAPE SPECIFICATIONS.
2. THE CONTRACTOR SHALL PROVIDE THE OWNER'S AUTHORIZED REPRESENTATIVE WITH PHOTOGRAPHS OF ALL PLANT MATIERIALS NOT PROVIDED BY THE OWNER FOR APPROVAL PRIOR TO PURCHASE AND DELIVERY.
3. NO SUBSTITUTIONS SHALL BE ALLOWED WITHOUT PRIOR WRITTEN CONSENT OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
4. EXACT LOCATIONS OF PLANT MATERIALS SHALL BE APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION. THE OWNER'S AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO ADJUST PLANTS TO EXACT LOCATION IN THE FIELD.
5. ALL PLANT MATERIAL, UPON INSPECTION BY THE OWNER'S AUTHORIZED REPRESENTATIVE, SHALL BEAR LABELS VERIFYING SPECIES AND VARIETY TO MATCH THOSE ON THE PLANT LIST. THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY MATERIAL DEEMED TO BE UNACCEPTABLE BOTH AT THE TIME OF DELIVERY OR AFTER DELIVERY IF THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE IS NOT ON SITE AT THE TIME OF DELIVERY.
6. ALL SHRUB AREAS SHALL BE COVERED EVENLY WITH A THREE INCH (3") MIN. LAYER OF "0-2 FOREST FLOOR" AVAILABLE THRU: AGUINAGA FERTILIZER INC. OR APPROVED EQUAL. CONTRACTOR SHALL SUBMIT SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
7. NO SHRUB PLANTING SHALL TAKE PLACE UNTIL INSTALLATION OF THE IRRIGATION SYSTEM IS COMPLETE, FINAL GRADES HAVE BEEN ESTABLISHED, PLANTING AREAS PROPERLY GRADED/PREPARED AND THE WORK APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE. TREES SHALL BE SET PRIOR TO IRRIGATION SYSTEM INSTALLATION. CONTRACTOR IS RESPONSIBLE TO VERIFY APPROPRIA TE FINAL GRADES PRIOR TO SETTING TREES.
8. TOP OF ROOTBALL FOR TREES AND SHRUBS SHALL BE A MIN. 2" ABOVE THE FINISH GRADE AT THE ORIGINAL PLACE OF GROWTH. REFER TO PLANTING SPECIFICATIONS.
9. THE CONTRACTOR SHALL PROVIDE MATCHING FORMS AND SIZES FOR ALL PLANT MATIERIALS WITHIN EACH TYPE AND SIZE DESIGNATED ON THE DRAWINGS.
10. THE CONTRACTOR SHALL PROVIDE A 90 DAY MAINTENANCE PERIOD AFTER COMPLETION AND OWNER ACCEPTANCE OF PLANTING AND IRRIGATION WORK.
11. THE CONTRACTOR SHALL NOT BEGIN SAID MAINTENANCE PERIOD WITHOUT RECEIVING WRITTEN CONSENT FROM THE OWNER AND/OR HIS AUTHORIZED REPRESENTATIVE.
12. ALL WATIERING BASINS SHALL BE REMOVED AT THE END OF THE MAINTENANCE PERIOD UNLESS OTHERWISE NOTED.
13. QUANTITIES LISTED ON THE CONSTRUCTION DRAWINGS OR THE PLANTING LEGEND ARE FOR REFERENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE QUANTITIES LISTED ON THE PLANS.
14. WHERE POSSIBLE TREES SHALL BE KEPT A MINIMUM OF 5'-0" FROM WALLS, FENCES, SIDEWALKS, CONCRETE CURBS AND ANY HARDSCAPE IN GENERAL. IF NOT POSSIBLE CONTACT THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE FOR EXACT PLACEMENT.
15. FINISH GRADE IN SHRUB AREAS SHALL BE 2" BELOW PAVED SURFACES, 3" WHERE BARK MULCH IS TO BE USED, AND LAWN AREAS SHALL BE 1" BELOW PAVED SURFACES. ALL PLANTING AREAS SHALL DRAIN AT 2% MINIMUM UNLESS OTHERWISE NOTED ON THE GRADING PLANS.
16. INSTALL LINEAR ROOT BARRIERS FOR ALL TREES WITHIN 5' OF ANY CONCRETE FLAT WORK, CURB, GUTTER, UTILITY, STRUCTURES, ETC. ROOT BARRIER SHALL BE AS SPECIFIED WITHIN THE PROJECT SPECIFICATIONS AND INSTALLED PER DETAIL THIS SHEET.
17. CONTRACTOR SHALL ADHERE TO ANY SPECIAL WORKING CONDITIONS, IE. NOISE, TIME OF WORK, LIMIT OF WORK, ETC. SET FORTH BY THE COUNTY OF ORANGE, AND/OR OTHER GOVERNING AGENCIES, AND TO COORDINATE WITH THE GENERAL CONTRACTOR FOR ADDITIONAL INFORMATION/REQUIREMENTS.
18. AGRONOMIC SOIL ANALYSIS WILL BE PROVIDED BY THE LANDSCAPE CONTRACTOR. SOIL TEST SHALL INCLUDE A PERCOLATION TEST AND DRAINAGE RECOMMENDATIONS.
19. RECIRCULATING WA TER SYSTEMS SHALL BE USED FOR AL WA TER FEATURES.
20. SOIL AMENDMENTS SHALL BE APPLIED PER AGRONOMIC SOIL REPORT SPECIFICATIONS.
21. ON-GRADE TREES 24" BOX SIZE OR LARGER SHALL RECEIVE AN AUGURED SUMP AS DESCRIBED IN THE TREE PLANTING DETAILS, OR OTHER DRAINAGE METHOD AS RECOMMENDED BY THE AGRONOMIC SOILS REPORT.
22. APPLY PRE-EMERGENT HERBICIDE ("EPTAM" OR EQUAL) PER MANUFACTURER'S RECOMMENDATIONS TO SHRUB AREAS ONLY. APPLY 1" -2" WATER FOLLOWING APPLICATION. CONTACT HERBICIDE ("RAD-E-CATE 25" OR EQUAL) SHALL BE APPLIED TO LAWN AREAS ONLY FOLLOWING A 14 DAY MOISTENING PERIOD TO ENCOURAGE WEED GERMINATION. REMOVE ALL WEEDS AND RESIDUE FROM SITE.
23. ALL ROOTBALLS SHALL BE THOROUGHLY WA TERED PRIOR TO INSTALLATION.
24. ALL PLANTING SHALL CONFORM WITH ALL LOCAL CODES AND REGULATIONS.
25. FINAL LOCATION OF ALL TREES SHALL BE VERIFIED BY THE LANDSCAPE ARCHITECT IN THE PRIOR TO INSTALLATION/ PIT EXCAVATION.
26. CONTRACTOR SHALL LIST ANY DOLLAR AMOUNT FOR ADDITIONAL PLANT MATIERIALS THAT ARE TO BE SELECTED BY THE LANDSCAPE ARCHITECT AT THE TIME OF INSTALLATION.
27. THE CONTRACTOR SHALL INCLUDE IN HIS BID COSTS AS NECESSARY FOR PENETRATING THROUGH HARD PAN LAYER WHEN IT IS ENCOUNTERED UNDER TREE AND PALM PLANTING PITS. THE PENETRATION THROUGH THE CALICHE OR HARD PAN LAYER SHALL ALLOW WATER TO DRAIN OUT OF THE PLANTING PIT. SHOULD THE HARD PAN LAYER BE TOO DEEP FOR AUGERING, THE LANDSCAPE CONTRACTOR SHALL DEVISE A DRAINAGE SYSTEM APPROVED BY THE LANDSCAPE ARCHITECT THAT WILL ENSURE PROPER DRAINAGE FROM PLANTING PITS. THE LANDSCAPE CONTRACTOR WILL SUBMIT A UNIT COST FOR ANY SPECIAL DRAINAGE SYSTEM.
28. FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL, COMPOST AT A RATE OF A
MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL.

LANDSCAPE PLANTING SPECIFICATIONS:

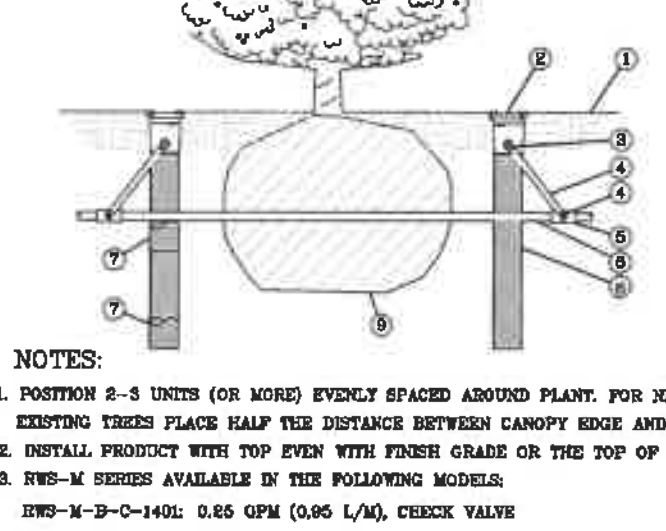
1. GENERAL
A. THE LANDSCAPE CONTRACTOR SHALL FURNISH ALL LABOR, EQUIPMENT, MATERIALS AND SERVICES FOR THE COMPLETE INSTALLATION AS DESCRIBED IN THE LANDSCAPE PLAN, DETAIL DRAWINGS AND IN THESE SPECIFICATIONS.
B. ANY DEVIATION FROM THE PLAN OR SPECIFICATIONS IS TO HAVE A PRIOR WRITTEN APPROVAL BY THE OWNER OR HIS REPRESENTATIVE.
C. ALL MATERIALS AND WORKMANSHIP SHALL BE OF HIGHEST QUALITY. WORK SHALL MEET THE
D. REQUIREMENTS OF ALL GOVERNMENT CODES, ORDINANCES AND LAWS RELATING TO THE WORK.
E. SAMPLES AND/OR PHOTOGRAPHS OF ALL MATERIALS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR WRITTEN APPROVAL PRIOR TO INSTALLATION. THE LANDSCAPE ARCHITECT AND OWNER RESERVE THE RIGHT TO REJECT UNSATISFACTORY MATERIAL BEFORE AND AFTER PLANTING. ACCEPTABLE REPLACEMENTS WILL BE REQUIRED
F. PRIOR TO FINAL ACCEPTANCE.
G. UNTIL ALL WORK IS COMPLETED AND ACCEPTED BY THE OWNER, THE LANDSCAPE CONTRACTOR SHALL ASSUME ALL RISKS AND BEAR ALL LOSSES TO HIS MATERIALS AND EQUIPMENT.
H. DURING THE COURSE OF THE CONTRACT (INCLUDING THE MAINTENANCE PERIOD) THE LANDSCAPE CONTRACTOR SHALL PROVIDE AND MAINTAIN PUBLIC LIABILITY AND PROPERTY DAMAGE INSURANCE. THE MINIMUM AMOUNT OF PUBLIC LIABILITY INSURANCE SHALL BE $1,000,000 FOR EACH PERSON INJURED. THEMINIMUM AMOUNT OF PROPERTY DAMAGE INSURANCE SHALL BE $1,000,000 FOR ANY SINGLE PROPERTY DAMAGE CLAIM.
I. THE LANDSCAPE CONTRACTOR SHALL REPAIR WORK DAMAGED BY HIM OR MAKE PAYMENT FOR EACH REPAIR. SHOULD THE LANDSCAPE CONTRACTOR HAVE HIS WORK DAMAGED BY ANOTHER CONTRACTOR, HE IS TO MAKE ARRANGEMENTS WITH THE OTHER CONTRACTOR FOR THE CONTRACTOR'S REPAIR OR THAT CONTRACTOR'S PAYMENT FOR THE REPAIR.
J. QUANTITIES GIVEN FOR PLANT MATERIALS SPECIFIED FOR 'ON-CENTER' SPACING ARE SHOWN FOR CONVENIENCE ONLY AND ARE SUBORDINATE TO THE SPACING GIVEN. CONTRACTOR IS TO SUPPLY A SUFFICIENT QUANTITY OF PLANTS TO FULFILL THE SPACING REQUIREMENTS.
2. WEED CONTROL
A. THE LANDSCAPE CONTRACTOR IS TO REMOVE ALL WEEDS AND OR UNWANTED GRASSES (INCLUDING THE ROOTS) EXISTING IN THE LANDSCAPE AREAS. ALL LANDSCAPE AREAS ARE TO RECEIVE A CORN GLUTEN PRE-EMERGENT HERBICIDE PER MANUFACTURER'S INSTRUCTIONS. APPLICATION OF THE HERBICIDE SHALL BE DONE BY PERSONNEL LICENSED TO HANDLE AGRICULTURAL CHEMICALS.
3. SOIL CONDITIONING AND GRADING
A. ROUGH GRADING OTHER THAN THAT NOTED ON THE LANDSCAPE DRAWINGS IS BY THE GENERAL CONTRACTOR. FINISH GRADING IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. FINISH GRADING WILL CONSIST OF RAKING ALL AREAS TO A SMOOTH GRADE ROTO-TILLING THE SOIL TO A DEPTH OF 6" AND REMOVING ALL ROCKS OR CLODS OF 2" DIAMETER OR LARGER (TURF AREA). REMOVAL OF MINOR AMOUNTS OF CONSTRUCTION WASTE IS INCLUDED. FINISH GRADE IS TO BE 2" BELOW TOP OF ADJACENT FLASHING AND PAVING.
B. ALL LANDSCAPE AREAS ARE TO RECEIVE AN EVEN APPLICATION OF 4 CUBIC YARDS OF NITROHUMUS, 30 POUNDS OF 6.20.20 FERTILIZER, 50 POUNDS OF TRI-C HUMATE PLUS AND 10 POUNDS OF SOIL SULFUR FOR EACH 1000 SQUARE FEET. THE ABOVE AMENDMENTS ARE TO BE INCORPORATED UNIFORMLY INTO THE TOP 6" OF SOIL. AGRIFORM 21 GRAM PLANT TABLET INSTALLED IN ALL PLANTING PITS. REFER TO DETAILS FOR AMOUNTS. IN ADDITION ALL LANDSCAPE AREAS ARE TO BE PREPARE AS RECOMMENDED IN THE SOILS REPORT RECOMMENDATIONS
4. PLANTING
A. PRIOR TO PLANTING & BACKFILLING ALL PLANTERS ON DECK, CONTRACTOR TO PERFORM A 24 HOUR TEST OFWATERPROOFING MATERIAL BY SEALING ALL DRAINS & FILLING PLANTERS WITH WATER FOR A MINIMUM OF 24 HOURS. DRAINS TO BE UNSEALED AT END OF TEST TO ALLOW FOR WATER FLOW VERIFICATION. LEAKING TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.
B. ALL PLANTS ARE TO HAVE A PLANTING PIT TWO TIMES THE DIAMETER OF THE ROOTBALL AND 6" BELOW ITS DEPTH. THE PLANT PIT IS TO BE BACKFILLED (AFTER POSITIONING OF PLANT) WITH THE FOLLOWING PER YARD BLEND:
C. PLANTERS @ GRADE: 50% - SITE SOIL; 50% - KELLOGG SOIL AMEND' GROUND COVERS ARE TO BE PLANTED SO THAT AFTER SETTLING, THE CROWN OF THE PLANT IS EVEN WITH FINISH GRADE, ROOTS FULLY COVERED WITH SOIL AND FIRMED.
D. MULCH ALL SHRUB AND GROUND COVER AREAS WITH A 2" LAYER WOOD BARK MULCH. KEEP MULCH 6" AWAY FROM PLANT TRUNK.
E. WATERING OF PLANTS IS TO TAKE PLACE IMMEDIATELY AFTER PLANTING. STAKING OF TREES IS TO BE PER DETAILS. SOD IS TO BE FRESHLY CUT OVERSEEDED MEDALLION FROM PACIFIC SOD AND PLACED IN SECTIONS NOT
F. SMALLER THAT ONE SQUARE FOOT. STAGGER THE JOINTS BETWEEN ROLLS. SIFT SOIL (USE SOIL WASTE THAT HAS FALLEN OFF SOD) INTO ALL JOINTS TO FILL ANY VOIDS CREATED. ROLL SOD WITH LIGHTLY WEIGHTED ROLLER AFTER COMPLETION OF ALL SODDING OPERATIONS.
5. CLEAN UP
A. AT THE COMPLETION OF ALL PLANTING OPERATIONS, THE PREMISES ARE TO BE LEFT NEAT AND CLEAN. ALL SURPLUS MATERIALS, NURSERY TAGS AND WASTE ARE TO BE REMOVED FROM THE SITE.
6. MAINTENANCE
A. THE LANDSCAPE CONTRACTOR IS TO MAINTAIN ALL LANDSCAPE AREAS FOR A PERIOD OF NINETY (90) CALENDAR
7. GUARANTEE
A. ALL PLANT MATERIAL (OTHER THAN FLATTED MATERIAL) LESS THAN 24" BOX SIZE SHALL BE GUARANTEED FOR A PERIOD OF 3 MONTHS. ALL PALMS & 24" BOX MATERIAL AND LARGER MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR. GUARANTEE PERIOD COMMENCES FROM THE TIME OF FINAL INSPECTION AND ACCEPTANCE BY THE OWNER.
B. PLANTS USED FOR REPLACEMENT SHALL BE THE SAME KIND AND SIZE AS ORIGINALLY PLANTED. THEY ARE TO BE PLANTED FOLLOWING THE ORIGINAL PLANS AND SPECIFICATIONS.

LANDSCAPE MANAGEMENT SCHEDULE:

JANUARY:
·PRUNE ANY TREE BRANCHES THAT INTERFERE WITH PUBLIC SAFETY OR SIGHT LINES.
·MULCH MOW NATIVE GRASS AREAS ONCE PER MONTH IF PREFERRED MOWED. (USE MULCHING MOWER THAT CHOPS CLIPPINGS FINELY AND BLOWS MULCH DOWN INTO TURF TO DECOMPOSE AND FEED SOIL.)
FEBRUARY:
·APPLY ORGANIC COMPOST AROUND TREES OR SHRUBS IN LATE FEBRUARY. MAKE APPLICATION PRIOR TO A RAINFALL SO THE RAIN WILL SOAK THE COMPOST IN. MULCH MOW ALL TURF AREAS ONCE PER MONTH.
·ADD NEW MULCH TO PLANTED AREAS WHERE THE MULCH DEPTH HAS BEEN REDUCED TO LESS THAN 2 INCHES THICK. MULCH NOT REQUIRED WHERE SHRUBS OR GROUNDCOVER COMPLETELY HIDE THE SOIL SURFACE FROM VIEW.
MARCH:
·MULCH MOW NATIVE GRASS AREAS ONCE PER MONTH IF PREFERRED MOWED.
·REPLACE ANY DEAD OR MISSING PLANTS
·FLUSH OUT IRRIGATION SYSTEMS AS NEEDED, RUN AND CHECK FOR PROPER OPERATION OF EACH VALVE ZONE. TEST SENSORS (RAIN, SOIL, OR WEATHER SENSORS).
·REMOVE AND CLEAN WYE FILTER SCREENS.
·CLEAN OR REPLACE PLUGGED SPRINKLER NOZZLES. REPLACE PLUGGED DRIP EMITTERS.
·REPLACE IRRIGATION CONTROLLER PROGRAM BACK-UP BATTERIES.
APRIL:
·MULCH MOW NATIVE GRASS AREAS ONCE PER MONTH IF PREFERRED MOWED.
·APPLY ORGANIC COMPOST AROUND TREES OR SHRUBS. SHRUBS/GROUNDCOVER AREAS MAY BE ELIMINATED WHEN THE PLANTS REACH MATURITY.
·ADD NEW MULCH TO PLANTED AREAS WHERE THE MULCH DEPTH HAS BEEN REDUCED TO LESS THAN 2 INCHES THICK. MULCH NOT REQUIRED WHERE SHRUBS OR GROUNDCOVER COMPLETELY HIDE THE SOIL SURFACE FROM VIEW.
MAY:
·MULCH MOW NATIVE GRASS AREAS ONCE PER MONTH IF PREFERRED MOWED.
·TURN ON IRRIGATION SYSTEM, RUN AND VISUALLY INSPECT FOR PROPER ZONE COVERAGE. SET ET-BASED, WEATHER OR SOIL SENSOR-BASED, OR SEASONAL PROGRAMS TO ADJUST IRRIGATION UP IN JULY-AUGUST, AND DOWN FOR MAY-JUNE AND SEPTEMBER.
JUNE:
·MULCH MOW NATIVE GRASS AREAS ONCE PER MONTH IF PREFERRED MOWED.
·PRUNE SPRING & WINTER-FLOWERING SHRUBS AS NEEDED TO MAINTAIN PROPER SHAPE(NATURAL TOUCHING, NOT HEDGED OR TOPIARY EXCEPT WHERE SPECIFIED BY OWNER).
·ADD NEW MULCH TO PLANTED AREA WHERE THE MULCH DEPTH HAS BEEN REDUCED TO LESS THAN 2 INCHES THICK. MULCH NOT REQUIRED WHERE SHRUBS OR GROUNDCOVER COMPLETELY HIDE THE SOIL SURFACE FROM VIEW.
JULY:
·MULCH MOW NATIVE GRASS AREAS ONCE PER MONTH IF PREFERRED MOWED
·PRUNE VINES AS NEEDED
AUGUST:
·MULCH MOW NATIVE GRASS AREAS ONCE PER MONTH IF PREFERRED MOWED
·ADD NEW MULCH TO PLANTED AREAS WHERE THE MULCH DEPTH HAS BEEN REDUCED TO LESS THAN 2INCHES THICK. MULCH NOT REQUIRED WHERE SHRUBS OR GROUNDCOVER COMPLETELY HIDE THE SOIL SURFACE FROM VIEW.
SEPTEMBER:
·MULCH MOW NATIVE GRASS AREAS ONCE PER MONTH IF PREFERRED MOWED
·PRUNE VINES AS NEEDED
·APPLY ORGANIC COMPOST AROUND TREES OR SHRUBS IN SEPTEMBER OR EARLY OCTOBER. THE SHRUBS/GROUNDCOVER AREAS MAY BE ELIMINATED WHEN THE PLANTS REACH MATURITY
OCTOBER:
·MULCH MOW NATIVE GRASS AREAS ONCE PER MONTH IF PREFERRED MOWED
·ADD NEW MULCH TO PLANTED AREAS WHERE THE MULCH DEPTH HAS BEEN REDUCED TO LESS THAN 2 INCHES THICK. MULCH ADDITIONS ARE NOT REQUIRED WHERE SHRUBS OR GROUNDCOVER COMPLETELY HIDE THE SOIL SURFACE FROM VIEW.
NOVEMBER:
·MULCH MOW NATIVE GRASS AREAS ONCE PER MONTH IF PREFERRED MOWED.
DECEMBER:
·MULCH MOW NATIVE GRASS AREAS ONCE PER MONTH IF PREFERRED MOWED.
·PRUNE ANY TREE BRANCHES THAT INTERFERE WITH
·PRUNE SUMMER AND FALL-BLOOMING SHRUBS AS NEEDED TO MAINTAIN PROPER SHAPE.
SOIL ANALYSE/PLANT ANALYSES/WATER ANALYSES

DESIGN NOTES:

1. PLANT WITH PLANTS PER PLANTING PLAN.
CONSTRUCTION NOTES:
1. TO PREVENT COMPACTION OF THE SUBGRADE AND CLOGGING, THE AREA OF THE RAIN GARDEN AS DEFINED BY THE PLANS, SHALL BE FENCED OFF AND KEPT CLEAR OF ALL CONSTRUCTION PROCESS UNTIL COMPLETION OF PROJECT.
2. DO NOT TRACK DIRT OR STOCK CONSTRUCTION MATERIALS UPSLOPE OR LESS THAN 5' FROM THE RAIN GARDEN.
3. RAINFALL DURING EXCAVATION OF NATIVE SOILS, MAY CAUSE FINES TO CLOG THE SURFACE. IF THIS OCCURS DURING CONSTRUCTION, HAND RAKE THE SURFACE TO A DEPTH OF 3" TO RESTORE INFILTRATION CAPACITY.
4. NOTIFY THE LANDSCAPE ARCHITECT AT [ENTER PHONE NUMBER HERE] 24 HOURS IN ADVANCE OF CONSTRUCTING THE RAIN GARDEN SO CONSTRUCTION OBSERVATION MAY BE PERFORMED TO IDENTIFY VARIATIONS IN THE FIELD THAT MAY AFFECT DESIGN .
INFILTRATION RAIN GARDEN NOTES
EXISTING GRADE
COMPACTED
STRUCTURAL FILL
BERM AS NEEDED (THE TOP OF THE BERM TO BE THE LEVEL WITH THE DOWNSPOUT.
NATIVE PLANTS PER LANDSCAPE
UNDISTURBED NATIVE SUBGRADE
3H:1V SIDE SLOPES MAX, TYP.
6" TYP MAX. PONDING DEPTH
WIDTH (5' MIN)
2-3" MULCH
SHRUB PLANTING DETAIL
E
F ESPALIERED VINE DETAIL NOT TO SCALE
NOT TO SCALE
G NOT TO SCALE
RAIN GARDEN SOIL MIX
(EQUAL PARTS SAND, TOP SOIL, AND ORGANIC COMPOST.
MIN.2 SQUARE FEET OF GRAVEL
DOWNSPOUT
LEVEL BOTTOM FLAT
CONSTRUCTION NOTES:
1. WASHING MACHINE - MAX 100' DISTRIBUTION DISTANCE FROM 2' BELOW THE TOP OF THE WASHER DOWNHILL.
2. STANDPIPE - DELIVERS THE GREYWATER TO THE SANITARY SEWER.
3. DIVERTER - INSTALL TO WATER FROM THE STANDPIPE THROUGH AN AIR GAP, TO THE GREYWATER DESTINATIONS E.G., 'CITRUS TREES.'
4. HOSE SERVICE CONNECTION - A HOSE SERVICE CONNECTION THE LAYERS OF
5. WASHING MACHINE ANTI SYPHON OR BACKFLOW PREVENTION VALVE - THIS IS REQUIRED IF THE DRAIN LINE RUNS (OR CAN BE LIFTED) ABOVE THE HEIGHT OF THE TOP OF THE WASHER.
6. DISTRIBUTION PLUMBING - 1" POLYETHYLENE TUBING YOU CAN RUN A SINGLE OR MULTI-TRUNK LINE, WITH OR WITHOUT VALVES OR BRANCHES. BRANCHES CAN BE 1", ¾", OR ½". PLACE PLUMBING UNDER A MIN.OF 3" MULCH.
7. OUTLETS - THE CAPACITY OF ALL THE OUTLETS SHOULD BE ENOUGH THAT THE PUMP IS NOT STRAINED TRYING TO PUSH TOO MUCH WATER THROUGH TOO SMALL OR TOO FEW HOLES.
8. MULCH BASINS OTHERWISE, THE HOSE CAN GO ON THE SURFACE AND THE OUTLETS CAN BE DIRECTED STRAIGHT DOWN INTO THE MULCH.

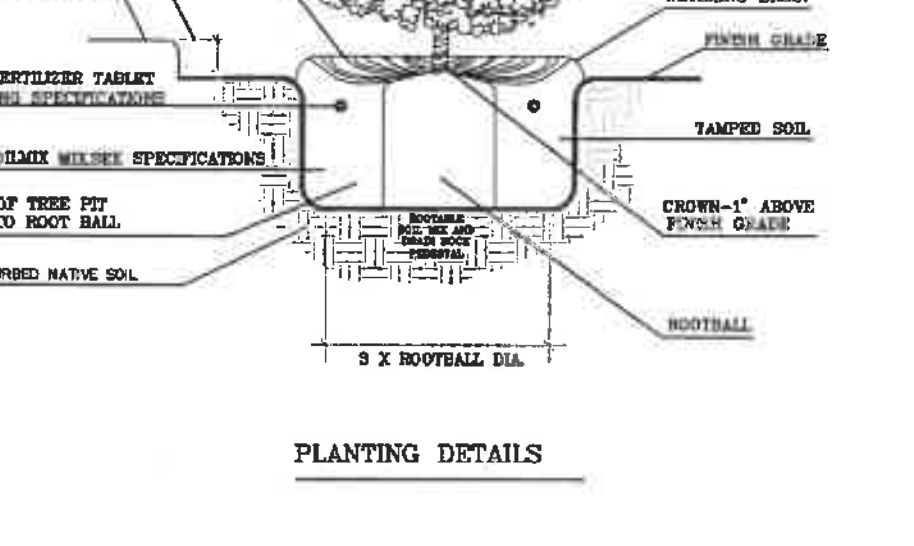


1 FINISH GRADE/TOP OF MULCH
2 ROOT WATERING SYSTEM: RAIN BIRD RWS-M
3 1/2" (1,3 CM) SPIRAL BARB FITTING (INCLUDED)
4 1/2" (1,3 CM) SWING ASSEMBLY: RAIN BIRD SA-125050
OR
1/2" (1,3 CM) SWING PIPE: RAIN BIRD SP SERIES WITH 1/2" (1,3 CM) MALE NPT x 0.490" BARB ELBOW: RAIN BIRD SBE-050
5 PVC SCH 40 TEE OR EL
6 PVC OR POLYETHYLENE LATERAL PIPE
7 OPTIONAL SOCK (RWS-SOCK) FOR SANDY SOILS
8 4" (10,2 CM) WIDE X 18" (45,7 CM) LONG RIGID BASKET WEAVE CANISTER (INCLUDED)
9 PLANT ROOT BALL

NOTES:
1. POSITION 2-3 UNITS (OR MORE) EVENLY SPACED AROUND PLANT. FOR NEW TREES PLACE NEAR ROOT BALL. FOR EXISTING TREES PLACE HALF THE DISTANCE BETWEEN CANOPY EDGE AND TREE TRUNK.
2. INSTALL PRODUCT WITH TOP EVEN WITH FINISH GRADE OR THE TOP OF MULCH
3. RWS-M SERIES AVAILABLE IN THE FOLLOWING MODELS:
RWS-M-B-C-1401: 0.25 GPM (0,95 L/M), CHECK VALVE
RWS-M-B-1401: 0.25 GPM (0,95 L/M)
RWS-M-B-C-1402: 0.5 GPM (1,9 L/M), CHECK VALVE
RWS-M-B-1402: 0.5 GPM (1,9 L/M).
4. WHEN INSTALLING IN EXTREMELY HARD OR CLAY SOILS, ADD 3/4" (1,9 CM) GRAVEL UNDER AND AROUND THE UNIT TO ALLOW FASTER WATER INFILTRATION AND ROOT PENETRATION.
5. ONCE RWS-M HAS BEEN INSTALLED FILL THE BASKET WITH PEA GRAVEL BEFORE LOCKING LID.
6. OPTIONAL RWS-SOCK FOR USE IN SANDY SOILS.

ROOT WATERING SYSTEM RWS-M INSTALLATION
N.T.S. (Water Efficiency Landscape Worksheet)

NOTE: PROVIDE ROOT BARRIER PANELS FOR THE STREET TREES



PLANTING DETAILS

NOTES

1- Add at least and inch of mulch each year, this will improve the texture and water - holding capacity of your soil and keep the soil cool.
Trees, plants will reduce EVAPORATION.
2- Deliver water to the ROOT-ZONE.
FLAT SOAKER HOSE delivers water slowly and evenly in garden or landscape beds.
3- Keep your garden well-watered with the right tools: Soaker hoses, lightweight hoses sprinklers, rain barrels and irrigation timers.
4- Use mulch to retain water.
5- Use Rain Barrels or cistern to collect water from your downspots. A 1000 sqft roof will yield 625 gallons of water from one inch of rain.
6- Water early in the morning or later in the evening when temperatures are cooler.
7- Check your sprinkler system frequently and adjust sprinklers so only your lawn is watered.
8- Turn your system off when it rains.

* Waterproofing and drains in planters by others.

* All trees to be planted with root barriers. 2" deep shredded Cedar bark to spread between plants.

* All groundcover areas where plants are 4' oc or greater to have 2 layers of geotextile fabric in 2 different directions geotextile fabric installed 3" below finished grade w/3" shredded bark above to eliminate weed growth.

* Plant hole to be twice as wide and deep as the plant root ball.Back fill and compact to 80% soil of site and 20% fir bark, as defined.

* Contractor to install and maintain landscape planting in accordance with the governing agency's guidelines and specifications unless noted otherwise in these notes or on the plans.

* Contractor to verify all locations and conditions on site. Count all plant material before bidding.

* Contractor to inspect all existing conditions on site and locate all existing utilities before construction starts.

* Contractor shall be liable for removing and reinstalling all irrigation equipment, and replanting areas which are not installed per plans.

* Irrigation system shall be installed and tested prior to plant materials.

* Trees and shrubs shall be planted after concrete placement, but not before the irrigation coverage test has been approved.

NOTES

* PLANTS AND TREES MUST BE INDIVIDUALLY PLANTED, SPACED AND MAINTAINED IN SUCH A MANNER THAT THEY DO NOT FORM A MEANS OF TRANSMITTING FIRE FROM NATIVE GROWTH TO THE STRUCTURE.

* ALL FUTURE PLANTING SHALL BE IN ACCORDANCE WITH THE COUNTY OF LOS ANGELES FIRE DEPARTMENT FUEL MODIFICATION GUIDELINES, AND APPROVED PRIOR TO INSTALLATION.
* INSPECTION REQUIRED PRIOR TO FINAL FIRE DEPARTMENT APPROVAL.

* PLANTS AND TREES MUST BE INDIVIDUALLY PLANTED, SPACED AND MAINTAINED IN SUCH A MANNER THAT THEY DO NOT FORM A MEANS OF TRANSMITTING FIRE FROM NATIVE GROWTH TO THE STRUCTURE.

* PRUNING LOWER BRANCHES OF TREES AND TREE-FORM SHRUBS TO 1/3 OF THEIR HEIGHT (OR 6' FROM LOWEST HANGING BRANCHES TO THE GROUND) TO HELP PREVENT FIRE FROM SPREADING AND MAKE MAINTENANCE EASIER. TREES WITH UNDERSTORY PLANTS SHOULD BE LIMBED UP AT LEAST THREE TIMES THE HEIGHT OF THE UNDERLYING VEGETATION UP TO HEIGHT OF 40'.

* GROUNDCOVER IN 20', ESPECIALLY WOODY SPECIES, SHOULD BE MAINTAINED AT A HEIGHT OF 6 INCHES OR LESS IN ZONE A AND FLAT AREAS OF 50'.
* GROUNDCOVERS ON SLOPES IN WITHIN 50 FEET OF THE STRUCTURE SHALL BE MAINTAINED AT A HEIGHT OF 12 INCHES OR LESS.
* GROUNDCOVERS ON SLOPE IN OUTSIDE OF 50 FEET FROM THE STRUCTURE SHOULD BE MAINTAINED AT A HEIGHT OF 18 INCHES OR LESS.

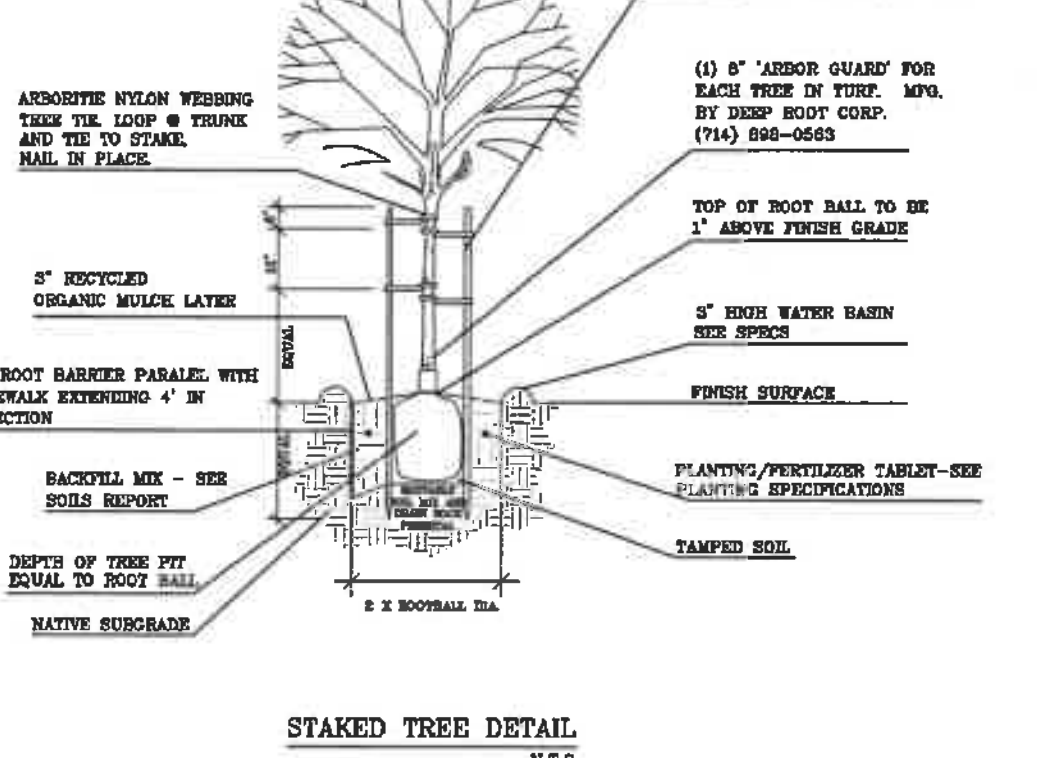
* ALL LANDSCAPING WITHIN THE CITY RIGHT-OF-WAY SHALL BE MAINTAIN TO NOT EXCEED 30-INCHES IN HEIGHT.

* COMPOST AT A RATE OF AT LEAST FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL. SOILS WITH GREATER THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL ARE EXEMPT FROM ADDING COMPOST AND TILLING.

NOTE:
MIN. TWO TIES (TOP & BOTTOM) REQUIRED. USE THIRD TIE WHEN NECESSARY TO HOLD TREE IN UPRIGHT POSITION. TIES TO BE SECURED TO AVOID SLIPPAGE. WRAP STAKE TO FORM FIGURE EIGHT. NAIL W/ (1) GALV. NAIL THROUGH EACH TIE INTO POLE.



PLAN VIEW
N.T.S.



STAKED TREE DETAIL
N.T.S.

SARAH NOEL
8 HACKAMORE RD.
ROLLING HILLS, CA 90274
(310) 650-5374
(310) 377-5470

C27#:1062618
GB#:387200

ALL DRAWINGS, DESIGNS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF NOEL ART DESIGN ASSOCIATES AND THE SAME SHALL NOT BE DUPLICATED, USED, OR ASSIGNED TO ANY THIRD PARTY WITHOUT THE WRITTEN CONSENT OF NOEL ART DESIGN ASSOCIATES.

NO	DATE	REVISION
1		
2		
3		
4		
5		
6		

PROJECT INFORMATION:
PRIVATE RESIDENCE
3 OUTRIDER RD.
ROLLING HILLS, CA 90274

SHEET DESCRIPTION
PLANTING SPECIFICATIONS DETAILS

DESIGNED/DRAWN BY
SARAH NOEL

DATE 07/09/ 2021
JOB NO. -
SCALE NTS
SHEET NUMBER
L - 102

THE SYSTEM IS DESIGNED TO ACHIEVE CONSERVATION AND EFFICIENCY IN WATER USE BY PROVIDING ANTI- DRAIN DEVICES TO PREVENT LOW HEAD DRAINAGE, RAIN SENSOR/ INTERRUPT SWITCH THAT PREVENTS THE SYSTEM FROM ACTIVATING DURING RAIN EVENTS, PRESSURE COMPESATING DEVICES AND LOW VOLUME HEADS TO REDUCE WATER CONSUMPTION.

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLANS.

I AGREE WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.

X G Noel

LANDSCAPE CONTRACTOR

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLANS.

NOTE:RECIRCULATING WATER SYSTEM SHALL BE USED FOR WATER FEATURES.

PART 1. PROJECT INFORMATION

PROJECT AND APPLICANT

DATE APN# 7567-003-038	
PROJECT NAME: LOT# 81	
NAME OF PROJECT APPLICANT	TELEPHON NO.
	FAX NO.
TITLE	EMAIL ADDRESS
COMPANY	STREET ADDRESS
CITY	STATE / ZIP CODE

PROJECT ADDRESS AND LOCATION

STREET ADDRESS: 3 OUTRIDER RD.	PARCEL TRACT OR LOT # 81
STATE CA / ZIP CODE 90274	ASSESSOR PARCEL #

PROPERTY OWNER OR HIS/HER DESIGNEE

NAME	SARAH NOEL	TELEPHON NO.	310.650.5374
TITLE	PERSIDENT	FAX NO.	
COMPANY	NOEL ART LANDSCAPE DESIGN	EMAIL ADDRESS	1estatedesign@gmail.com
CITY	ROLLING HILLS	STREET ADDRESS	6 Hackamore Rd.
		STATE CA / ZIP CODE	90274

PROPERTY OWNER

I/WE CERTIFY THAT I/WE HAVE RECEIVED COPIES OF ALL THE DOCUMENTS WITHIN THE LANDSCAPE DOCUMENTATION PACKAGE AND THE CERTIFICATE OF COMPLETION AND THAT IT IS OUR RESPONSIBILITY TO SEE THAT THE PROPERTY IS MAINTAINED IN ACCORDANCE WITH THE LANDSCAPE AND IRRIGATION MAINTENANCE SCHEDULE.

PROPERTY OWNER SIGNATURE DATE

PLEASE ANSWER THE QUESTION BELOW

1. DATE THE LANDSCAPE DOCUMENTATION PACKAGE WAS SUBMITTED TO THE LOCAL AGENCY

2. DATE THE LANDSCAPE DOCUMENTATION PACKAGE WAS APPROVED BY THE LOCAL AGENCY

3. DATE THE COPY OF THE WATER EFFICIENT LANDSCAPE WORKSHEET(INCLUDING THE WATER BUDGET CALCULATIONS)WAS SUBMITTED TO THE LOCAL WATER PURVEYOR

PART 2. CERTIFICATION OF INSTALLATION ACCORDING TO THE LANDSCAPE DOCUMENTATION PACKAGE

"I/WE CERTIFY THAT BASED UPON PERIODIC SITE OBSERVATIONS, THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THE ORDINANCE AND THAT THE LANDSCAPE PLANTING AND IRRIGATION INSTALLATION CONFORMS WITH THE CRITERIA AND SPECIFICATIONS OF THE APPROVED LANDSCAPE DOCUMENTATION PACKAGE."

SIGNATURE		DATE	
NAME(PRINT)	SARAH NOEL	TELEPHON NO.	310.650.5374
		FAX NO.	
LICENSE NO. OR CERTIFICATION NO.		CS#:1062815	
COMPANY	NOEL ART LANDSCAPE DESIGN	STREET ADDRESS	6 Hackamore Rd
CITY	ROLLING HILLS	STATE CA / ZIP CODE	90274

SIGNER OF THE LANDSCAPE DESIGN PLAN, SIGNER OF THE IRRIGATION PLAN, OR A LICENSED LANDSCAPE CONTRACTOR.

PART 3. IRRIGATION SCHEDULING

ATTACHED PARAMETERS FOR ENTERING THE IRRIGATION SCHEDULE OR CONTROLLER PER ORDINANCE SECTION 492.10.

PART 4. SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE

ATTACHED SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE PER ORDINANCE SECTION 492.11.

PART 5. LANDSCAPE IRRIGATION AUDIT REPORT

ATTACHED LANDSCAPE IRRIGATION AUDIT REPORT PER ORDINANCE SECTION 492.12.

PART 6. SOIL MANAGEMENT REPORT

ATTACHED SOIL ANALYSIS REPORT, IF NOT PREVIOUSLY SUBMITTED WITH THE LANDSCAPE DOCUMENTATION PACAGE PER ORDINANCE SECTION 492.6.
ATTACHED DOCUMENTATION VERIFYING IMPLEMENTATION OF RECOMMENDATIONS FROM SOIL ANALYSIS REPORT PER ORDINANCE SECTION 492.6.

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(310) 377-5470

CS7#:1062815
GB#:3972100

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NO	DATE	REVISION
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PROJECT INFORMATION:

PRIVATE RESIDENCE
3 OUTRIDER RD.
ROLLING HILLS, CA 90274

WATER BUDGET CALCULATIONS

WATER EFFICIENT LANDSCAPE WORKSHEET

HYDROZONE PLANTING DESCRIPTION	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY IE	ETAF PF/IE	LANDSCAPE AREA (SQ.FT)	ETAF X AREA	ESTIMATED TOTAL WATER USE (ANNUAL GALLONS REQUIRED) ETWU=ETo*0.62*ANREA
REGULAR LANDSCAPE AREA							
A	LOW 0.2	SPRAY	0.75	0.26	1531	398.06	ZONE A 9796
B	LOW 0.2	DRIP	0.81	0.24	265	63.6	ZONE B 1585
POOL/SPA	HIGH	–	1	1	680	680	POOL 16736
POTS	LOW 0.2	DRIP	0.81	0.24	100	24	POTS 591
				TOTALS	(A) 2676	(B) 461.66	
SPECIAL LANDSCAPE AREA							
	HIGH 1	–	–	1	–	–	
				TOTALS	(C) –	(D) –	
						ETWU TOTALS	26692 GAL/YR
						MAXIMUM ALLOWED WATER ALLOWANCE (MAWA)	34873.1152 GAL/YR
ETo = 39.7" inches per year							
Residential ETAF = 0.55					75% OF TOTAL LANDSCAPE AREA LOW WATER USE (.8 PLANT FACTOR)		
Average monthly precipitation = 0.26"					MODERATE PLANTS LANDSCAPE AREA=0 SQFT		
RECIRCULATING WATER SYSTEM SHALL BE USED FOR WATER FEATURES.					LOW PLANTS LANDSCAPE AREA=1796 SQFT		
WATER SUPPLY TYPE: POTABLE							
75% OF TOTAL LANDSCAPE AREA LOW WATER USE (.8 PLANT FACTOR)							

MAWA = (ETo)(0.62) [(0.55 X LA)+(0.3 X SLA)]

MAWA = (39.7)(0.62)[(0.55 X 2676)+(0.3 X 0)]

MAWA = (24.614)[(1416.8)+(0)]

MAWA = 34873.1152 Gallons per year

ETWU= 26692 gallons per year is less than MAWA= 34873.1152 gallons per year.
The water budget complies with the MAWA.
Project meets water budget

HYDROZONE	PLANT WATER USE TYPE	PLANT FACTOR (PF)	HYDROZONE AREA (HA) (square feet)	PF x HA (square feet)
1	LOW	0.2	1531	306.2
2	LOW	0.2	265	53
POOL/SPA	HIGH	1	680	680
POTS	LOW	0.2	100	20
			SUM	1059.2

Plant Factor from WUCOLS

ETWU = (ETo)(0.62) [PF+HA+SLA / IE]

ETWU = (39.7)(0.62)[1059.2+0 / 0.75] =34761.53171 Gallons per year

PLANT TYPE	SYMBOL	GENUS	COMMON NAME	WATER NEEDS PER WUCOLS	ZONE	QUANTITY	SIZE	HEIGHT / WIDTH	REMARKS
SHRUBS/ PERENNIALS	1	PENCUSHION	LEUCOSPERMUM 'YELLOW BIRD'	LOW	A,B-SC	7	5 GAL	3'/3'	PLANT AS SHOWN
	2	AGAVE	AGAVE 'BLUE FLAME'	LOW	A,B-SC	6	5 GAL	3'/3'	PLANT AS SHOWN
	3	PHORMIUM TENAX	NEW ZEALAND FLAX RAINBOW	LOW	A,B-SC	2	5 GAL	4'/4'	PLANT AS SHOWN
	4	LEUCADENDRON SAFARI SUNSET	CONEBUSH	LOW	A,B-SC	10	5 GAL	3'/3'	PLANT AS SHOWN
	5	ARONIUM	ARONIUM 'SUNBURST'	LOW	A,B-SC	2	1 GAL	1'/1'	PLANT AS SHOWN
GRASS									
		CAREX DIVULSA TORQUILLA	BERKELEY SEDGE	LOW	A,B-SC	1531 SQFT	FLAT	2'/2'	PLANT AS SHOWN
		FPA GRAVEL RIVER ROCK	= 84 SQFT UNDER THE BAY LEAF TREES	= MEASURE ON FIELD, PROVIDE AS NEEDED					
ORGANIC ALL NATURAL 3" LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS									
75% OF TOTAL LANDSCAPE AREA LOW WATER USE (.8 PLANT FACTOR)									

TOTAL PROPOSED LANDSCAPE AREA=2576 S.F.

ETAF CALCULATIONS	
REGULAR LANDSCAPE AREAS	
TOTAL ETAF X AREA	B
TOTAL AREA	A
AVERAGE ETAF	B÷A

ETAF CALCULATIONS	
ALL LANDSCAPE AREAS	
TOTAL ETAF X AREA	B+D
TOTAL AREA	A+C
SITEWIDE ETAF	(B+D)÷(A+C)

ETWU = Estimated Total Water Use per year (gallons)
ETo = Reference Evapotranspiration (inches)
PF = Plant Factor from WUCOLS or other approved references (per 5491)
HA = Hydrozone Area (High, Moderate, and Low water use areas). (square feet)
SLA = Special Landscape Area (square feet)
LA = Landscape Area including SLA (square feet)
IE = Irrigation Efficiency (0.75 for spray devices and 0.81 for drip system)
WAMA = The maximum Applied Water Allowance (gal per year)
ETo = Reference Evapotranspiration (inches per year)
0.62 = Conversion Factor (to gallons per year)
ETAF = ET Adjustment Factor (ETAF) Residential ETAF = 0.55 Non-residential ETAF = 0.45 Existing landscape ETAF = 0.8
EFFT = Effective Precipitation (EFFT) is 25% of total annual precipitation
The ETo values used in these calculations are from the Reference Evapotranspiration Table, for planning purposes only. For actual irrigation scheduling, automatic irrigation controllers are required and shall use current reference evapotranspiration data, such as from the California Irrigation Management Information System (CIMIS), otherequivalent data, or soil moisture sensor data.

SHEET DESCRIPTION

WATER EFFICIENT WORK SHEET

DESIGNED/DRAWN BY

SARAH NOEL

DATE 07/21/2021

JOB NO.

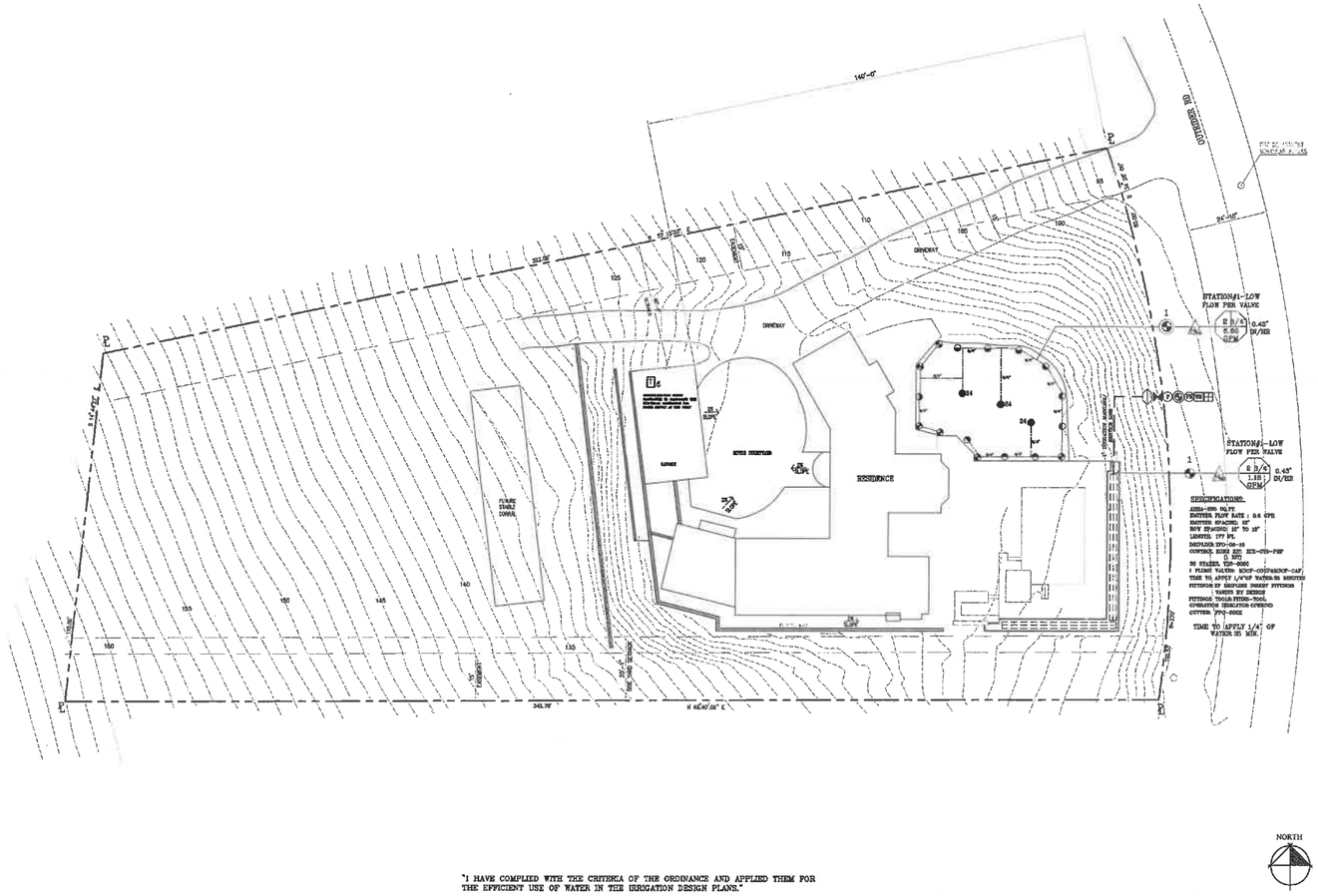
SCALE 1/16"=1'-0"

SHEET NUMBER

L - 103

SHEET 3 OF 8

RAIN BIRD HEAD TO HEAD COVERAGE FOR EVEN AMOUNT OF WATER COVERAGE ACROSS YOUR ENTIRE GRASS.



"I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLANS."

NOTE:

1.THIS PROJECT WILL COMPLY WITH 2007 CBC, CPC, AND 2007 CRC AND 2006 TITLE 24 ENERGY REGULATIONS AND ALL CITY ORDINANCES.
2.THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOLID WASTE, PETROLEUM, BYPRODUCES, SOIL, PARTICULATES, CONSTRUCTION WASTE MATERIALS, OR WASTE WATER GENERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED CONVEYED OR DISCHARGED INTO THE STREET, GUTTER OR STORM DRAIN SYSTEMS.

NOTE: IRRIGATION SYSTEM SHALL BE FULLY AUTOMATIC, WITH A SMART CONTROLLER, WEATHER SENSOR, MASTER CONTROL VALVE, MOISTURE SENSOR, AND WATER CONSERVING, LOW FLOW MATCHED PRECIPITATION RATE SPRAY HEADS FOR TURN AND LOW FLOW METAFIX BELOW-GRADE EMITTERS ENCIRCLING TREES.

RAINBIRD AUTOMATIC IRRIGATION SYSTEM / MOISTURE SENSOR:

1.PROVIDE AT LEAST ONE (1)MOISTURE SENSOR LOCATED IN AN 8" INCH VALVE BOX TO MONITOR THE MOISTURE CONTENT OF THE SOIL.

2. CONTRACTOR SHALL PROVIDE BALL VALVE BETWEEN POINT OF CONNECTION AND CONTROL VALVE MANIFOLD. PRESSURIZED MAINLINE FROM POINT OF CONNECTION TO CONTROL VALVE SHALL BE PVC SCHEDULE 80.

3.IF SUFFICIENT PRESSURE IS NOT AVAILABLE AT POINT OF CONNECTION INSTALL A BOOSTER PUMP.

* AUTOMATIC SPRINKLER SYSTEM ARE RUN BY A CONTROLLER. SMART CONTROLLERS ACT LIKE A THERMOSTAT FOR YOUR SPRINKLER SYSTEM – TELLING IT WHEN TO TURN ON AND OFF AND USING LOCAL WEATHER CONDITIONS TO CREATE A PERSONALIZED WATERING SCHEDULE THAT MATCHES ACTUAL CONDITIONS AT YOUR HOUSE.

* SMART WATERING SYSTEM SUCH AS DRIP IRRIGATION AND SMART CONTROLLERS ARE A GREAT WAY TO MAKE YOUR LANDSCAPE "WATER WISE"

* SMART CONTROLLERS USE REAL –TIME WEATHER INFORMATION TO CREATE A WATERING SCHEDULE THAT BETTER MATCHES PLANTS' WATER NEEDS.

* RAUTOMATIC RAIN SHUTOFF/RAIN SENSOR/RAIN CHECK SHOULD INSTALL EDGE OF THE ROOF.

NOTES:
A– "PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES."
B– "CHECK VALVES OR ANTI–DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR."

IRRIGATION SYMBOLS

QTY	SYMBOL	DESCRIPTION	PART NO	PRESSURE
AS NEEDED		RAIN BIRD XCZ-075- PRF VALVE (LOW FLOW CONTROL) 1" ANTI-SPHON VALVE W/FLOW CONTROL	B61187	40
AS NEEDED		RAIN BIRD 100-PEB 1" MASTER VALVE 1" ANTI-SPHON VALVE W/FLOW CONTROL		40
AS NEEDED		RAIN BIRD XCZ-100-PRF VALVE (MEDIUM FLOW CONTROL)	X10306	40
AS NEEDED	T 6	RAIN BIRD ESP-SMOOs CONTROLLER. FLOW SENSOR READY	C61120	40
AS NEEDED		RAIN BIRD GLOBE VALVE W/1" HI100 FILTER SYSTEM		
AS NEEDED		NELSON 7642 QUICK COUPLER VALVE (LINE SIZE)		
AS NEEDED	PR	ZURN WILKINS 1-700L 1" ZURN WILKINS WATER PRESSURE REDUCING VALVE (PRVF7)		
AS NEEDED	F	RAINBIRD FS100P 1" FLOW SENSOR. RANGE 2.0 TO 40.0 GPM		
AS NEEDED		FEBCO SERIA 1" REDUCED PRESSURE BACKFLOW ASSEMBLY IN LOCKING ENCLOSURE		
AS NEEDED	WM	NEW 1" DOMESTIC WATER METER, FOR LANDSCAPE USE ONLY		
AS NEEDED		FLUSH VALVE ASSEMBLY		
AS NEEDED		NIBCO T-113-K ISOLATION GATE VALVE (LINE SIZE)		
AS NEEDED	A 40	RAIN BIRD 3/4" PSI-M40X-100 PRESSURE REGULATOR	E50S50	
MEASURE ON FIELD AS NEEDED		LATERAL – PVC CLASS 200		
MEASURE ON FIELD AS NEEDED		MAINLINE – PVC SCHEDULE 40		
MEASURE ON FIELD AS NEEDED		1/2" BLANK TUBING	4509048	
MEASURE ON FIELD AS NEEDED		1/2" EMITTER TUBING, 18" EMITTER SPC. 9" ROW SPC.	450901	
MEASURE ON FIELD AS NEEDED		PVC SCHEDULE 40 –		
	17	RAIN BIRD 90 — Mini rotor sprinkler Adjustable spray (45° to 270°) HIGH EFFICIENCY	2SSAPROPR (Adjustable)	
	9	RAIN BIRD 180 — Mini rotor sprinkler Adjustable spray (45° to 270°) HIGH EFFICIENCY	2SSAFROPR (Adjustable)	
	24	RAIN BIRD 360 — Mini rotor sprinkler Full spray (360°) HIGH EFFICIENCY	2SSAFNOPR (Full)	
	RAIN BIRD HEAD TO HEAD COVERAGE FOR EVEN AMOUNT OF WATER COVERAGE ACROSS YOUR ENTIRE GRASS.			
	RAIN BIRD "MINI ROTOR" 17'-24' SPRINKLER SPRAY, AUTOMATIC IRRIGATION SYSTEM. HIGH EFFICIENCY ROTARY SPRINKLERS WITH PRE-INSTALL 0.75 NOZZLES, TUBING, CONNECTORS. COVERS 1000-3000 SQ.FT. LAWN WITH AVERAGE RESIDENTIAL WATER PRESSURE AND FLOW.			
	OPERATION RANGE: PRESSURE: 25 TO 65 PSI FLOW RATE 0.61 TO 15 GPM			
	HYDRAULIC CALCULATIONS MAINTAIN WATER VELOCITY BELOW 5 FEET PER SECOND.			
	WATER SUPPLY TYPE: POTABLE.			
	RAINBIRD 1/4 INCH HARDED SHUT-OFF VALVE FOR DRIP IRRIGATION		MODEL: EVALVE-25	
	RAIN SHUT-OFF/SENSOR RAIN BIRD "WR2-48 WIRELESS RAIN FREEZE SENSOR			

IRRIGATION SYMBOLS

DESCRIPTION, PART NO

CONTROL ZONE KIT: XCZ-075-PRF — LOW FLOW CONTROL ZONE KITS WITH PR FILTER FLOW: 0.2-5 GPM

SPECS:
OPERATING RANGE:
FLOW: 0.25 TO 50 GPM
INLET PRESSURE: 20 TO 150 PSI
REGULATED PRESSURE: 90 PSI
FILTRATION: 200 MESH STAINLESS SCREEN

REPLACEMENT SCREEN: RBY-200SSMX (200 MESH STAINLESS STEEL SCREEN)

INSTALLATION NOTE: 1.When installing indoors or on a design where the emission points are more than 5ft.above the control zone kit you must install a check valve after the pressure regulating filter (RBY-or Basket filter). The regulator has a permeable white dot that is designed to relieve excess pressure by slowly releasing water droplets.
2. Filter must be install downstream of any valve.

MODEL COMPARISON:
. XCZ-075-PRF: 3/4" LOW FLOW VALVE WITH 3/4" PR RBY FILTER (ASSEMBLED) FLOW: 0.2 TO 5 GPM (0.8 TO 18.91 l/m)
. XCZLF-100-PRF: 1" LOW FLOW VALVE WITH 1" PR RBY FILTER (ASSEMBLED) FLOW: 0.2 TO 10.0 GPM (0.8 TO 37.85 l/m)

CONTROL ZONE KIT: XCZ-100-PRF — MEDIUM FLOW CONTROL ZONE KITS WITH PR FILTER (IF MEDIUM FLOW IS NECESSARY)

SPECS:
OPERATING RANGE:
FLOW: 3 TO 15 GPM (11.4 to 56.8 l/m)
INLET PRESSURE: 20 TO 150 PSI (1.4 to 10.3 bar)
REGULATED PRESSURE: 40 PSI
FILTRATION: 200 MESH STAINLESS SCREEN (75 micron)

REPLACEMENT SCREEN: RBY-200SSMX (200 MESH STAINLESS STEEL SCREEN)

INSTALLATION NOTE: 1.When installing indoors or on a design where the emission points are more than 5ft.above the control zone kit you must install a check valve after the pressure regulating filter (RBY-or Basket filter). The regulator has a permeable white dot that is designed to relieve excess pressure by slowly releasing water droplets.
2. Filter must be install downstream of any valve.

MODEL COMPARISON:
. XCZPRA-100-PRF: 1" PGA VALVE WITH 1" PR FILTER
XCZ-100-PRF: 1" DV VALVE WITH 1" PR RBY FILTER (ASSEMBLED)

NOTE: RECIRCULATING WATER SYSTEM SHALL BE USED FOR WATER FEATURES.

TOTAL PROPOSED LANDSCAPE AREA=2476 S.F.

STATIC PRESSURE AT POC :70 PSI
PRESSURE AVAILABLE :70 PSI

HYDROZONE WATER CALCULATION

STATION HYDROZONE DESCRIPTION	PLANT FACTOR (PF)	IRRIGATION METHOD	EXPOSURE	HYDROZONE DESCRIPTION	IRRIGATION MANUFACTURER	ZONE PRESSURE (PSI)	VALVE NUMBER
STATION 1	LOW	DRIP	SUN PART SUN	SHRUBS	RAINBIRD	40	1
STATION 2	LOW	SPRAY	SUN PART SUN	GRASS	RAINBIRD	40	1
POTS	LOW	DRIP	SUN PART SUN	SUCCULENTS	RAINBIRD	40	1

PF(0.3) X HA – TOTAL = 7728 SQFT

WATER SUPPLY TYPE: POTABLE

RECIRCULATING WATER SYSTEM SHALL BE USED FOR WATER FEATURES.

HYDRAULIC CALCULATIONS MAINTAIN WATER VELOCITY BELOW 5 FEET PER SECOND.

FOR THE PURPOSE OF CALCULATING KYRI, THE IRRIGATION EFFICIENCY IS ASSUMED TO BE 0.76 FOR OVERHEAD SPRAY DEVICES AND 0.81 FOR DRIP SYSTEM DEVICES.

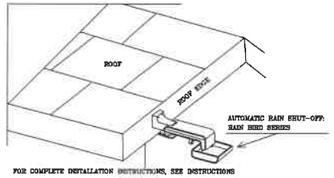
*IN SOME INSTANCES, A LOWER OR HIGHER APPLICATION RATE IS NEEDED.CHANGING YOUR LATERAL ROW SPACING CAN HELP.
*XF DRIPLINE INSERT FITTINGS: VARIES BY DESIGN

MOISTURE SENSOR:

1.PROVIDE AT LEAST ONE (1)MOISTURE SENSOR LOCATED IN AN 8" INCH VALVE BOX TO MONITOR THE MOISTURE CONTENT OF THE SOIL.
2. CONTRACTOR SHALL PROVIDE BALL VALVE BETWEEN POINT OF CONNECTION AND CONTROL VALVE MANIFOLD. PRESSURIZED MAINLINE FROM POINT OF CONNECTION TO CONTROL VALVE SHALL BE PVC SCHEDULE 80.
3.IF SUFFICIENT PRESSURE IS NOT AVAILABLE AT POINT OF CONNECTION INSTALL A BOOSTER PUMP.

VERIFICATION NOTES 1:
1.VALVES AND PIPE ARE INDICATED FOR GRAPHIC CLARITY. LOCATE AS APPROPRIATE.
2.ACCURACY OF THE DESIGN IS LIMITED TO THE ACCURACY OF THE DRAWING AND INFORMATION SUBMITTED.
3.UNDERGROUND AND DRIP FITTINGS/ACCESSORIES ARE ESTIMATED. ADD ITEM AS NEEDED.
4.INDOOR TIMERS TO BE INSTALLED INSIDE OR IN WATERPROOF CABINET.
5.INSTALL LANDSCAPE DRIPLINE/SPRINKLER TO REPLICT ACTUAL LANDSCAPE DESIGN.
6.EXTEND CONNECTING PIPE TO DESIRED WATER SOURCE LOCATION.
7.CONTRACTOR SHALL PROVIDE 3/4"PVC LINE W/BALL VALVE FOR ON-STRUCTURE LANDSCAPE AREAS.
8.CONTRACTOR SHALL PROVIDE STATION CONTROLLER AND WSS-SEN WIRELESS SOLOR SYNC. INSTALL PER MANUFACTURE'S INSTRUCTIONS.

INSTALL PER MANUFACTURE'S INSTRUCTIONS.



FOR COMPLETE INSTALLATION INSTRUCTIONS, SEE INSTRUCTIONS ENCLOSED WITH RAIN CHECK.

RAINBIRD "WR2-48 WIRELESS RAIN FREEZE SENSOR' SERIES RAIN SHUT-OFF/SENSOR
(AUTOMATIC RAIN CHECK SENSOR)

SARAH NOEL
6 HACHAMORE RD.
ROLLING HILLS, CA 90274
(310) 650-5374
(310) 377-5470

CET#:1062813
C58-597000

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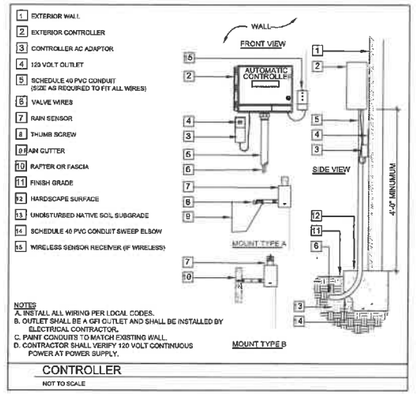
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PROJECT INFORMATION:
PRIVATE RESIDENCE
3 OUTRIDER RD.
ROLLING HILLS, CA 90274

SHEET DESCRIPTION
IRRIGATION DESIGN

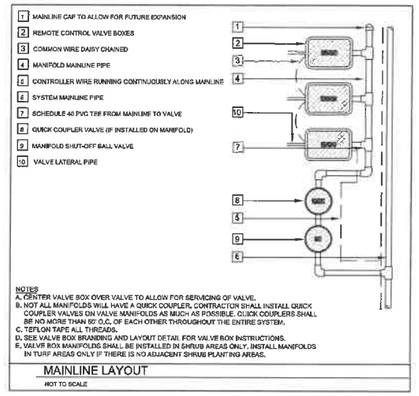
DESIGNED/DRAWN BY
SARAH NOEL

DATE 07/09/2021
JOB NO.
SCALE 1/16"=1'-0"
SHEET NUMBER
L - 104
SHEET 4 OF 8



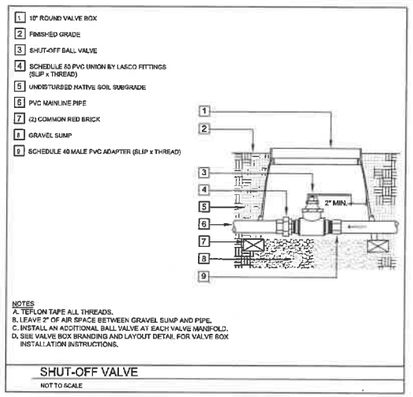
CONTROLLER

NOT TO SCALE



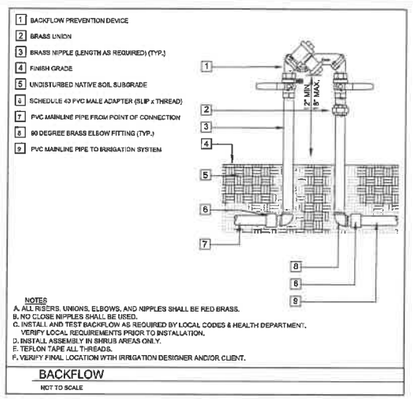
MAINLINE LAYOUT

NOT TO SCALE



SHUT-OFF VALVE

NOT TO SCALE



BACKFLOW

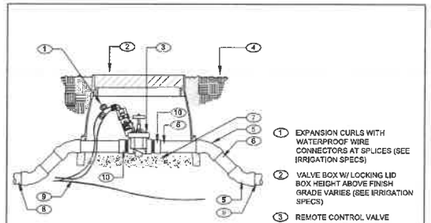
NOT TO SCALE

DIGALERT
DIAL 811
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

SARAH NOEL
6 HACIENDA RD.
ROLLING HILLS, CA 90274
(310) 650-5374
(310) 377-5470

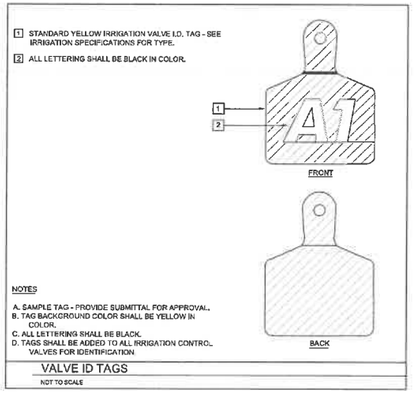
CSF#:105813
GSF: 337206

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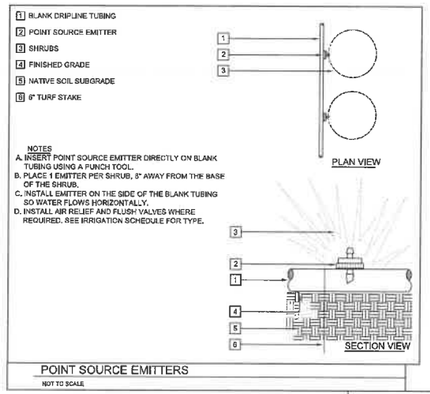
MASTER VALVE

NOT TO SCALE



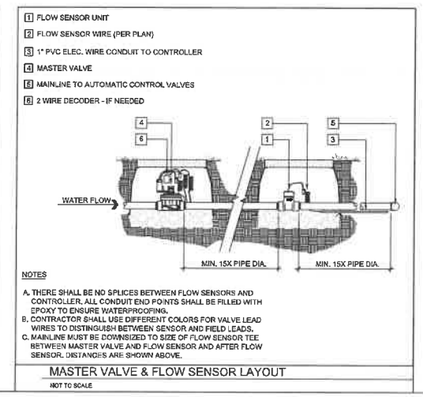
VALVE ID TAGS

NOT TO SCALE



POINT SOURCE EMITTERS

NOT TO SCALE



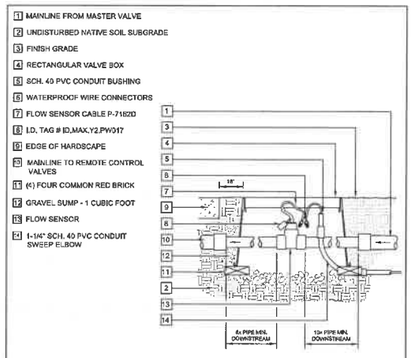
MASTER VALVE & FLOW SENSOR LAYOUT

NOT TO SCALE

NO	DATE	REVISION
1		
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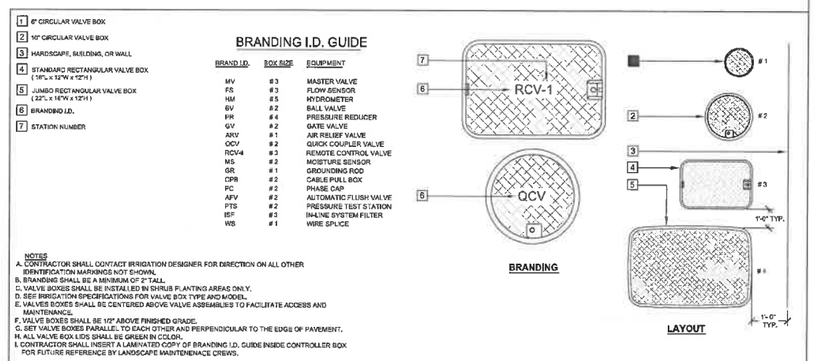
PROJECT INFORMATION:

PRIVATE RESIDENCE
3 OUTRIDER RD.
ROLLING HILLS, CA 90274



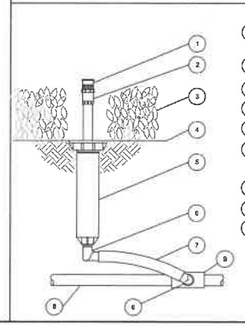
FLOW SENSOR

NOT TO SCALE



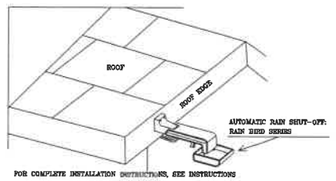
VALVE BOX BRANDING

NOT TO SCALE

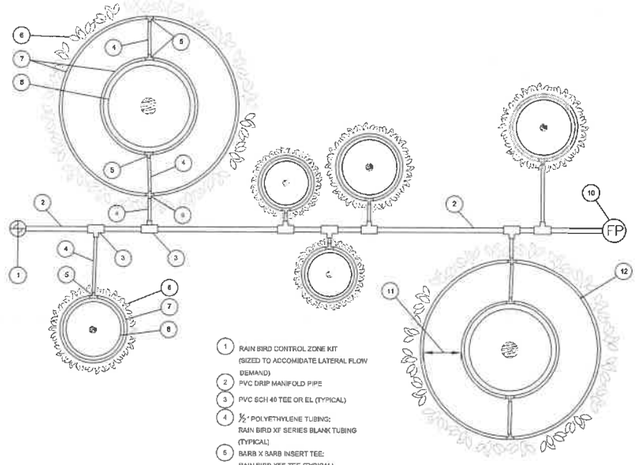


LOCATE HEADS 2" FROM WALKS, CURBS, HARDSCAPE, MOW STRIPS, HEADER BOARDS, ETC. LOCATE HEADS 12" FROM ALL STRUCTURES, TYP.

PRESSURE COMPENSATING
FULL CIRCLE BUBLER
RAIN BIRD 1400 ON 1804 POP UP



RAINBIRD "WR2-48 WIRELESS RAIN FREEZE SENSOR" SERIES RAIN SHUT-OFF/SENSOR (AUTOMATIC RAIN CHECK SENSOR)



ON SURFACE DRIPLINE
MULTIPLE TREE-SHRUB DETAIL

SHEET DESCRIPTION

IRRIGATION DETAILS

DESIGNED/DRAWN BY

SARAH NOEL

DATE 07/09/2021

JOB NO. -

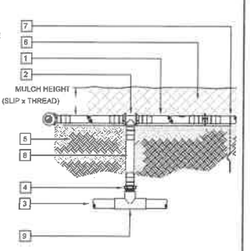
SCALE NTS

SHEET NUMBER

L - 105

SHEET 5 OF 8

1. DRIPLINE TUBING
2. DRIPLINE BARS FITTINGS (TYP.)
3. PVC LATERAL PIPE
4. DRIPLINE ADAPTER (BARB x THREAD)
5. UNDISTURBED NATIVE SOIL SUBGRADE
6. MULCH LAYER
7. TURF STAKE
8. BLANK DRIPLINE TUBING
9. PVC FITTING (SLIP x SLIP x THREAD) OR (SLIP x THREAD)

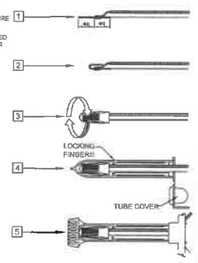


NOTE:
A. TEFLON TAPE ALL THREADS. NO PIPE DOPE OR TEFLON PASTE SHALL BE USED.
B. FOR PRESSURES OF 50 PSI AND ABOVE, USE CLAMPS ON INSERT BARB FITTINGS.

DRIPLINE TRANSITION POINT
D DRIPLINE - SINGLE RISER ASSEMBLY

NOT TO SCALE

1. STEP 1: STRIP BOTH WIRES, TWIST ONE STRAND AROUND THE HALFWAY LENGTH OF THE STRIPPED SECTION OF THE SECOND WIRE.
2. STEP 2: FOLD THE OTHER HALF OF THE NON-TWISTED WIRE OVER THE TWISTED STRAND AS SHOWN.
3. STEP 3: INSERT THE TWISTED SPLICE INTO THE WIRE NUT AND TWIST OVER WIRES IN A CLOCKWISE DIRECTION.
4. STEP 4: INSERT THE CONNECTION INTO THE DIRECT BURY SPLICE CAP, PUSH PAST THE LOCKING FINGERS TO SECURE CONNECTOR INSIDE TUBE.
5. STEP 5: POSITION ALL THE WIRES THROUGH THE DEDICATED INSULATOR CHANNELS AND SNAP INSULATOR TUBE COVER CLOSED.



NOTES
A. WATERPROOF WIRE CONNECTORS SHALL BE USED ON ALL CONNECTIONS.
B. INSTALL GREASE CAPS PER DETAILS.
C. USE GREASE CAP TYPE AS INDICATED ON IRRIGATION SPECIFICATIONS.

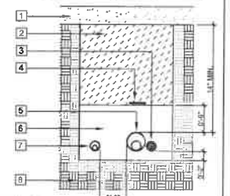
WIRE CONNECTIONS

NOT TO SCALE

1. HARDSCAPE SURFACE
2. NORMAL EXCAVATED BACKFILL (COMPACTION PER SURFACE DESIGN REQUIREMENTS)
3. CONTROLLER WIRE CONDUIT SLEEVE
4. 3" WIDE DETECTOR TAPE (6" ABOVE MAINLINE)
5. MAINLINE PIPE SLEEVE
6. CLEAN EXCAVATED BACKFILL FOR PIPE BEDDING (90% COMPACTION)
7. LATERAL PIPE SLEEVE
8. UNDISTURBED NATIVE SOIL SUBGRADE

SLEEVE CHART FOR IRRIGATION PIPE

PIPE SIZE	SCH. 40/80 PVC SLEEVE SIZE	CONTROLLER WIRES	SCH. 40/80 PVC SLEEVE SIZE
3/4"	2"	1-18	2"
1"	2"	19-24	2-1/2"
1-1/4"	2-1/2"	25-36	3"
1-1/2"	3"	37-49	4"
2"	4"	49-72	6"



NOTES
A. INSTALL CONTROLLER WIRE CONDUIT ADJACENT TO MAINLINE.
B. EXTEND SLEEVES 6" BEYOND EDGE OF HARDSCAPE AT BOTH ENDS.
C. ALL SLEEVE PIPE UNDER VEHICULAR HARDSCAPE SURFACES SHALL BE SCHEDULE 80 PVC. ALL OTHER SLEEVE PIPE SHALL BE SCHEDULE 40 PVC.
D. ALL PIPE SLEEVES SHALL BE TWO TIMES THE IRRIGATION PIPE SIZE. REFER TO SLEEVE CHART FOR SLEEVE SIZES.

SLEEVING

NOT TO SCALE

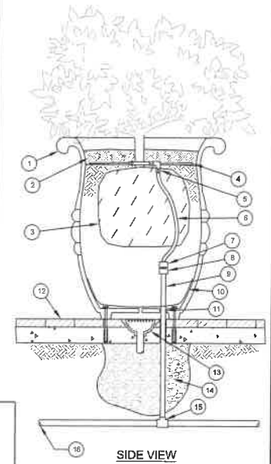
1. 3" WIDE DETECTOR TAPE (6" ABOVE MAINLINE)
2. FINISHED GRADE
3. PVC LATERAL PIPE
4. UNDISTURBED NATIVE SOIL SUBGRADE
5. NORMAL EXCAVATED BACKFILL (COMPACTION PER SURFACE DESIGN REQUIREMENTS)
6. CLEAN EXCAVATED BACKFILL FOR PIPE BEDDING (90% COMPACTION)
7. PVC MAINLINE PIPE
8. CONTROLLER WIRES



NOTES
A. BUNDLE & TAPE CONTROLLER WIRES EVERY 12' O.C.
B. INSTALL CONTROLLER WIRES ADJACENT TO MAINLINE.
C. LOOP A 6" SLACK OF CONTROL WIRES AT ALL 90 DEGREE CHANGES IN DIRECTION.
D. INSTALL DETECTOR TAPE THROUGHOUT ENTIRE MAINLINE RUN.

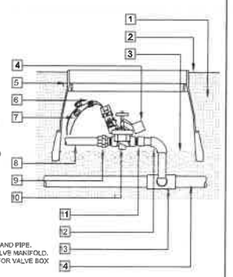
TRENCHING

NOT TO SCALE



SIDE VIEW

1. UNDISTURBED NATIVE SOIL SUBGRADE
2. FINISHED GRADE
3. PEA GRAVEL SUMP
4. VALVE I.D. TAG
5. VALVE BOX
6. WATERPROOF CONNECTIONS
7. CONTROLLER WIRE WITH EXPANSION COILS
8. PVC LATERAL LINE
9. SCHEDULE 80 PVC UNION BY LASCO FITTINGS (SLIP x THREAD)
10. REMOTE CONTROL VALVE
11. SCHEDULE 40 PVC MALE ADAPTER (SLIP x THREAD)
12. SCHEDULE 40 PVC TEE OR ELL FITTING TO VALVE
13. SCHEDULE 40 PVC TEE OR ELL TO VALVE MANIFOLD
14. PVC MAINLINE

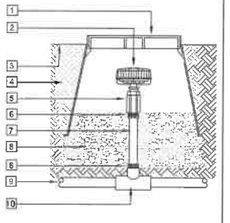


NOTES
A. TEFLON TAPE ALL THREADS.
B. LEAVE 2" OF AIR SPACE BETWEEN GRAVEL SUMP AND PIPE.
C. INSTALL AN ADDITIONAL BALL VALVE AT EACH VALVE MANIFOLD.
D. SEE VALVE BOX BRANDING AND LAYOUT DETAIL FOR VALVE BOX INSTALLATION INSTRUCTIONS.
E. INSTALL ALL WIRES PER LOCAL CODE.
F. PROVIDE 24" OF EXPANSION WIRE.
G. ALL WIRE CONNECTIONS SHALL BE WATERPROOF.

REMOTE CONTROL VALVE

NOT TO SCALE

1. 12" ROUND VALVE BOX
2. AUTOMATIC FLUSH VALVE
3. FINISHED GRADE
4. UNDISTURBED NATIVE SOIL SUBGRADE
5. PVC COUPLING (THREAD x THREAD)
6. PVC TO DRIPLINE ADAPTER (THREAD x BARB)
7. BLANK DRIPLINE TUBING
8. PEA GRAVEL SUMP
9. LATERAL PIPE (DRIP OR PVC)
10. FITTING (DRIP OR PVC)

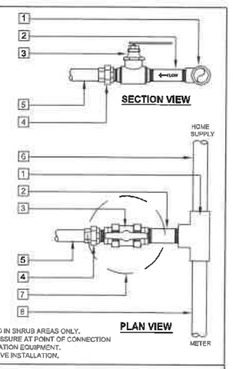


NOTES:
A. TEFLON TAPE ALL THREADS.
B. INSTALL FLUSH VALVES AT ALL LOW POINTS WITHIN A CONTROL ZONE.
C. INSTALL ONE FLUSH VALVE PER EVERY 6.5 GPM.
D. CONTRACTOR SHALL FOLLOW IRRIGATION MAINTENANCE PROCEDURES OUTLINE IN THE IRRIGATION SPECIFICATIONS.

DRIP FLUSH VALVES

NOT TO SCALE

1. LINE SIZE PVC COMPRESSION TEE (COMP x COMP x THREAD)
2. 12" SCHEDULE 80 PVC NIPPLE
3. SHUT-OFF BALL VALVE
4. SCHEDULE 80 PVC UNION BY LASCO FITTINGS (SLIP x THREAD)
5. PVC MAINLINE PIPE
6. WATER SUPPLY MAINLINE PIPE TO HOME
7. 10" ROUND VALVE BOX
8. WATER SUPPLY MAINLINE PIPE FROM METER

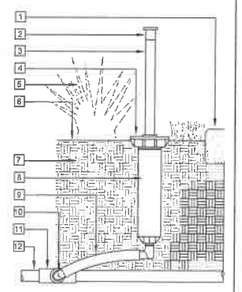


NOTES
A. TEFLON TAPE ALL THREADS.
B. ALL IRRIGATION EQUIPMENT SHALL BE INSTALLED IN SHRUB AREAS ONLY.
C. CONTRACTOR SHALL VERIFY STATIC WATER PRESSURE AT POINT OF CONNECTION PRIOR TO ANY FURTHER INSTALLATION OF IRRIGATION EQUIPMENT.
D. SEE SHUT-OFF BALL VALVE DETAIL FOR BALL VALVE INSTALLATION.

POINT OF CONNECTION

NOT TO SCALE

1. HARDSCAPE
2. SPRAY, ROTARY, OR BUBBLER NOZZLE
3. RISER HEIGHT (SEE IRRIGATION SCHEDULE)
4. SET SPRINKLER 6" ABOVE FINISHED SURFACE
5. PLANT MATERIAL (SHRUBS, GROUNDCOVER, OR TURF) (PER PLANTING PLANS OR ACTUAL SITE CONDITIONS)
6. FINISHED SURFACE
7. UNDISTURBED NATIVE SOIL SUBGRADE
8. SPRINKLER BODY TYPE (SEE IRRIGATION SCHEDULE)
9. POLYETHYLENE FUNNY PIPE (12" MINIMUM)
10. FUNNY PIPE FITTINGS (BARB x THREAD) (TYP.)
11. SCHEDULE 40 PVC LATERAL FITTINGS
12. PVC LATERAL PIPE

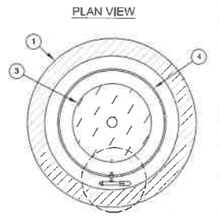


NOTES
A. TEFLON TAPE ALL THREADS.

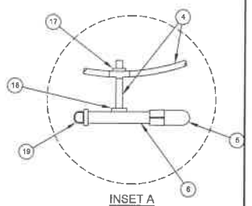
POP UP HEADS

NOT TO SCALE

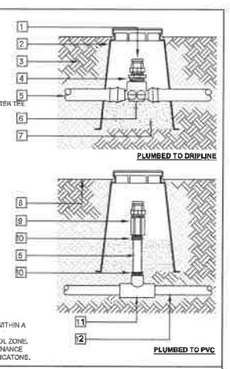
PLAN VIEW



INSET A



1. AIR RELIEF VALVE
2. 6" ROUND VALVE BOX
3. UNDISTURBED NATIVE SOIL SUBGRADE
4. 3/4" MALE x 1" FEMALE REDUCTION BUSHING
5. BLANK DRIPLINE TUBING
6. 3/4" FEMALE THREAD x BARB x BARB DRIPLINE ADAPTER TEE
7. PEA GRAVEL SUMP
8. FINISHED GRADE
9. 2" PVC COUPLING (THREAD X THREAD)
10. PVC TO DRIPLINE ADAPTER (THREAD x BARB)
11. SCHEDULE 40 PVC FITTING
12. PVC LATERAL PIPE

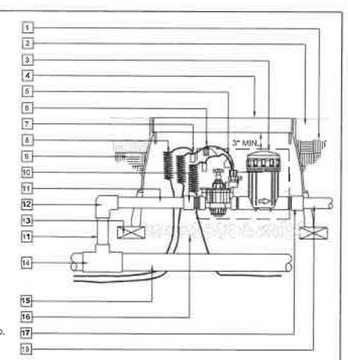


NOTES:
A. TEFLON TAPE ALL THREADS.
B. INSTALL AIR RELIEF VALVES AT ALL HIGH POINTS WITHIN A CONTROL ZONE.
C. INSTALL AT LEAST ONE FLUSH VALVE PER CONTROL ZONE.
D. CONTRACTOR SHALL FOLLOW IRRIGATION MAINTENANCE PROCEDURES OUTLINE IN THE IRRIGATION SPECIFICATIONS.

DRIP AIR RELIEF VALVE

NOT TO SCALE

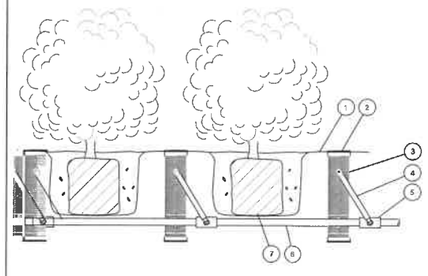
1. FINISH GRADE
2. MULCH LAYER
3. CONTROL ZONE KIT
4. VALVE BOX
5. VALVE I.D TAG
6. TWO-WIRE DECORDER (IF NEEDED)
7. WATERPROOF WIRE CONNECTORS
8. 30-INCH LINEAR LENGTH OF COILED WIRE
9. UNDISTURBED NATIVE SOIL SUBGRADE
10. PVC SCHEDULE 40 MALE ADAPTER (THREAD x THREAD)
11. PVC MAINLINE PIPE (LENGTH AS REQRUIED)
12. PVC SCHEDULE 40 ELBOW (SLIP x SLIP)
13. (4) COMMON RED BRICK
14. PVC SCHEDULE 40 MAINLINE FITTING
15. PVC MAINLINE PIPE
16. PEA GRAVEL SUMP
17. PVC SCHEDULE 40 COUPLING (THREAD x THREAD)
18. LATERAL LINE



NOTES:
A. TEFLON TAPE ALL THREADS. NO PIPE DOPE OR TEFLON PASTE SHALL BE USED.
B. CONTRACTOR SHALL FOLLOW IRRIGATION MAINTENANCE PROCEDURES FOR CLEANING OUT BASKET FILTER.
C. LEAVE 1-2" OF AIR SPACE BETWEEN VALVE AND GRAVEL.

DRIP CONTROL ZONE KIT

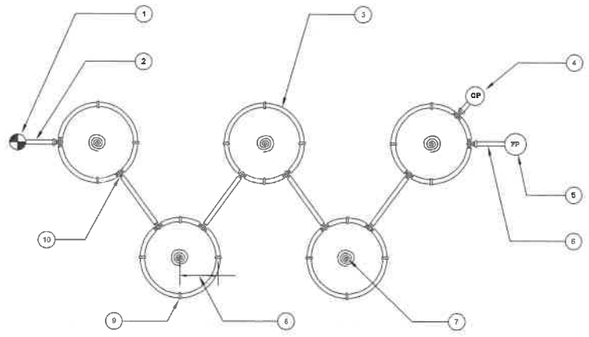
NOT TO SCALE



ROOT WATERING SYSTEM RWS-S INSTALLATION

1. FINISH GRADE/TOP OF MULCH
2. ROOT WATERING SYSTEM: RAIN BIRD RWS-S
3. 1/2" (1.3 CM) SPIRAL BARB FITTING (INCLUDED)
4. 1/2" (1.3 CM) SWING ASSEMBLY: RAIN BIRD SA-125060 OR 1/2" (1.3 CM) SWING PIPE: RAIN BIRD SP SERIES WITH 1/2" (1.3 CM) MALE NPT x 0.490" BARB ELBOW: RAIN BIRD SBE-050
5. PVC SCH 40 TEE OR EL
6. PVC OR POLYETHYLENE LATERAL PIPE
7. SHRUB ROOT BALL

NOTES:
1. PLACE TOP OF RWS-S EVEN WITH FINISH GRADE OR TOP OF MULCH.
2. SPACE RWS-S EVENLY BETWEEN SHRUBS, AS SHOWN ABOVE.
3. RWS-S IS AVAILABLE IN THE FOLLOWING MODELS:
   RWS-S-B-C-1401: 0.25 GPM (0.95 LPM), CHECK VALVE
   RWS-S-B-1401: 0.25 GPM (0.95 LPM)
4. ONCE RWS-S HAS BEEN INSTALLED FILL THE BASKET WITH PEA GRAVEL BEFORE REPLACING SNAP-ON LID.



NOTE:
1. FOR ALL XFS-CV AND POLY CONNECTIONS INSTALL XFF AND/OR XFD FITTINGS.

1. IRRIGATION CONTROL VALVE RAIN BIRD XCZ DRIP CONTROL ZONE KIT INSTALL IN VALVE BOX
2. PVC OR DRIPLINE SUPPLY HEADER
3. SUB-SURFACE/ON-SURFACE DRIPLINE: RAIN BIRD XFS-CV SERIES DRIPLINE (TYPICAL) NON-POTABLE: XFS-CVP DRIPLINE
4. OPERATION INDICATOR RAIN BIRD MODEL: OPERIND
5. FLUSH POINT (TYPICAL) SEE RAIN BIRD DETAIL "XFS-CV FLUSH POINT"
6. PVC OR DRIPLINE EXHAUST HEADER
7. SHRUB
8. XFS-CV SPACING PER RAIN BIRD RECOMMENDATION
9. TIE DOWN STAKE: RAIN BIRD TDS-050 WITH BEND
10. BARB X BARB INSERT TEE RAIN BIRD XFF-TEE (TYPICAL)

NOTE:
1. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

MULTIPLE SHRUB RING LAYOUT
SURFACE DRIPLINE

INSET A

1. LANDSCAPE PLANTER
2. 2"-3" DEPTH OF MULCH
3. PLANT ROOT BALL
4. 1/4-INCH LANDSCAPE DRIPLINE: RAIN BIRD LDO0805 OR LDO0812
5. 1/2-INCH ELL: RAIN BIRD EASY FIT COMPRESSION FITTING MODFEL
6. 1/2-INCH POLYETHYLENE DISTRIBUTION TUBING: RAIN BIRD XF SERIES BLANK TUBING
7. BARB FEMALE ADAPTER: XFD-FA-075
8. PVC MALE ADAPTER
9. 3/4-INCH PVC RISER
10. FILTER FABRIC
11. 1-INCH DIA. HOLES FOR IRRIGATION SUPPLY LINE
12. HARDSCAPE SURFACE
13. DRAIN
14. DRAINAGE GRAVEL
15. PVC SCH 40 TEE OR ELL
16. PVC LATERAL PIPE
17. 1/4-INCH BARB TEE: RAIN BIRD XBF3TEE
18. 1/4-INCH BARB FITTING: RAIN BIRD XBF1CONN
19. REMOVABLE FLUSH CAP: RAIN BIRD MDCFCAP

DRIPLINE IN LANDSCAPE PLANTER/POT

SARAH NOEL
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NO	DATE	REVISION
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PROJECT INFORMATION:

PRIVATE RESIDENCE
3 OUTRIDER RD.
ROLLING HILLS, CA 90274

SHEET DESCRIPTION

IRRIGATION DETAILS

DESIGNED/DRAWN BY

SARAH NOEL

DATE 07/05/2021

JOB NO. -

SCALE NTS

SHEET NUMBER

L - 106

SHEET 6 OF 8

IRRIGATION NOTES

1. ALL CITY AND STATE LAWS, RULES AND REGULATION GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS AND THESE PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, STRUCTURES AND UTILITIES. THE IRRIGATION CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED BY HIS WORK AT NO EXPENSE TO THE OWNER. HE SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERAL LINES THROUGH WALLS, UNDER ROADWAYS, DRIVES, AND PAVING.
3. THE CONTRACTOR SHALL OBTAIN THE PERTINENT ENGINEERING OR ARCHITECTURAL PLANS BEFORE BEGINNING WORK.
4. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK INDICATED HEREIN BEFORE BEGINNING WORK.
5. THIS DESIGN IS DIAGRAMATIC. ALL PIPING, VALVES, ETC., SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHEREVER POSSIBLE. THE MAIN LINE PIPE SHALL BE INSTALLED AND ROUTED TO UNDERSTREAM BELOW GRADE CONSTRUCTIONS. THE CONTRACTOR SHALL LOCATE ALL VALVES IN SHRUB AREAS UNLESS OTHERWISE DIRECTED BY THE OWNER'S REPRESENTATIVE.
6. THE SPRINKLER SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE AND THE MAXIMUM FLOW DEMAND SHOWN ON THE IRRIGATION DRAWINGS AT EACH POINT OF CONNECTION. THE IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE PRIOR TO EACH CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT PRESSURE DIFFERENCES ARE NOT REPORTED PRIOR TO THE START OF CONSTRUCTION, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISION NECESSARY.
7. DO NOT WILFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
8. ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE UNLESS OTHERWISE SPECIFIED.
9. THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS AND VALVES FOR OPTIMUM COVERAGE AND TO PREVENT OVER SPRAY ONTO WALLS, STREETS, WALKS, ETC. THIS SHALL INCLUDE USE OF RAIN-BIRD PRESSURE COMPENSATING SCREENS "PCS", SELECTING THE BEST DEGREE OF ARC TO FIT THE EXISTING SITE CONDITIONS AND TO THROTTLE THE FLOW CONTROL AT EACH REMOTE CONTROL VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM.
10. 120 VAC POWER SOURCE FOR THE CONTROLLER SHALL BE PROVIDED UNDER THE ELECTRICAL SECTION OF THE SPECIFICATIONS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO COORDINATE ELECTRICAL SERVICE WITH THE GENERAL CONTRACTOR AND SHALL MAKE THE FINAL CONNECTION FORM THE ELECTRICAL SOURCE TO THE CONTROLLER.
11. ALL MAIN LINE PIPING AND CONTROL WIRES UNDER PAVING SHALL BE INSTALLED IN SEPARATE SLEEVES. MAIN LINE SLEEVE SIZE SHALL BE A MINIMUM OF TWICE (2X) THE DIAMETER OF THE PIPE TO BE SLEEVED. CONTROL WIRE SLEEVES SHALL BE OF SUFFICIENT SIZE FOR THE REQUIRED NUMBER OF WIRES UNDER PAVING. IN ADDITION TO THE CONTROL WIRE SLEEVES SHOWN ON THE DRAWINGS, THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THIS INSTALLATION OF CONTROL WIRE SLEEVES OF SUFFICIENT SIZE UNDER ALL PAVED AREAS.
12. ALL LATERAL LINE PIPING UNDER PAVING WITHOUT A SLEEVE SHALL BE PVC SCHEDULE 40 PIPE AND SHALL BE INSTALLED PRIOR TO PAVING.
13. PIPE SIZES SHALL CONFORM TO THOSE SHOWN ON THE DRAWINGS. NO SUBSTITUTIONS OF SMALLER PIPE SHALL BE PERMITTED BUT SUBSTITUTIONS OF LARGER SIZES MAY BE APPROVED. ALL DAMAGED AND REJECTED PIPE SHALL BE REMOVED FROM THE SITE AT THE TIME OF SAID REJECTION.
14. FINAL LOCATION OF THE AU TOMA TIC CONTROLLER LOCATION SHALL BE APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
15. ALL POP-UP TYPE SPRINKLERS HEADS INSTALLED IN SHRUB AND GROUND COVER AREAS SHALL BE INSTALLED SO THAT THE TOP OF THE SPRINKLER HEAD IS 1-INCH ABOVE FINISH GRADE.
16. ALL POP-UP TYPE SPRINKLERS HEADS INSTALLED IN LAWN AREAS SHALL BE INSTALLED SO THAT THE TOP OF THE SPRINKLER MEANS ARE FLUSH WITH ADJACENT SIDEWALK OR CURB.
17. AFTER RECEIVING NOTIFICATION BY THE OWNER'S AUTHORIZED REPRESENTATIVE, THE IRRIGATION CONTRACTOR, WITHIN TEN (10) DAYS SHALL ADJUST ALL LAWN HEADS SO THAT THE TOP OF THE SPRINKLER HEAD IS 1 /4-INCH ABOVE FINISH GRADE.
18. ALL EQUIPMENT INSTALLED IN VALVE BOXES SHALL BE INSTALLED PER DETAIL DRAWINGS w.ITHOUT CUTTING SIDE WALLS OF THE VALVE BOX. CUT VALVE BOXES SHALL BE REPLACED WITH NEW VALVE BOXES AS DEFECTED BY THE OWNERS AUTHORIZED REPRESENTATIVE AT THE CONTRACTOR'S OWN EXPENSE.
19. ALL LEAD WIRES SHALL BE #14 GAUGE AND BLACK IN COLOR. ALL COMMON WIRE SHALL BE #14 GUAGE AND WHITE IN COLOR. TWO (2) EXTRA WIRES SHALL BE PROVIDED FOR EACH GROUP OF FIVE (5) VALVES AND LOOPED IN A HEAVY VALVE BOX WITH A 6" MINIMUM COIL.
20. ALL SPRINKLER EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
21. WHERE LOCATIONS TAKE PRIORITY OVER IRRIGATION PIPING. STAKE TREE LOCATIONS PRIOR TO TRENCHING FOR PIPE.
22. THE CONTRACTOR SHALL ALLOW FOR AN ASSORTMENT OF VARIABLE ADJUSTABLE NOZZLES (VAN) TO BE INSTALLED IN AREAS w.HERE STANDARD PATTERN NOZZLES ARE NOT APPLICABLE.
23. REFER TO SPECIFICATIONS FOR ADDITIONAL DETAILED INFORMATION.
24. "HEAT BRAND" THE TOPS OF THE VALVE BOX LIDS WITH THE APPROPRIATE IDENTIFICATION. REFER TO THE IRRIGATION SCHEDULE TCHN.
25. RECIRCULATING WATER SYSTEMS SHALL BE USED FOR WATER FEATURES.
26. A MINIMUM 3-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING
AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS w.HERE MULCH IS CONTRAINDICATED.
27. FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO
A DEPTH OF SIX INCHES INTO THE SOIL.
28. PRESSURE REGULATING TYPE DEVICES ARE REQUIRED IF WA HER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES.
29. CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR.
30. A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.
31. A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE SIGNER OF THE LANDSCAPE PLANS, THE SIGNER OF THE IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.
32. AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION.

IRRIGATION SCHEDULING DATA

THE FALLOWING, BASED ON HISTOGICAL DATA, IS FOR REFERENCE ONLY.PERFORMANCE VALUES ARE ACCURATE FOR CONTROLLER PROGRAMMING. ACTUAL WATERING TIMES MUST BE ADJUSTED FOR SOIL TYPE, EXPOSURE, MATURITY OF PLANT MATERIALAND SEASONAL WATERING CONDITIONS.

SYSTEM DATA REFERENCE INFORMATION

SYSTEM DESIGN RATE OF **APPLICATION:**	1.5 IN./WEEK (PEAK)
HISTORICAL SEASONAL ETo:	39.7 IN./YEAR
PEAK MONTHLY ETo:	6.2 IN./MO.
PEAK DAILY ETo (JULY) **REQUIREMENT:**	.20 IN./DAY
PEAK WEEKLY ETo (JULY) **REQUIREMENT:**	1.40 IN./WK.
PEAK WEEKLY ETo (1 WEEK OF TIME WITHIN 6 DAYS OF JULY):	0.24 IN./DAY
IRRIGATION SYSTEM EFFICIENCY RATING(IE)--DRIPLINE/BUBBLER:	0.81 (81%)
PRECIPITATION RATE--**DRIPLINE**:	0.6 IN./HOUR
SHRUB PWATER USE PLANT FACTOR:	0.25 LOW
TREE LOW WATER USE PLANT FACTOR:	0.25 LOW

EVAPOTRANSPIRATION ADJUSTMENT FACTOR

LANDSCAPE COEFFICIENT--LOW SHRUB DRIPLINE(PLANT WATER USE/IE (.25/.81)		0.37
LANDSCAPE COEFFICIENT--MODERATE TREE BUBBLER (PLANT WATER USE/IE (.5/.81)		0.62
LANDSCAPE COEFFICIENT--LOW TREE BUBBLER (PLANT WATER USE/IE (.5/.81)		0.62
ADJUSTED --LOW SHRUB DRIPLINE PEAK (JULY) WEEK ETo:	0.07 IN./DAY	0.52 IN./WK
ADJUSTED --LOW TREE PEAK (JULY) WEEK ETo:	0.05 IN./DAY	0.35 IN./WK

AS A GENERAL RULE, WHEN IRRIGATION TIMES ARE APPROXIMATELY 30% OF PEAK SUMMER SCHEDULE. SPRING AND FALL ARE APPROXIMATELY 70% OF PEAK SUMMER SCHEDULE.
REFER TO MONTHLY WEATHER DATA BELOW.

IRRIGATION WATERING SCHEDULE

ETo REPLACEMENT VALUES

JAN.	FEB.	MARCH	APRIL	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.	ANNUAL
2.2	2.4	3.3	3.8	4.5	4.7	5.4	4.8	4.4	2.8	2.4	2.0	39.7

DAILY ETo VALUES

JAN.	FEB.	MARCH	APRIL	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.	ANNUAL
0.071	0.085	0.119	0.157	0.177	0.193	0.200	0.190	0.157	0.125	0.087	0.081	

MONTHLY PERCENTAGE (OF TOTAL YEAR)

JAN.	FEB.	MARCH	APRIL	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.	ANNUAL
4.4%	5.4%	7.4%	9.4%	11.0%	11.5%	12.4%	11.8%	10.0%	7.8%	5.2%	3.8%	100.0%

MONTHLY PERCENTAGE (OF **PEAK** JULY)

JAN.	FEB.	MARCH	APRIL	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.	ANNUAL
35.5%	43.5%	59.7%	75.8%	88.7%	93.5%	100.0%	95.2%	80.6%	62.9%	41.6%	30.6%	

RECOMMENDED TREE WATERING GUIDELINES CHART

TREE TRUNK WIDTH SIZE	RECOMMENDED WATER VOLUME	WATERING FREQUENCY BASED ON SPECIES	MONTHS APRIL TO OCTOBER	MONTHS NOVEMBER TO MARCH
NEWLY PLANTED (LESS THAN 5")	10 TO 20 GALLONS	NEWLY PLANTED TREE	WEEKLY	WEEKLY
AVERAGE STREET TREE (16")	160 GALLONS	MINIMAL	ONCE OR TWICE A MONTH	NONE
SMALL (5" TO 12")	PROBABLY TOOK 60 GALLONS	MINIMAL	ONCE OR TWICE A MONTH	NONE
		MODERATE	TWICE OR THREE TIMES A MONTH	ONCE A MONTH
		HIGH	WEEKLY	ONCE TO TWICE A MONTH
MEDIUM (13" TO 21")	160 GALLONS	MINIMAL	ONCE OR TWICE A MONTH	NONE
		MODERATE	TWICE OR THREE TIMES A MONTH	ONCE A MONTH
		HIGH	WEEKLY	ONCE TO TWICE A MONTH
LARGE (22" TO 30")	260 GALLONS	MINIMAL	ONCE OR TWICE A MONTH	NONE
		MODERATE	TWICE OR THREE TIMES A MONTH	ONCE A MONTH
		HIGH	WEEKLY	ONCE TO TWICE A MONTH
VERY LARGE (31" AND OVER)"	310 GALLONS	MINIMAL	ONCE OR TWICE A MONTH	NONE
		MODERATE	TWICE OR THREE TIMES A MONTH	ONCE A MONTH
		HIGH	WEEKLY	ONCE TO TWICE A MONTH

WIDTH OF TREE TRUNK AT FOUR FEET FROM GROUND LEVEL.

DRIPLINE SUPPLY/EOH**AUST HEADER** SIZING

ZONE FLOW	HEADER SIZE
0 -- 5.0 GPM	3/4" PVC PIPE OR DRIPLINE TUBING
5.1 -- 8.0 GPM	3/4" PVC PIPE OR RAIN BIRD QP-HEADER
8.1 -- 13.0 GPM	1" PVC PIPE OR RAIN BIRD QP-HEADER
13.1 -- 22.0 GPM	1-1/4" PVC PIPE
22.1 -- 30.0 GPM	1-1/2" PVC PIPE

WATER PRESSURE NOTE

ASSUME WATER PRESSURE TO BE 70 PSI.
CONTRACTOR SHALL VERIFY BEFORE INSTALLATION.
IF LESS THAN DESIGN PRESSURE CALL LANDSCAPE DESIGNER FOR DIRECTION.

IRRIGATION PIPE SIZING CHART

(GPM @ 5' FT/SEC)

PIPE SIZE	PVC CL. 200	PVC CL. 315	PVC SCH 40	COPPER TYPE 'K'
3/4"	10	9	8	8
1"	16	14	12	12
1-1/4"	23	24	22	15
1-1/2"	35	30	30	28
2"	55	50	50	45
2-1/2"	89	70	70	70
3"	120	100	100	100

CONTRACTOR SHALL SIZE ALL LATERAL PIPE ACCORDING TO THIS SIZING LEGEND. 3/4" PIPE SHALL BE SMALLEST SIZE. NO 1/2" SHALL BE USED

SLEEVE CHART FOR IRRIGATION PIPE

PIPE	SCH. 40/80 PVC SLEEVE SIZE	CONTROLLER WIRES	SCH. 40/80 PVC SLEEVE SIZE
3/4"	2"	1-16	2"
1"	2"	18-24	2-1/2"
1-1/4"	2-1/2"	25-36	3"
1-1/2"	3"	37-48	4"
2"	4"	49-72	6"
2-1/2"	5"	73-90	6"

NOTES

* AUTOMATIC SPRINKLER SYSTEM ARE RUN BY A CONTROLLER. SMART CONTROLLERS ACT LIKE A THERMOSTAT FOR YOUR SPRINKLER SYSTEM -- TELLING IT WHEN TO TURN ON AND OFF, AND USING LOCAL WEATHER CONDITIONS TO CREATE A PERSONALIZED WATERING SCHEDULE THAT MATCHES ACTUAL CONDITIONS AT YOUR HOUSE.
* SMART WATERING SYSTEM SUCH AS DEEP IRRIGATION AND SMART CONTROLLERS ARE A GREAT WAY TO MAKE YOUR LANDSCAPE "WATER WISE"
* SMART CONTROLLERS USE REAL -TIME WEATHER INFORMATION TO CREATE A WATERING SCHEDULE THAT NEVER MATCHES PLANTS WATER NEEDS.
* AUTOMATIC RAIN SHUTOFF/RAIN SENSOR/RAIN CHECK SHOULD INSTALL EDGE OF THE ROOF.

X= STATION NO
Y= SERVICE LINE SIZE
Z= FLOW RATE-GPM
V= APPLICATION RATE (INCHES PER HOUR IN/HR)



REQUIRED NOTES

* PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES.
* CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR.
* SYSTEM DESIGNED FOR WATER FLOW OF 8 GPM AT 75 PSI.
* AUTOMATIC WEATHER-BASED OR SOIL-MOISTURE BASED IRRIGATION CONTROLLERS SHALL BE INSTALLED ON THE IRRIGATION SYSTEM. THE IRRIGATION CONTROLLER SHALL BE OF A TYPE WHICH DOES NOT LOSE PROGRAMMING DATA IN THE EVENT THE PRIMARY SOURCE IS INTERRUPTED.
* MANUAL SHUTT-OFF VALVES SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION OF THE WATER SUPPLY, TO MINIMIZE WATER LOSS IN CASE OF AN EMERGENCY OR ROUTINE REPAIR.
* AREAS LESS THAN 10-FEET IN WIDTH IN ANY DIRECTION SHALL BE SERVICED WITH SUBSURFACE IRRIGATION OR DRIP IRRIGATION. THAT MEANS PRODUCES NO RUNOFF OR OVERSPRAY.
* AT THE TIME OF FINAL INSPECTION, THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION. IRRIGATION SCHEDULE AND A SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE.
* UNLESS CONTRADICTED BY A SOIL TEST, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL.
* AUTOMATIC WEATHER-BASED OR SOIL-MOISTURE BASED IRRIGATION CONTROLLERS SHALL BE INSTALLED ON THE IRRIGATION SYSTEM. THE IRRIGATION CONTROLLER SHALL BE OF A TYPE WHICH DOES NOT LOSE PROGRAMMING DATA IN THE EVENT THE PRIMARY SOURCE IS INTERRUPTED.
* AREAS LESS THAN 10-FEET IN WIDTH IN ANY DIRECTION SHALL BE IRRIGATED WITH SUBSURFACE IRRIGATION OR OTHER MEANS THAT PRODUCES NO RUNOFF OR OVERSPRAY.
* PRESSURE REGULATORS SHALL BE INSTALLED ON THE IRRIGATION SYSTEM TO ENSURE DYNAMIC PRESSURE OF THE SYSTEM IS WITHIN THE MANUFACTURER'S RECOMMENDED PRESSURE RANGE.
* A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.
* A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE SIGNER OF THE LANDSCAPE PLANS, THE SIGNER OF THE IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.
* AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION.
* FOR NON-RESIDENTIAL PROJECTS WITH LANDSCAPE AREAS OF 1000 SF OR MORE, PRIVATE(S) TO MEASURE LANDSCAPE WATER USE SHALL BE INSTALLED.
* RECIRCULATING WATER SYSTEM SHALL BE USED FOR WATER FEATURES.

IRRIGATION AUDIT SCHEDULE:

1.AT A MINIMUM, AUDITS SHALL BE IN ACCORDANCE WITH THE STATE OF CALIFORNIA LANDSCAPE AUDITOR HANDBOOK.
2.AUDITS SHALL BE CONDUCTED BY A STATE CERTIFIED LANDSCAPE IRRIGATION AT LEAST ONCE EVERY FIVE YEARS AND SUBMITTED TO THE LOCAL WATER PURVEYOR.

SOIL SPECIFICATION/ANALYSIS SAMPLE:

PROVIDE SOIL SPECIFICATIONS IF IMPORT SOIL OR PROVIDE SOIL ANALYSIS IF USING ON SITE SOIL. THE SOIL INFORMATION MUST INCLUDE: SOIL TEXTURE (%OF ORGANIC MATTER), INFILTRATION RATE (OR ESTIMATED RATE), PH & TOTAL SOLUBLE SALTS. INDICATE MULCH, SOIL AMENDMENTS OR OTHER MATERIAL WILL BE USED OR REQUIRED.

MAINTENANCE SCHEDULES:
IRRIGATION AND LANDSCAPE

1.IRRIGATION REPAIR AND MAINTENANCE.
2.AERATION OF TURF.
3.WEEDING.
4.REPLENISH MULCH.

IRRIGATION MAINTENANCE SCHEDULE:

AUTOMATIC CONTROLLERS MUST USE EVAPOTRANSPIRATION OR SOIL MOISTURE SENSING DATA.
LANDSCAPE SHALL BE MAINTAINED TO ENSURE WATER EFFICIENCY.
A REGULAR MAINTENANCE SCHEDULE SHALL INCLUDE BUT NOT BE LIMITED TO CHECKING, ADJUSTING AND REPAIRING IRRIGATION EQUIPMENT, REPAIRING OR REPLENISHING MULCH,FERTILIZING, PRUNING AND WEEDING IN ALL LANDSCAPE AREAS.
PROPER DESIGN, INSTALLATION, MANAGEMENT, AND MAINTENANCE FOR A TOP-PERFORMING SYSTEM AND LANDSCAPE.

MONTHLY YOU SHOULD:

1.ADJUST TIMER SETTINGS.
2.CHECK AND ADJUST SPRINKLER SPRAYS, DRIP LINES, ALL NECESSARY LINES, WIRES, EQUIPMENT.
3.CLEAN MAINLINE FILTER (IF INSTALLED), FILTERS.
4.INSPECT FOR LEAKS, UNCLOG SPRINKLER HEADS.
5.VISUALLY INSPECT OPERATION ON 6 ZONES PER WEEK.
CLEAN CLOGGED NOZZLES, AND RE-PLACE NON-WORKING SPRINKLERS OR COMPONENTS.
6.EXERCISE CHECK ALL VALVES. VERIFY PROPER OPERATION.

NOTE TO CONTRACTOR:

IT IS CONTRACTOR'S RESPONSIBILITY TO KEEP THE EXISTING IRRIGATION SYSTEM IN OPERABLE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD. THE SCOPE OF RESTORING AND REPAIRING OF EXISTING SYSTEM SHALL INCLUDE, BUT NOT LIMITED TO CAPPING-OFF LATERAL END LINES & MAINLINES, REROUTING MAINLINE & CONTROL WIRES, AND RELOCATING VALVES OR REPLACING PER EXISTING STANDARDS.

GENERAL IRRIGATION NOTES:

- ALL IMPROVEMENTS SHALL COMPLY WITH THE STANDARD UNIFORM BUILDING CODE.
- THIS IRRIGATION DESIGN IS DIAGRAMMATIC. ALL IRRIGATION EQUIPMENT SHOWN WITHIN PAVED OR BUILDING AREAS ARE FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN SHRUB AREAS WHEREVER POSSIBLE.
- MATERIAL COUNTS ARE APPROXIMATIONS AND SHOULD NOT BE TAKEN TO BE AN EXACT AMOUNTS. CONTRACTOR IS RESPONSIBLE FOR THEIR OWN MATERIAL QUANTITIES.
- CONTRACTOR SHALL INSTALL ADDITIONAL INLINE CHECK VALVES AS NEEDED.
- AT THE TIME OF FINAL INSPECTION, THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATION OF COMPLETION, CERTIFICATE OF INSTALLATION, IRRIGATION SCHEDULE OF LANDSCAPE, AND IRRIGATION MAINTENANCE.

DIGALERT DIAL 811
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

SARAH NOEL
8 HACKAMORE RD.
ROLLING HILS, CA 90274
(310) 560-5374
(310) 377-5470

CE7§:105SHLS
GB§:397220

ALL DRAWINGS, DESIGNS AND WRITTEN MATERIAL APPEARING HEREON CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF NOEL ANY DESIGN ASSOCIATED AND THE SAME SHALL NOT BE DUPLICATED, USED, OR ASSIGNED TO ANY THIRD PARTY WITHOUT THE WRITTEN CONSENT OF NOEL ANY DESIGN ASSOCIATES.

NO	DATE	REVISION
1		
2		
3		
4		
5		
6		

PROJECT INFORMATION:
PRIVATE RESIDENCE
3 OUTRIDER RD.
ROLLING HILLS, CA 90274

SHEET DESCRIPTION
IRRIGATION CALCS. SPECIFICATIONS

DESIGNED/DRAWN BY
SARAH NOEL

DATE 07/09/2021
JOB NO. -
SCALE NTS
SHEET NUMBER
L - 105
SHEET 5 OF 7

LANDSCAPE IRRIGATION SPECIFICATIONS

1. SCOPE:
PROVIDE LABOR, MATERIALS, PERMITS, EQUIPMENT, SUPERVISION, SERVICES AND TRANSPORTATION AND ALL OTHER ITEMS NECESSARY TO PERFORM ALL IRRIGATION WORK AS INDICATED AND SPECIFIED ON PLANS PREPARED BY GROW CONTROL LANDSCAPE, INCLUDING ALL RECORD DRAWINGS, REDUCED DIAGRAMMATIC PLANS, GUARANTEES, AND SERVICE MANUALS. WORK SHALL BE COMPLETED IN AN EFFICIENT AND SATISFACTORY MANNER TO THE HIGHEST WORKMANLIKE STANDARDS ESTABLISHED FOR SPRINKLER INSTALLATION AND OPERATION.

2. GENERAL CONDITIONS:
A. CONTRACTOR SHALL VERIFY ALL CONDITIONS INDICATED ON THE PLANS. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE IN WRITING OF ANY DISCREPANCIES IN THE PLANS AND FIELD CONDITIONS PRIOR TO THE COMMENCEMENT OF WORK. FAILURE TO NOTIFY THE OWNER'S REPRESENTATIVE IN WRITING EXEMPTS THE CONTRACTOR FROM GAINING COMPENSATION FOR REQUIRED CHANGES.
B. CONTRACTOR SHALL CHECK ALL SITE CONDITIONS, AND VERIFY THE EXISTENCE, LOCATION AND SIZE OF UTILITIES AND SERVICES PRIOR TO BEGINNING WORK.
C. THE IRRIGATION DESIGN AS INDICATED ON THE DRAWINGS IS DIAGRAMMATIC. SCALED DIMENSIONS ARE APPROXIMATE. BEFORE PROCEEDING WITH WORK, CHECK AND VERIFY SITE DIMENSIONS.
D. DO NOT INSTALL THE IRRIGATION SYSTEMS WHEN UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES OR DISCREPANCIES IN AREAS OR DIMENSIONS EXIST. IMMEDIATELY BRING DISCREPANCIES TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. IF NOTIFICATION IS NOT GIVEN, THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR REQUIRED REVISIONS AND COSTS.
E. CONTRACTOR SHALL COORDINATE INSTALLATION OF IRRIGATION WORK TO AVOID CONFLICTS WITH PLANTING, UTILITIES, ENGINEERING AND ARCHITECTURAL FEATURES. CONTRACTOR IS RESPONSIBLE FOR COORDINATING HIS WORK WITH OTHER TRADES.
F. CONTRACTOR SHALL PROTECT INSTALLED CONTRACT WORK AND WORK OF OTHERS.
G. CONTRACTOR SHALL APPLY AND PAY FOR NECESSARY PERMITS AND FEES REQUIRED IN PURSUIT OF WORK AS REQUIRED BY GOVERNING CODES.
H. LOCAL, MUNICIPAL AND STATE LAWS, RULES AND REGULATIONS GOVERNING OR RELATED TO A PORTION OF THIS WORK ARE HEREBY MADE A PART OF THESE SPECIFICATIONS.
I. CONTRACTOR SHALL KEEP PREMISES CLEAN AND FREE OF EXCESS EQUIPMENT, MATERIALS AND RUBBISH INCIDENTAL TO WORK DURING CONSTRUCTION AND MAINTENANCE PERIOD. BROOM CLEAN ALL PAVED AREAS.
J. CONTRACTOR SHALL NOTE ALL FINISH GRADES BEFORE COMMENCING WORK. RESTORE FINISH GRADE CHANGED DURING COURSE OF THIS WORK TO ORIGINAL OR INTENDED CONTOURS WHERE PRACTICAL.
K. NO DEVIATION FROM PLANS AND SPECIFICATIONS IS AUTHORIZED, UNLESS WRITTEN AUTHORIZATION IS OBTAINED FROM THE OWNER'S REPRESENTATIVE OR HIS APPOINTED REPRESENTATIVE IN ADVANCE.
L. THE CONTRACTOR SHALL OBTAIN AN ENCROACHMENT REMOVAL AGREEMENT IF REQUIRED FOR ALL IRRIGATION EQUIPMENT LOCATED WITHIN PUBLIC RIGHT OF WAY.

3. SUBMITTAL:
CONTRACTOR'S MAINTENANCE PERIOD SHALL NOT BE TERMINATED UNTIL THE FOLLOWING CONDITIONS ARE MET:
A. SERVICE MANUALS, KEYS, EQUIPMENT, AND GUARANTEES:
1. CONTRACTOR SHALL SUBMIT TWO (2) SERVICE MANUALS FOR IRRIGATION EQUIPMENT TO OWNER'S REPRESENTATIVE. MANUALS MAY BE LOOSE LEAF AND SHALL CONTAIN COMPLETE DRAWINGS OF ALL EQUIPMENT INSTALLED SHOWING COMPONENTS AND CATALOG NUMBERS TOGETHER WITH THE MANUFACTURER'S NAME AND ADDRESS. OPERATION INSTRUCTIONS SHALL BE SIMPLE ENOUGH TO BE UNDERSTOOD WITHOUT SPECIALIZED KNOWLEDGE.
2. CONTRACTOR SHALL SUBMIT TWO (2) SETS OF KEYS PER EACH CONTROLLER. A COPY OF THE EQUIPMENT GUARANTEES SHALL BE PROVIDED TO THE OWNER'S REPRESENTATIVE.
3. THE CONTRACTOR SHALL SUPPLY THE FOLLOWING TOOLS:
A. TWO (2) SETS OF SPECIAL TOOLS REQUIRED FOR REMOVING, DISASSEMBLING, AND ADJUSTING EACH TYPE OF SPRINKLER AND VALVE ON THIS PROJECT.
B. ONE (1) QUICK COUPLER KEY AND MATCHING HOSE SWIVEL FOR EACH TYPE OF QUICK COUPLING VALVE INSTALLED.

4. WATER SUPPLY:
A. GENERAL:
1. POTABLE WATER SUPPLY SHALL BE CLEAN, FREE OF SUSPENDED PARTICLES, ALGAE, OR CHEMICALS THAT MAY FORM INSOLUBLE PRECIPITATES IN THE EQUIPMENT OR MAY BE DETRIMENTAL TO PLANTINGS.
B. WATER SERVICE:
1. INDIVIDUALLY ASSESSED AREAS AND INDIVIDUALLY OWNED (OR TO BE OWNED) LOTS SHALL HAVE SEPARATELY METERED AND CONTROLLED IRRIGATION SYSTEMS. IRRIGATION SHALL BE CONFINED TO THE INDIVIDUAL AREAS, WITHOUT OVERSPRAY ONTO ADJACENT AREAS OR ACROSS PROPERTY LINES. SPECIAL SITUATIONS MAY BE APPROVED OR REQUIRED BY THE PLANNING DIRECTOR ARCHITECT TO VARY FROM THESE REQUIREMENTS.
2. CITY APPROVED BACKFLOW PREVENTION UNITS ARE REQUIRED ON ALL IRRIGATION SYSTEMS. INSTALLATION SHALL COMPLY WITH ALL APPLICABLE HEALTH AND SAFETY CODES.

5. GUARANTEE:
THE SITE SPRINKLER SYSTEM, INCLUDING WORK DONE UNDER THIS CONTRACT, SHALL BE GUARANTEED IN WRITING AS TO MATERIAL AND WORKMANSHIP, INCLUDING SETTLING OF BACKFILLED AREAS BELOW GRADE FOR A PERIOD OF ONE YEAR FOLLOWING THE DATE ENDING OF THE SPECIFIED MAINTENANCE PERIOD. THE OWNER'S REPRESENTATIVE SHALL DETERMINE THIS DATE AFTER REVIEW OF THE SPECIFIED IRRIGATION WORK. IMMEDIATELY REPAIR DAMAGE TO THE SYSTEM AND SITE CAUSED BY FAULTY MATERIALS OR WORKMANSHIP AT NO COST TO THE OWNER. PROVIDE INSTRUCTION TO THE OWNER'S REPRESENTATIVE AND FUTURE MAINTENANCE PERSONNEL IN THE OPERATION OF THE IRRIGATION SYSTEMS. THE OWNER RETAINS THE RIGHT TO MAKE EMERGENCY REPAIRS WITHOUT RELIEVING THE CONTRACTOR'S GUARANTEE OBLIGATIONS. IN THE EVENT THE CONTRACTOR DOES NOT RESPOND TO THE OWNER'S REQUEST FOR REPAIR WORK UNDER THIS GUARANTEE WITHIN A TIMELY MANNER, THE OWNER MAY MAKE SUCH REPAIRS AS HE MAY DEEM NECESSARY AT THE FULL EXPENSE OF THE CONTRACTOR.

6. MATERIALS:
A. GENERAL:
1. PROVIDE NEW MATERIALS AND EQUIPMENT OF BEST QUALITY OBTAINABLE, WHICH COMPLY WITH DRAWINGS AND SPECIFICATIONS.
2. NO SUBSTITUTION OF SPECIFIED MATERIALS OR EQUIPMENT SHALL BE MADE WITHOUT REVIEW BY GROW CONTROL LANDSCAPE AND WRITTEN APPROVAL FROM THE OWNER'S REPRESENTATIVE.
B. IRRIGATION PIPE AND FITTINGS:
1. POTABLE PVC PIPE:
A. PIPE SHALL BE MADE FROM NSF APPROVED, TYPE I, GRADE II PVC COMPOUND CONFORMING TO ASTM RESIN SPECIFICATION D1784. PIPE SHALL MEET REQUIREMENTS SET FORTH IN FEDERAL SPECIFICATION PS-22-70 WITH AN APPROPRIATE STANDARD DIMENSION RATIO.
B. ALL PLASTIC PIPE SHALL BE CONTINUOUSLY AND PERMANENTLY MARKED WITH THE FOLLOWING INFORMATION: MANUFACTURER'S NAME, NOMINAL PIPE SIZE, SCHEDULE OR CLASS, PRESSURE RATING IN PSI, NSF APPROVAL AND DATE OF EXTRUSION.
C. ALL SOLVENT SHALL BE AS RECOMMENDED BY MANUFACTURER OF PIPE FITTING AND AS APPROVED. USE NO SOLVENT FROM CANS THAT HAVE BEEN OPENED OVERNIGHT.
D. PVC PRESSURE LINES TO BE INSTALLED UNDERGROUND:
1. ALL PIPE SHALL BE SCHEDULE 40.
2. FITTINGS SHALL BE SCHEDULE 40.'
E. PVC NON-PRESSURE LINES TO BE INSTALLED UNDERGROUND:
1. ALL PIPE SHALL BE SCHEDULE 40.
2. FITTINGS SHALL BE SCHEDULE 40.
F. PVC FITTINGS, SOLVENT WELDED TYPE PVC SCH 40, TYPE II NSF APPROVED, SHALL CONFORM TO ASTM TEST PROCEDURE D 2466.
G. PVC FITTINGS SHALL BEAR THE MANUFACTURER'S NAME OR TRADEMARK, MATERIAL DESIGNATION, SIZE, APPLICABLE I.P.S. SCHEDULE AND NSF APPROVAL.
H. NO CLOSE NIPPLES OR CROSSES SHALL BE USED. PVC NIPPLES SHALL BE BLACK IN COLOR.
2. BRASS PIPE AND FITTINGS:
BRASS PIPE SHALL BE I.P.S. STANDARD WEIGHT, I.P.S., REGULAR, 85% RED BRASS CONFORMING TO ASTM B43. FITTINGS SHALL BE WITH STANDARD 125 POUND CAST BRONZE THREADED FITTINGS.
3. COPPER PIPE:
COPPER PIPE SHALL BE SEAMLESS, TYPE K, HARD DRAWN TUBING.
C. IDENTIFICATION TAPE:
1. MARKER TAPE FOR SLEEVES SHALL BE METALLIC BACKED LOCATING TAPE MARKED "IRRIGATION" IN TWO INCH CAPITAL LETTERS EVERY THREE FEET ALONG THE TAPE.
2. MARKER TAPE FOR DIRECT BURIAL WIRES SHALL BE RED COLORED "ALLEN MARKING TAPE" OR APPROVED EQUAL. TAPE SHALL BE 3" WIDE.
D. SLEEVING:
1. PIPE SLEEVES SHALL BE PVC SCH 40 MINIMUM.
E. VALVES:
1. REMOTE CONTROL VALVES AND PRESSURE REGULATING REMOTE CONTROL VALVES SHALL BE THE TYPE, SIZE AND PERFORMANCE SPECIFIED IN THE IRRIGATION LEGEND.
2. BALL VALVES SHALL BE THE TYPE, SIZE AND PERFORMANCE SPECIFIED IN THE IRRIGATION LEGEND.
3. CHECK VALVES SHALL BE HUNTER HCV-SERIES.
4. QUICK COUPLING VALVES SHALL BE THE TYPE, SIZE AND PERFORMANCE SPECIFIED IN THE IRRIGATION LEGEND.
F. VALVE / PULL BOXES:
1. ALL VALVE BOXES SHALL BE MANUFACTURED BY OLD CASTLE – CARSON.
G. SPRINKLER HEADS:
SPRINKLER HEADS SHALL BE OF THE TYPE, SIZE AND PERFORMANCE SPECIFIED IN THE IRRIGATION LEGEND.
H. DRIP EMITTER HEADS/LINE:
DRIP EMITTER HEADS/LINE SHALL BE OF THE TYPE, SIZE AND PERFORMANCE SPECIFIED IN THE IRRIGATION LEGEND.
I. WEATHER SENSING DEVICES:
WEATHER SENSING DEVICES SHALL BE THE TYPE, SIZE AND PERFORMANCE SPECIFIED IN THE IRRIGATION LEGEND.
J. CONTROL WIRING:
1. CONVENTIONAL CONTROLLER WIRE:
A. USE DIRECT BURIAL COPPER WIRE AWG-U.F. 600 VOLT, SINGLE CONDUCTOR SOLID COPPER, PLASTIC INSULATED CABLE RATED FOR DIRECT BURIAL APPLICATION, U.F., U.L. APPROVED 12 GAUGE (MINIMUM) PILOT AND SPARE WIRES, 12 GAUGE (MINIMUM) FOR COMMON GROUND RETURN WIRE. WIRE COLOR AS FOLLOWS: COMMON WIRE SHALL BE WHITE, CONTROL WIRES SHALL BE RED.
2. SEALS FOR SPLICES AND SPARE WIRE ENDS SHALL BE "PEN-TITE" WIRE CONNECTORS OR APPROVED EQUAL.
K. AUTOMATIC CONTROLLERS:
1. EACH CONTROLLER SHALL BE OF THE TYPE, SIZE AND PERFORMANCE SPECIFIED IN THE IRRIGATION LEGEND.
2. CONTROLLER SHALL OPERATE ON SINGLE PHASE, 110 TO 120 VOLT, 60 HZ, ALTERNATING CURRENT, "UL" LISTED, AND SHALL CONTAIN AN "OFF" AND "ON" SWITCH TO SHUT OFF ENTIRE AUTOMATIC WATERING CYCLE WITHOUT INTERRUPTING THE TIMING MECHANISM. OUTPUT SHALL BE 24 VOLTS AC.
3. CONTROLLERS SHALL BE ENCLOSED IN WEATHERPROOF CORROSION-RESISTANT HOUSING HAVING LOCKING COVER TO PROTECT ALL EQUIPMENT FROM VANDALISM.
4. CONDUIT FOR 120 VOLT AND 24 VOLT WIRING SHALL BE AS APPROVED BY THE LOCAL BUILDING CODE FOR ELECTRICAL SERVICE AND DISTRIBUTION (PVC PIPE WILL NOT BE ACCEPTABLE FOR USE AS ELECTRICAL CONDUIT).

7. INSTALLATION PROCEDURES:
A. GENERAL:
1. IF NO DETAIL IS PROVIDED FOR WORK UNDER THIS CONTRACT, INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS OR RECOMMENDED STANDARD PRACTICE. SUBMIT RECOMMENDED PROCEDURES TO OWNER'S REPRESENTATIVE BEFORE PROCEEDING WITH WORK.
2. PLANS ARE DIAGRAMMATIC AND APPROXIMATE. VALVES AND OTHER IRRIGATION EQUIPMENT SHALL BE LOCATED IN PLANTING AREAS. PIPING SHALL BE LOCATED ALONG THE INSIDE EDGES OF PLANTING AREAS EXCEPT WHERE NOT FEASIBLE TO DO SO.
B. WATER SUPPLY:
1. CONNECT IRRIGATION SYSTEM TO POINT OF CONNECTION (POC) AT APPROXIMATE LOCATIONS SHOWN ON DRAWINGS.
2. ALLOW FOR MINOR CHANGES AT POC CAUSED BY ACTUAL SITE CONDITIONS.
3. VERIFY AVAILABLE WATER PRESSURE AT EACH METER LOCATION PRIOR TO COMMENCING CONSTRUCTION OF IRRIGATION SYSTEMS. NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY IF PRESSURE IS NOT THAT WHICH IS INDICATED IN THE DRAWINGS, OR IS NOT SUFFICIENT TO OPERATE SYSTEMS AS DESIGNED. IF NOTIFICATION IS NOT PERFORMED THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY REQUIRED REVISIONS.
C. ELECTRICAL SUPPLY.
1. CONNECT POWER AND CONNECTIONS TO THE AUTOMATIC CONTROLLER AS INDICATED ON THE DRAWINGS.
2. CONTRACTOR SHALL COMPLY WITH APPLICABLE CODES AND ORDINANCES.
3. CONTRACTOR SHALL COORDINATE WITH OWNER AND OTHER TRADES TO HAVE POWER AVAILABLE TO THE CONTROLLERS WHEN NEEDED.
D. TRENCHING:
1. DIG TRENCHES STRAIGHT AND SUPPORT PIPE CONTINUOUSLY ON BOTTOM OF TRENCH. LAY PIPE TO AN EVEN GRADE. FOLLOW LAYOUT INDICATED ON DRAWINGS.
2. DEPTH OF TRENCHES SHALL BE SUFFICIENT TO PROVIDE A MINIMUM COVER ABOVE THE TOP OF THE PIPE AS INDICATED IN PIPE DEPTH SECTION UNDER THE IRRIGATION PIPE AND FITTINGS HEADING.
3. FINISH GRADE OF ALL TRENCHES MUST CONFORM TO ADJACENT GRADES WITHOUT DIPS, SUNKEN AREAS, HUMPS OR OTHER IRREGULARITIES.
E. IRRIGATION PIPE AND FITTINGS:
1. ASSEMBLIES:
A. INSTALL NO MULTIPLE ASSEMBLIES. PROVIDE EACH ASSEMBLY WITH ITS OWN OUTLET.
B. PVC TO METAL CONNECTION SHALL BE BY PVC MALE THREAD ADAPTER FITTING SCREWED INTO METAL FEMALE FITTING, OR BY METAL MALE THREAD ADAPTER FITTING SCREWED INTO PVC FEMALE FITTING.
C. TEFLON TAPE SHALL BE USED ON ALL THREADED PVC TO PVC AND PVC TO METAL JOINTS.
D. REMOVE BURRS FROM PVC PIPE ENDS PRIOR TO CONNECTING OR SOLVENT WELDING. USE SOLVENT MANUFACTURER'S RECOMMENDATIONS FOR CLEANING PIPE ENDS PRIOR TO MAKING SOLVENT WELDED CONNECTIONS.
E. IRRIGATION CIRCUITS SHALL RUN PARALLEL, OR AS CLOSE TO PARALLEL AS IS PRACTICAL, TO THE CONTOUR LINES.
2. PIPE DEPTHS:
DEPTH OF PIPE SHALL BE SUFFICIENT TO PROVIDE A MINIMUM COVER ABOVE THE TOP OF THE PIPE AS FOLLOWS UNLESS INDICATED DIFFERENTLY ON DRAWINGS OR AS PER CITY OR COUNTY CODES OR REQUIREMENTS:
A. COMMERCIAL REQUIREMENTS:
1. PLANTING AREAS:
NON-PRESSURE LINES -12" OF COVER
PRESSURE LINES – 18" OF COVER
2. PAVED AREAS:
NON-PRESSURE LINES IN SLEEVES – 18" OF COVER
PRESSURE LINES IN SLEEVE – 18" OF COVER
ELECTRICAL WIRES IN SLEEVES – 18" OF COVER
3. LINE CLEARANCE:
A. POTABLE IRRIGATION LINES SHALL HAVE A CLEARANCE OF 6" OR MORE FROM EACH OTHER, AND FROM LINES OF OTHER TRADES.
B. PARALLEL IRRIGATION LINES SHALL NOT BE INSTALLED DIRECTLY OVER ONE ANOTHER, OR AGAINST THE SIDES OF THE TRENCH.
4. FLUSHING AND ADJUSTING SYSTEM:
A. AFTER IRRIGATION PIPELINES AND RISERS ARE IN PLACE AND CONNECTED, AND PRIOR TO INSTALLATION OF IRRIGATION HEADS, OPEN THE CONTROL VALVES AND USE A FULL HEAD OF WATER TO FLUSH OUT SYSTEM. AFTER THE SYSTEM IS THOROUGHLY FLUSHED, RISER SHALL BE CAPPED OFF AND THE SYSTEM PRESSURE TESTED FOR THREE (3) HOURS @ 150 PSI.
B. ADJUST VALVES AND ALIGNMENT AND COVERAGE OF IRRIGATION HEADS. ADJUSTMENTS MAY INCLUDE CHANGES IN NOZZLE SIZES AND DEGREES OF ARC. THESE CHANGES SHALL BE MADE WITHOUT ADDITIONAL COST TO THE OWNER. OBTAIN COVERAGE TEST APPROVAL FROM LANDSCAPE ARCHITECT PRIOR TO PLANTING OR SEEDING.
C. SYSTEMS REQUIRING FLUSHING SHALL ACCOMMODATE THE WATER GENERATED BY THE FLUSHING WITHOUT EROSION OR DISTURBANCE TO THE PLANTING. WATER SHALL BE CHANNELED INTO ADJACENT DRAINAGE STRUCTURES (SWALE, GUTTER, ETC.) WHERE POSSIBLE.
F. SLEEVES:
1. SLEEVES SHALL BE A MINIMUM OF TWO TIMES LARGER THAN PIPE OR WIRE BUNDLE IT ENCLOSES. ONE PIPE PER SLEEVE. PIPE SIZE SHALL BE 2" MINIMUM.
2. PIPE SLEEVE UNDER EXISTING OR FUTURE PAVING SHALL BE INSTALLED PRIOR TO PAVING OR RE-PAVING AND SHALL EXTEND 12" BEYOND EACH SIDE OF PAVEMENT. THE LETTERS "E" FOR ELECTRIC AND "W" FOR WATER SHALL BE STAMPED OR CHISELED IN THE PAVEMENT DIRECTLY ABOVE THE SLEEVE ON BOTH SIDES OF THE CROSSING.
3. SLEEVE MARKER: METALLIC BACKED LOCATING TAPE SHALL BE INSTALLED ALONG THE ENTIRE LENGTH OF ALL SLEEVES, 12" DIRECTLY ABOVE SLEEVES.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR SLEEVES AND CHASES UNDER PAVING, THROUGH WALLS, ETC., UNLESS OTHERWISE NOTED.
G. VALVES:
1. REMOTE CONTROL VALVES AND PRESSURE REDUCING REMOTE CONTROL VALVES:
A. VALVES SHALL BE LOCATED IN SHRUB PLANTING AREAS ONLY.
B. VALVES SHALL BE GROUPED TOGETHER WHEREVER POSSIBLE AND INSTALLED IN INDIVIDUAL VALVE BOXES.
C. WHERE THE PRESSURE AT THE REMOTE CONTROL VALVE EXCEEDS 80 P.S.I. (DUE TO ELEVATION DROPS, ETC.), A PRESSURE REDUCING VALVE SHALL BE USED TO REDUCE PRESSURE TO DESIGN LEVELS.
D. VALVES SHALL BE ADJUSTED SO THAT THE MOST REMOTE SPRINKLER HEADS OPERATE AT THE PRESSURE RECOMMENDED BY THE HEAD MANUFACTURER. VALVES SHALL BE ADJUSTED SO A UNIFORM DISTRIBUTION OF WATER IS APPLIED BY THE SPRINKLER HEADS TO THE PLANTING AREAS FOR EACH INDIVIDUAL VALVE SYSTEM.
E. PROVIDE A PVC UNION ON THE DOWNSTREAM SIDE OF THE VALVE. CONNECTIONS SHALL BE MADE HORIZONTALLY.
2. BALL VALVES:
A. ALL VALVES SHALL BE LOCATED IN SHRUB PLANTING AREAS ONLY.
B. BALL VALVES SHALL BE INSTALLED TO DIVIDE THE IRRIGATION SYSTEM INTO CONTROLLABLE UNITS, AND TO AVOID DRAINING LONG RUNS OF PIPING FOR SYSTEM REPAIRS.
3. CHECK VALVES:
A. PROVIDE A MANUFACTURER INSTALLED CHECK VALVE IN EACH SHRUB HEAD ON RISER. WHEN A MANUFACTURER INSTALLED CHECK VALVE IS NOT AVAILABLE, OR WHERE THE SYSTEM ELEVATION CHANGE EXCEEDS TEN FEET, PROVIDE AN IN LINE CHECK VALVE ON THE RISER OF EACH SHRUB HEAD ACCORDING TO DETAILS.
B. PROVIDE A MANUFACTURER INSTALLED CHECK VALVE IN EACH POP-UP HEAD. WHEN A MANUFACTURER INSTALLED CHECK VALVE IS NOT AVAILABLE, OR WHERE THE SYSTEM ELEVATION CHANGE EXCEEDS EIGHT FEET, PROVIDE AN IN LINE CHECK VALVE ON THE SWING JOINT ASSEMBLY OF EACH POP-UP HEAD ACCORDING TO DETAILS.
4. QUICK COUPLING VALVES:
A. QUICK COUPLING VALVES SHALL BE LOCATED IN SHRUB PLANTING AREAS ONLY.
B. QUICK COUPLING VALVES SHALL BE SET APPROXIMATELY 12" FROM WALKS, CURBS, HEADERS, OR PAVED AREAS WHERE APPLICABLE.
5. FLUSH / AIR RELIEF VALVES:
A. FLUSH / AIR RELIEF VALVES SHALL BE LOCATED AT THE HYDROSTATIC HIGH AND LOW POINTS OF EACH DRIP ZONE AND/OR WITHIN EACH SEPARATE SECTION OF THE DRIP ZONE THEREOF.
B. FLUSH / AIR RELIEF VALVES SHALL BE SET APPROXIMATELY 12" FROM WALKS, CURBS, HEADERS, OR PAVED AREAS WHERE APPLICABLE.
H. VALVE BOXES:
1. VALVE BOXES SHALL BE SET ONE AND ONE HALF INCH (1 1/2") ABOVE THE DESIGNATED FINISH GRADE IN SHRUB AREAS.
2. VALVE BOXES ADJACENT TO WALKS OR PAVING SHALL NOT BE INSTALLED HIGHER THAN FINISH SURFACE OF ADJACENT WALK OR PAVING.
3. INDICATE ON VALVE BOX LID EITHER P.B. FOR PULL BOX, B.V. FOR BALL VALVE, OR THE IDENTIFICATION NUMBER OF THE REMOTE CONTROL VALVE AND CONTROLLER CLOCK. LETTERS SHALL BE 3" HIGH, 1/2" WIDE AND BURNED INTO THE LID WITH A SOLDERING IRON OR ENGRAVED INTO THE LID WITH A ROUTER.
I. SPRINKLER HEADS:
1. SPRINKLER HEADS AND RISERS SHALL BE INSTALLED ACCORDING TO DETAILS.
2. SPACING OF IRRIGATION HEADS SHALL NOT EXCEED MAXIMUMS PER THE IRRIGATION LEGEND.
3. INSTALL SPRINKLER HEADS 12" FROM ANY VERTICAL SURFACE (WALLS, FENCES, BUILDINGS, ETC.).
4. INSTALL POP-UP TYPE HEADS ADJACENT TO WALKS, PAVING, HEADERS, GLAZING, AND TOP OF RETAINING WALLS TYPICALLY.
5. TOP OF POP-UP TYPE HEADS ADJACENT TO WALKS OR PAVING SHALL NOT BE HIGHER THAN FINISH SURFACE OF ADJACENT WALK OR PAVING.
6. CONTRACTOR SHALL ADJUST ALL IRRIGATION HEADS TO FULLY COVER ALL PLANTING AREAS AND NOT THROW ONTO WALKS, BUILDINGS OR WINDOWS WHEREVER POSSIBLE. IRRIGATION SYSTEMS SHALL NOT SPRAY WATER ACROSS SUBDIVISION BOUNDARY LINES. WHERE ON-SITE FIELD CONDITIONS REQUIRE CHANGES, HEADS SHALL BE ADDED OR DELETED IN ACCORDANCE WITH THE MAXIMUM SPACING LIMITS ESTABLISHED IN THE IRRIGATION LEGEND. PIPE SIZING SHALL BE ADJUSTED ACCORDINGLY. WATER VELOCITY IN PIPES SHALL NOT EXCEED 5 FEET PER SECOND AND FLOW SHALL NOT EXCEED RECOMMENDED MAXIMUM OF REMOTE CONTROL VALVE SIZE.
7. IRRIGATION HEADS WITHIN A CIRCUIT SHALL HAVE A UNIFORM PRECIPITATION RATE. DO NOT INTERMIX DIFFERENT TYPES OR BRANDS OF IRRIGATION HEADS ON THE SAME CIRCUIT.
8. IRRIGATION HEADS SHALL BE 24" AWAY FROM ANY IMPERVIOUS PAVING SURFACES.
J. DRIP EMITTER HEADS/LINE:
1. DRIP EMITTER HEADS/LINE AND RISERS SHALL BE INSTALLED ACCORDING TO DETAILS.
2. INSTALL DRIP EMITTER HEADS/LINE 12" FROM ANY VERTICAL SURFACE (WALLS, FENCES, BUILDINGS, ETC.).
3. TOP OF DRIP EMITTER HEADS/LINE OR TOP OF DRIP EMITTER HEAD BOXES ADJACENT TO WALKS OR PAVING SHALL NOT BE HIGHER THAN FINISH SURFACE OF ADJACENT WALK OR PAVING.
4. CONTRACTOR SHALL ADJUST ALL DRIP IRRIGATION HEADS/LINE TO FULLY COVER ALL PLANTING AREAS. IRRIGATION SYSTEMS SHALL NOT IRRIGATE ACROSS PROPERTY LINES. WHERE ON-SITE FIELD CONDITIONS REQUIRE CHANGES, DRIP EMITTER HEADS/LINE SHALL BE ADDED OR DELETED FOR COMPLETE COVERAGE. PIPE SIZING SHALL BE ADJUSTED ACCORDINGLY. WATER VELOCITY IN PIPES SHALL NOT EXCEED 5 FEET PER SECOND AND FLOW SHALL NOT EXCEED RECOMMENDED MAXIMUM OF REMOTE CONTROL VALVE / CONTROL ZONE KIT SIZE.
K. WEATHER SENSING DEVICES:
1. WEAHER SENSING DEVICES SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS.
L. CONTROL WIRING:
1. GENERAL
A. INSTALL WIRING IN SAME TRENCH AS PRESSURE SUPPLY LINES WHEREVER POSSIBLE.
B. THERE SHALL BE EIGHTEEN INCHES (18") COVERAGE OF EARTH OVER THE 24-VOLT CONTROL WIRE. INSTALL WIRE IN TRENCH AND TAPE TO MAIN LINES ON SIDE OF PIPE, WHERE APPLICABLE, AT 10" INTERVALS.
C. NO SPLICES SHALL BE MADE BETWEEN THE CONTROLLER AND AUTOMATIC CONTROL VALVES UNLESS NECESSARY FOR DISTANCES OF OVER 1000' AND THEN SHALL CONFORM TO SECTIONS D AND F BELOW.
D. ALL SPLICES SHALL BE ENCASED IN WATERPROOF CONNECTORS PER APPROVED MATERIALS.
E. TRENCH MARKER: WHEN CONTRACTOR CANNOT INSTALL CONTROL WIRES IN THE SAME TRENCH AS THE PRESSURE SUPPLY LINES, ALL DIRECT BURIAL WIRES SHALL BE MARKED WITH A CONTINUOUS RED COLORED TRENCH MARKER PLASTIC TAPE PLACED NINE INCHES (9") BELOW FINISHED GRADE DIRECTLY ABOVE THE BURIED WIRES.
F. IN LINE WIRE SPLICES SHALL BE MADE ONLY IN PULL BOXES OR VALVE BOXES.
G. ALL WIRES IN PULL BOXES SHALL BE LOOSE AND SHALL NOT COME WITHIN THREE INCHES (3") FROM LID. BOXES SHALL BE SIZED ACCORDINGLY TO ACCOMMODATE THIS REQUIREMENT.
H. TESTING: ALL WIRING SHALL BE TESTED FOR CONTINUITY, OPEN CIRCUITS, AND UNINTENTIONAL GROUNDS PRIOR TO CONNECTING TO EQUIPMENT. THE MINIMUM INSULATION RESISTANCE TO GROUND SHALL BE FIFTY (50) MEGAOHMS. ANY WIRING NOT MEETING THIS REQUIREMENT SHALL BE REPLACED, AT THE CONTRACTOR'S EXPENSE.
2. CONVENTIONAL CONTROLLER.
A. PROVIDE ONE SEPARATE SPARE CONTROL WIRE TO EACH SINGLE VALVE OR VALVE MANIFOLD (A VALVE MANIFOLD IS CONSIDERED ANY VALVE GROUPING WHERE VALVES ARE PLACED NO FURTHER THAN 3' APART). ONE SPARE WIRE THAT IS LOOPED FROM VALVE TO VALVE IS NOT ACCEPTABLE. SPARE WIRE ENDS SHALL BE ENCASED IN WATERPROOF CONNECTORS PER APPROVED MATERIALS.
B. EACH INDIVIDUAL CONTROLLER'S CONTROL WIRES SHALL BE BUNDLED AND TAPED TOGETHER WITH COLORED TAPE AT INTERVALS NOT EXCEEDING TEN FEET (10'). CONTROLLER IDENTIFICATION TAPE COLORS SHALL BE DIFFERENT AND UNIQUE FOR EACH CONTROLLER.
C. WIRE CONNECTIONS: NEUTRAL, PILOT AND SPARE WIRES SHALL BE INSTALLED WITH A 1" DIA. BY 2'-0" LONG COILED EXCESS WIRE LENGTH AT EACH END ENCLOSURE, WIRE SPLICE, AND 100' ON CENTER.
M. BACKFILLING:
1. DO NOT BACKFILL THE PIPE JOINTS UNTIL THE SYSTEM HAS BEEN PRESSURE TESTED AND ACCEPTED.
2. MECHANICALLY COMPACT BACKFILL FOR TRENCHING TO DRY DENSITY EQUIVALENT TO ADJACENT UNDISTURBED SOIL, AND MEET ADJACENT GRADES WITHOUT SUNKEN AREAS, HUMPS OR OTHER IRREGULARITIES.
3. PLACE 8" OR MORE OF CLEAN SOIL, FREE OF DEBRIS, ROCK, ETC. AS INITIAL BACKFILL ON PRESSURE SUPPLY LINES.
4. PLACE FINE GRANULAR MATERIAL WITH NO FOREIGN MATTER LARGER THAN 1/2" IN SIZE AS INITIAL BACKFILL ON ALL NON-PRESSURE LINES.
5. PLACE A MINIMUM OF 6" OF SAND ON PIPES LOCATED UNDER AREAS WHERE PAVING WILL BE INSTALLED. USE SPECIFIED INITIAL BACKFILL FOR REMAINING FILL AS NECESSARY.
6. INSTALL PIPING UNDER EXISTING WALKS BY JETTING OR BORING. IF CUTTING OR BREAKING OF WALKS IS NECESSARY, IT SHALL BE DONE AND REPLACED AS A PART OF THIS CONTRACT. OBTAIN PERMISSION FROM OWNER'S REPRESENTATIVE BEFORE PROCEEDING.
N. AUTOMATIC CONTROLLERS:
1. THE AUTOMATIC CONTROLLER SHALL BE INSTALLED AT THE APPROXIMATE LOCATION SHOWN ON THE PLAN IN A MANNER RECOMMENDED BY THE MANUFACTURER. CONTRACTOR SHALL CONNECT REMOTE CONTROL VALVES TO CONTROLLER TO CORRESPOND WITH THE STATION NUMBERS, IN THE SEQUENCE SHOWN ON THE PLANS.
2. CONTROLLERS SHALL BE PROGRAMMED SO WATERING WILL NOT INTERFERE WITH CONSTRUCTION OR NORMAL USE OF THE PROPERTY.
3. ALL LOCAL AND OTHER APPLICABLE CODES SHALL TAKE PRECEDENCE IN CONNECTION OF THE 110 VOLT ELECTRICAL SERVICE TO THE CONTROLLER. OWNER SHALL PROVIDE POWER TO THE CONTROLLER. CONTRACTOR SHALL COMPLETE HOOK-UP TO THE CONTROLLER.
4. ALL CONTROL CIRCUITS SHALL BE DESIGNED TO OPERATE ONE VALVE AT A TIME.
O. CLEAN-UP:
1. UPON COMPLETION OF WORK IN THIS SECTION, CONTRACTOR SHALL REMOVE ALL RUBBISH, TRASH, AND DEBRIS RESULTING FROM THE OPERATIONS; REMOVE UNUSED EQUIPMENT AND IMPLEMENTS OF SERVICE; LEAVE ENTIRE AREA INVOLVED IN A NEAT AND ACCEPTABLE CONDITION SUCH AS TO MEET THE APPROVAL OF THE OWNER'S REPRESENTATIVE.
P. IRRIGATION MAINTENANCE:
1. SYSTEM SHALL BE CHECKED A MINIMUM OF ONCE A WEEK FOR ANY BREAKS OR LEAKS.
2. IF CONTROLLER IS DOES NOT HAVE SELF-ADJUSTMENT ACCESSORY, CONTROLLER RUN TIMES SHALL BE ADJUSTED MANUALLY A MINIMUM OF ONCE A MONTH.
3. FLUSH ALL DRIP LINES AND CLEAN OUT ALL CONTROL ZONE FILTERS QUARTERLY.
4. CONTROLLER CABINET SHALL OPENED AND CLEANED OF ANY DUST AND DEBRIS QUARTERLY.
5. VALVE BOXES SHALL BE OPENED AND INSPECTED FOR ANY DIRT OR MUD QUARTERLY.
6. ALL WIRE CONNECTIONS SHALL BE CHECKED QUARTERLY.
7. RAIN SHUT-OFF DEVICE SHALL BE CHECKED FOR FUNCTIONALITY AND PROPER OPERATION AT LEAST ONCE A YEAR.

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UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

SARAH NOEL
8 HACKAMORE RD.
ROLLING HILLS, CA 90274
(310) 650-5374
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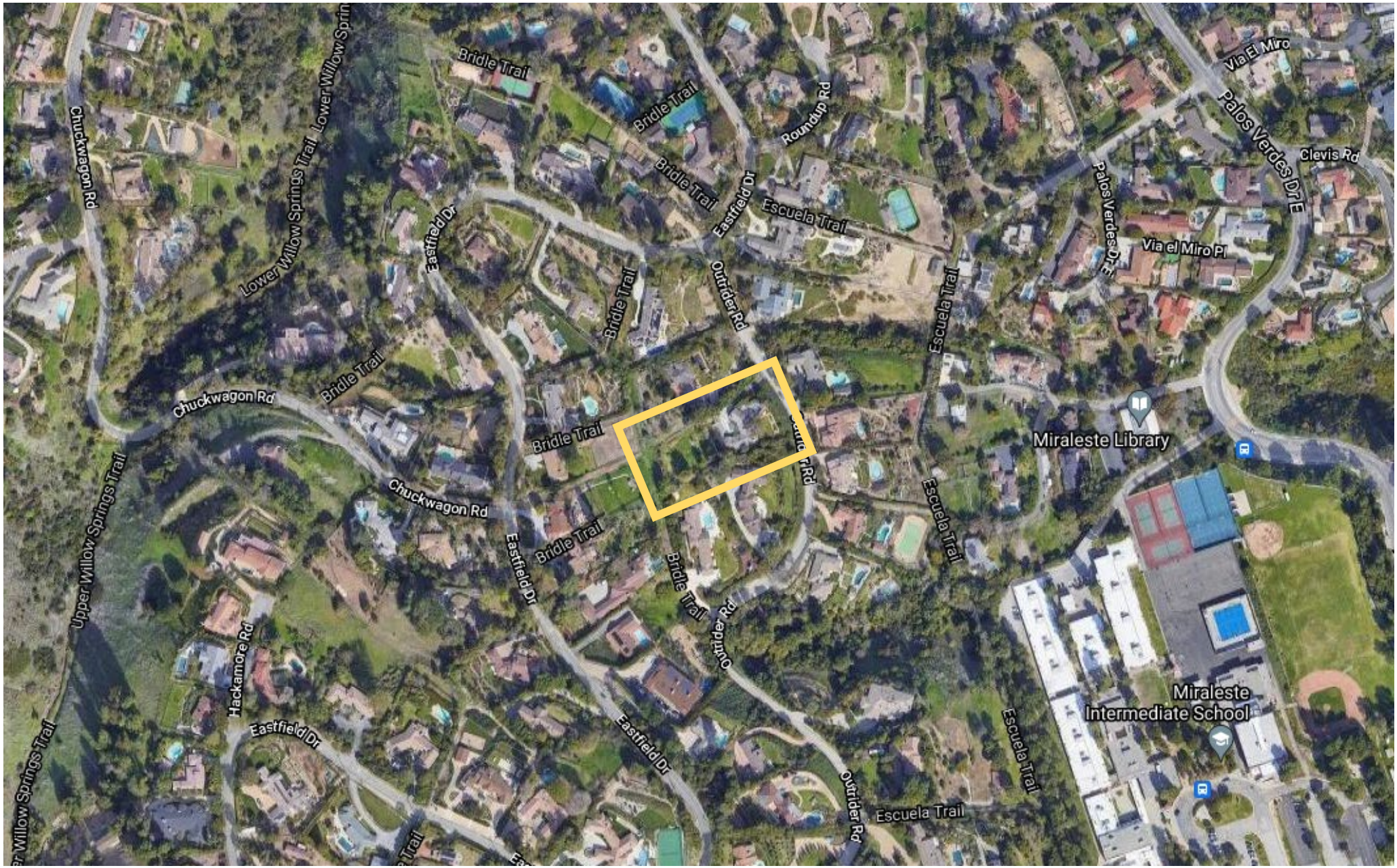
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PROJECT INFORMATION:
PRIVATE RESIDENCE
3 OUTRIDER RD.
ROLLING HILLS, CA 90274

SHEET DESCRIPTION
IRRIGATION SPECIFICATIONS

DESIGNED/DRAWN BY
SARAH NOEL

DATE 07/09/2021
JOB NO.
SCALE NTS
SHEET NUMBER
L - 108
SHEET 8 OF 8


Bridle Trail
Chuckwagon Rd
Lower Willow Springs Trail
Eastfield Dr
Escuela Trail
Outrider Rd
Roundup Rd
Via El Miro
Palos Verdes Dr E
Clevis Rd
Via el Miro Pl
Miraleste Library
Upper Willow Springs Trail
Hackamore Rd
Miraleste Intermediate School


Sign in
Outrider Rd
Outrider Rd
Outrider Rd
Outrider Rd
Bridle Trail
Bridle Trail
Bridle Trail
Bridle Trail
Bridle Trail
Google

RESOLUTION NO. 2021-10

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL FOR SITE PLAN REVIEW FOR GRADING AND VARIANCES TO LOCATE THE NEW SWIMMING POOL, SPA, BARBECUE AND TRELLIS IN THE FRONT YARD AREA AND FOR THE NEW SWIMMING POOL AND SPA TO ENCROACH INTO FRONT YARD SETBACK ON A LOT LOCATED AT 3 OUTRIDER ROAD, ROLLING HILLS, CA. PROJECT HAS BEEN DETERMINED TO BE EXEMPT FROM CALIFORNIA ENVIRONMENTAL QUALITY ACT. (HOYLER)

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 Mr. and Mrs. Hoyler ("Applicants") with respect to real property located at 3 Outrider Road, Rolling Hills, requesting a Site Plan Review for grading of 437 cubic yards of cut and 367 cubic yards of fill and Variances for construction new swimming pool, spa, barbecue, trellis and deck in the front yard and for encroachment of the new swimming pool and spa into the front yard setback.

Section 2. The Planning Commission conducted duly noticed public hearings to consider the application on July 10, 2021 including a morning field trip and an evening meeting. The applicants were notified of the public hearings in writing by first class mail. Evidence was heard and presented from all persons interested in affecting said proposal and from members of the City staff and the Planning Commission having reviewed, analyzed and studiedsaid proposal.

Section 3. The property is zoned RAS-1 and has a net lot area of 47,878 square feet. The lot is currently developed with a 3,000 square-foot single family residence and a 1,347 square-foot attached garage. There are three existing building pads on site on different elevations. The existing residence and garage are located on the lower pad (14,917 square feet) towards the front portion of the property, the secondary building pad (2,400 square feet) is on an upper, mid-point portion of the property approximately 33 feet higher than the primary pad, and third pad is in the rear of the property approximately 20 feet above the secondary pad.

Section 4. This project is also categorically exempt from CEQA pursuant to Section 15301 (Existing Facilities) because it involves minor alteration of or addition to an existing private structure. The project consists of demolition of an existing 560 square foot swimming pool and deck and addition of new 740 square foot swimming pool with spa, barbecue, trellis, patio deck and 2.5 foot high planter.

Section 5. The Rolling Hills Municipal Code requires Site Plan Review for a project that proposes grading pursuant to RHMC Section 17.46.020(A)(1). The project proposes 347 cubic yards of pool excavation (exempt) and 367 cubic yards of fill. 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 grading is necessary to fill in the void left by the previous swimming pool. Additionally, using the excavated dirt from the new pool (exempt grading) will minimize export of dirt.

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 fill restores the finished grade to the current elevation of the existing front yard area.

C. The proposed development, as conditioned, is harmonious in scale and mass with the site. The proposed project is located out of sight of the street and will be visible to one neighbor, and is consistent with the scale of the neighborhood when compared to properties in the vicinity.

The project is low to the ground and does not cause any visual impact to the surrounding residences. The finished elevation of the pool deck is screened by landscaping and is hardly visible from the street elevation below the subject property.

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).

The project is located on an existing pad and does not change the existing topography of the site.

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 location of the project was previously graded to accommodate an activity area in the front yard. The pool excavation is exempt, however filling the area resulting from the demolition of the previous pool is necessary for safety and site restoration. The location of the project has been designed to minimize disturbance to the natural terrain of the rest of the project site.

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

The location of the project was previously graded to accommodate an activity area and the previous swimming pool. The fill will not redirect drainage flow.

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

The location of the project minimizes lot disturbance by using an existing pad that previously accommodated a swimming and activity area. The project will incorporate landscaping that is approved by the Fire Department in conformance with its fire fuel modification standards. The project also incorporates planting in front of the pool deck to minimize its visual

impact from the street below.

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

The project will not change the on- and off-site circulation patterns. The primary access to the site will remain in the same location.

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

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

Section 6. The Rolling Hills Municipal Code requires a Variance for structures in the front yard pursuant to RHMC 17.12.250 and for structures that project into the front yard setback pursuant to RHMC Section 17.12.190. The project proposes to locate a new swimming pool, spa and trellis in the front yard area, and for the swimming pool and spa to encroach into the front yard setback. The Planning Commission makes 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.

The previous pool was located in the same area approximately 20 feet from the new pool location. Applicants are proposing the pool in the same area for the safety of their children. Relocating the pool approximately 30 feet higher behind the main residence prevents “eyes on the children” while they are in the pool. The existing house is designed to open into the courtyard area where the pool is located, on the same elevation as the house.

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;

The project location helps preserve the natural terrain of the rest of the site. The proposed pool is located on the same elevation as the previous pool where it is visible from the main house, which allows adults to monitor children in the swimming pool.

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;

The location of the structures in the front yard will protect the undeveloped portion of the property and will minimize further disturbance of the site. The project will be constructed in

accordance with the adopted Building Codes.

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

The granting of relief from the code will allow the applicant to enjoy the same rights enjoyed by other residents in the community. Many of the developments in the City have approved pools in the front yard. To minimize visual impact of the pool deck, Applicants will landscape the front of the pool deck to help improve aesthetics.

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

The location of the swimming pool, spa, trellis and barbecue area allow Applicants to enjoy the same rights as other residents of the community. The proposed location results in the least disturbance to the site while allowing other required uses (i.e., the stable and corral) to occur in the future. The natural topography limit the buildable area on site, using the primary pad allows for minimal disturbance that will preserve the natural terrain of the site and provide the safest area for young pool users.

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.

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.

The location of the structures will cause the least disturbance to the natural terrain thus preserving the natural grade and drainage in the area.

Section 7. Based upon the foregoing findings of this Resolution, the Planning Commission hereby approves the Site Plan Review for grading of 367 cubic yards of fill and Variances to locate the swimming pool, spa, trellis and barbecue area in the front yard area and into the front yard setback subject to the following conditions:

A. The Site Plan and Variances approvals shall expire within two years from the effective date of approval if grading or construction has not commenced within two years of the approval as defined in RHMC §§ 17.46.080, 17.42.070, 17.38.070, respectively, unless otherwise extended pursuant to the requirements of those code sections.

B. If any condition of this Resolution is violated, the entitlement granted by this Resolution shall be suspended and the privileges granted hereunder shall lapse and upon receipt of written notice from the City, all construction work being performed on the subject property shall immediately cease, other than work determined by the City Manager or his/her designee required to cure the violation. The suspension and stop work order will be lifted once the Applicants cures the violation to the satisfaction of the City Manager or his/her designee. In the event that the Applicant disputes the City Manager or his/her designee's determination that a violation exists or

disputes how the violation must be cured, the Applicant may request a hearing before the City Council. The hearing shall be scheduled at the next regular meeting of the City Council for which the agenda has not yet been posted; the Applicant shall be provided written notice of the hearing. The stop work order shall remain in effect during the pendency of the hearing. The City Council shall make a determination as to whether a violation of this Resolution has occurred. If the Council determines that a violation has not occurred or has been cured by the time of the hearing, the Council will lift the suspension and the stop work order. If the Council determines that a violation has occurred and has not yet been cured, the Council shall provide the Applicant with a deadline to cure the violation; no construction work shall be performed on the property until and unless the violation is cured by the deadline, other than work designated by the Council to accomplish the cure. If the violation is not cured by the deadline, the Council may either extend the deadline at the Applicant's request or schedule a hearing for the revocation of the entitlements granted by this Resolution pursuant to RHMC Chapter 17.58.

C. All requirements of the Building Code and the Zoning Ordinance including outdoor lighting requirements, roofing material requirements, stable and corral area set aside requirements, pool safety measures, and all other requirements of the zone in which the subject property is located must be complied with, unless otherwise set forth in this approval.

D. The project shall be developed and maintained in substantial conformance with the Site Plan on file in the City Planning Department dated July 9, 2021 or as may be further amended and approved by the Los Angeles County Building Department, the City's Community Services and Planning Director, or Planning Commission pursuant to Section 17.38.065, 17.42.065, and 17.46.070, attached.

E. Structural lot coverage shall not exceed 5,340 square feet or 12.6% in conformance with lot coverage limitations of the Zoning Ordinance.

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

G. The disturbed area of the lot shall not exceed 26.37%, which is in conformance with 40% maximum lot disturbance limitations.

H. Residential building pad coverage shall not exceed 29.51%.

I. Grading fill for this project shall not exceed 367 cubic yards.

J. The property on which the project is located shall contain a set aside area to provide an area meeting all standards for a stable, corral with access thereto as is shown on the plan dated July 9, 2021.

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

L. No irrigation or drainage device may be located on a property in such a manner as

to contribute to erosion or in any way adversely affect easements, natural drainage course or a trail. Drainage for this project shall be approved by the Building and Safety Department.

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

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

O. During construction, dust control measures shall be used to stabilize the soil from wind erosion and reduce dust and objectionable odors generated by construction activities in accordance with South Coast Air Quality Management District, Los Angeles County and local ordinances, and engineering practices.

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

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

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

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

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

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

property, the contractor shall have readily available fire distinguisher.

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

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

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

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

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

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

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

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

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

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

FF. Applicants shall use planting materials that will screen the swimming pool deck and garden walls from view at street level. Landscaping shall screen any required railings to the maximum extent feasible.

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

PASSED, APPROVED AND ADOPTED THIS 20TH DAY OF JULY 2021.

_____
BRAD CHELF, CHAIRMAN

ATTEST:

_____
JANELY SANDOVAL, CITY CLERK

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

I certify that the foregoing Resolution No. 2021-10 entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL FOR SITE PLAN REVIEW FOR GRADING AND VARIANCES TO LOCATE THE NEW SWIMMING POOL, SPA, BARBECUE AND TRELLIS IN THE FRONT YARD AREA AND FOR THE NEW SWIMMING POOL AND SPA TO ENCROACH INTO FRONT YARD SETBACK ON A LOT LOCATED AT 3 OUTRIDER ROAD, ROLLING HILLS, CA (HOYLER). PROJECT HAS BEEN DETERMINED TO BE EXEMPT FROM CALIFORNIA ENVIRONMENTAL QUALITY ACT

was approved and adopted at an adjourned regular meeting of the Planning Commission on July 20, 2021 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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

Administrative Officer

_____

JANELY SANDOVAL, CITY CLERK

Agenda Item No.: 7.A
Mtg. Date: 08/23/2021

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

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

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

SUBJECT: **CONSIDER AND APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH HQE SYSTEMS INC. FOR A NOT-TO-EXCEED AMOUNT OF $3,280 TO CONDUCT A FEASIBILITY STUDY FOR THE BLOCK CAPTAINS PROGRAM COMMUNICATION PROJECT**

DATE: **August 23, 2021**

BACKGROUND:
In the FY2019-2020 approved budget, the City Council allocated funding to purchase radios for the Block Captain program. These handheld radios were intended to provide a method of communication between City Hall and the community during emergencies with prolonged power failure. Approximately $500 of the $6,600 budget was used to purchase four test radios. The radios were recommended by the President of the Peninsula Amateur Radio Club. When the Peninsula Amateur Radio Club could not longer serve the City, a qualified professional was needed to get the test radios programmed.

In FY2020-2021, the City Council approved budget for the Block Captain Program to purchase 65 communication devices and provided support to continue with the communication project. In February 2021, staff advertised a Request for Proposal (RFP) to solicit proposals from qualified firms to assist the city in designing a turnkey Emergency Communications System to support the Block Captain Program. The city was seeking a proposer who had experience in emergency communication solutions that would meet the needs of the end user in functionality and financial outlays. In lieu of specifying the purchase of handheld radios, the RFP allowed proposers to provide alternative solutions to meet the City's needs. On March 25, 2021, the City received one (1) proposal from HQE Systems, Inc. After reviewing the proposal, staff contacted HQE Systems, Inc. and scheduled an interview to learn more about the firm and discuss the proposal and City project.

On April 8, 2021, staff met via video conference with HQE Systems, Inc. and received a presentation on the firm's history and core capabilities. Discussion ensued on the City's needs, the Block Captain Program, and HQE Systems, Inc. proposal and fee proposal. During the course of the interview, HQE Systems, Inc. outlined a recommended system, alternative to the handheld radios, that would meet the

City's needs. It was apparent that an analysis of multiple emergency communication systems would not be warranted.

On April 26, 2021, staff recommended to the City Council to engage the services of HQE Systems Inc. for the Block Captain Communications project for a feasibility study of the recommended system. City Council decided to delay the item and directed Councilmember Jeff Pieper to work with staff to better understand the evolution of the communication project, from purchasing handheld radios to a siren system and the scope of the feasibility study.

DISCUSSION:
As directed, staff met with Councilmember Pieper on four occasions: May 20, 2021, July 15, 2021, July 23, 2021 and August 12, 2021. Some of the meetings with Councilmember Pieper included the Lead Block Captains Arlene and Gene Honbo. In preparation of other meetings with Councilmember Pieper, staff worked with the City's Project Manager Alan Palermo and HQE Systems Inc. to provide technical information requested by Councilmember Pieper.

The feasibility study would be comprised of HQE Systems Inc. to identify the hardware, the location of the hardware, software, system integration, and detailed cost estimate to install a siren system for the community.

The Lead Block Captains, along with many members of the Block Captains are in support of the project. Included with this report is a letter from the Lead Block Captains expressing support for the project.

FISCAL IMPACT:
In the FY 2021-2022 adopted budget, under fund 65-917, there is sufficient funds to engage HQE Systems Inc. for the feasibility study for $3,280.

RECOMMENDATION:
Staff recommends that the City Council approve a Professional Services Agreement with HQE Systems, Inc. to conduct a feasibility study for potential consulting services for the Block Captain Communications Project.

ATTACHMENTS:
HQE_Professional_Svcs_Agreement_Exhibit_A_Exhibit_B.pdf
Outdoor Speaker Options.pdf
Emergency Communications City Council Letter.docx
SUPPLEMENTAL - Professional Services Agreement _ HQE Systems Inc.-c1 (002).pdf
SUPPLEMENTAL - Professional Services Agreement _ HQE Systems Inc.-c1 (002).DOC
SUPPLEMENTAL 7A - LETTER & EMAILS OF SUPPORT.pdf

PROFESSIONAL SERVICES AGREEMENT

THIS AGREEMENT is made and entered into this ___ day of April 2021 by and between the CITY OF ROLLING HILLS, a California municipal corporation (hereinafter the "CITY"), and HQE Systems, Inc., a California corporation with its principal office at 42075 Remington Avenue, Suite #109, Temecula, California 92590 (hereinafter the "CONSULTANT"). City and Consultant are sometimes referred to in this Agreement individually as a "Party" and collectively as the "Parties."

1. RECITALS:

A. CITY is in need of professional services for the following project: Emergency Communications System ("the Project").

B. CONSULTANT is duly licensed and/or has the necessary qualifications to provide such services for the Project.

C. Parties desire to establish the terms for the CITY to retain the CONSULTANT in order to provide the services described herein.

Now, therefore, for and in consideration of the mutual covenants and conditions herein contained, CITY and CONSULTANT agree the following terms, as set forth in this Agreement.

2. SCOPE OF WORK

CONSULTANT shall provide the services described in the Scope of Services attached hereto as Exhibit A, which is attached to this Agreement and incorporated herein by reference (the "Services"). the term of this Agreement shall be for a period of one (1) year from the date of execution of this Agreement unless terminated sooner pursuant to the provisions of this Agreement or when the services are complete. Such term may be extended upon written agreement of both CITY and CONSULTANT.

3. COST

The CITY agrees to pay CONSULTANT for the Services provided by Consultant, a fixed fee of Three Thousand Two Hundred Eighty Dollars ($3,280). This amount includes the cost for the Services and all expenses, travel and mileage, attendance at meetings, and reimbursable expenses.

4. METHOD OF PAYMENT

Upon full execution of this Agreement, CONSULTANT shall submit an invoice in duplicate and addressed to the CITY OF ROLLING HILLS, CITY MANAGER, 2 Portuguese Bend Road, Rolling Hills, CA 90274. CITY shall remit payment for the Services within fourteen (14 days) of receiving this invoice.

5. SUBCONTRACTING

CONSULTANT warrants that it will not employ any independent subcontractors to assist CONSULTANT with the performance of the Services without CITY's prior written approval.

6. COMPLIANCE WITH LAW

All Services rendered under this Agreement will be provided in accordance with the requirements of relevant local, state, and federal laws.

7. ACCOUNTING RECORDS

CONSULTANT shall maintain accounting records and other evidence pertaining to costs incurred for the Services under this Agreement. Records and documents shall be kept available at the CONSULTANT's Temecula office for five years from the date of final payment.

8. OWNERSHIP OF DATA

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

9. ASSIGNABILITY

CONSULTANT warrants that it will not assign or transfer any interest in this Agreement without the prior written consent of CITY.

10. NON-SOLICITATION CLAUSE

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

11. INDEMNITY

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

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

C. If CONSULTANT subcontracted any portion of the Services to be performed under this Agreement, CONSULTANT warrants that it required each subcontractor to indemnify, hold harmless, and defend CITY and each of its officers, officials, employees, agents, and volunteers in accordance with paragraph A for such subcontractor's fault or negligence in connection with this Agreement.

D. Survival. The obligations established by this section will survive termination of this Agreement.

12. INSURANCE

A. Without limiting CONSULTANT'S obligations arising under paragraph 11 - Indemnity, CONSULTANT warrants that it obtained and maintained policies of insurance required under this section while providing the Services under this Agreement. The insurance covered CONSULTANT, its agents, representatives, and employees in connection with the performance of the Services under this Agreement. Insurance policies included coverage for the following:

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

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

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

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

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

C. Endorsements. Each automobile liability insurance policy and public liability and property damage insurance policy shall be endorsed with the language of Sections (i) – (ii) below.

(i) Additional Insured Clause. The CITY, its elected or appointed officers, and employees, shall be named as additional insureds.

(ii) Primary Insurance Clause. The insurance required by subparagraphs A(i), (ii) and (v) shall be primary and not excess coverage.

D. Evidence of Insurance. CONSULTANT shall furnish to CITY, prior to the execution of this Agreement, satisfactory evidence of the insurance required, issued by an insurer authorized to do business in California. All required insurance policies are subject to the approval of the City Attorney.

13. ENFORCEMENT OF AGREEMENT

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

14. CONFLICTS OF INTEREST

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

15. INDEPENDENT CONTRACTOR

The CONSULTANT was and at all times remains as to the CITY a wholly independent contractor. Neither the CITY nor any of its agents had control over the conduct of the CONSULTANT or any of the CONSULTANT's employees in the performance of the Services, except as herein set forth. The CONSULTANT did not at any time or in any manner represent that it or any of its agents or employees are in any manner agents or employees of the CITY.

16. ENTIRE AGREEMENT OF THE PARTIES

This Agreement supersedes any and all other agreements, either oral or in writing, between the parties hereto with respect to the employment of CONSULTANT by CITY and contains all the covenants and agreements between the parties with respect to such employment in any manner whatsoever. Each party to this Agreement acknowledges that no representations, inducements, promises, or agreements, orally or otherwise, have been made by any party, or anyone acting

on behalf of any party, which are not embodied herein, and that no other agreement or amendment hereto shall be effective unless executed in writing and signed by both CITY and CONSULTANT.

17. NOTICE

All written notices required by or related to this Agreement shall be sent by Certified Mail, return receipt requested, postage prepaid, and addressed as listed below. Neither party to this Agreement shall refuse to accept such mail; the parties to this Agreement shall promptly inform the other party of any change of address. All notices required by this Agreement are effective on the day of receipt, unless otherwise indicated herein. The mailing address of each party to this Agreement is as follows:

CITY: Elaine Jeng, PE, City Manager
City of Rolling Hills
2 Portuguese Bend Road
Rolling Hills, California 90274.

CONSULTANT: Henry Hernandez, Chief Operating Officer
HQE Systems, Inc.
42075 Remington Avenue, Ste. 109
Temecula, CA 92590

18. GOVERNING LAW

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

19. FINAL PAYMENT ACCEPTANCE CONSTITUTES RELEASE

The acceptance by the CONSULTANT of the final payment made under this Agreement shall operate as and be a release of the CITY from all claims and liabilities for compensation to the CONSULTANT for any work performed under this Agreement. Acceptance of payment shall be any negotiation of the CITY's check or the failure to make a written extra compensation claim within ten (10) calendar days of the receipt of that check. However, approval or payment by the CITY shall not constitute, nor be deemed, a release of the responsibility and liability of the CONSULTANT, its employees, sub-consultants, and agents for the accuracy and competency of the information provided and/or work performed under the 2019 Agreement and this Agreement; nor shall such approval or payment be deemed to be an assumption of such responsibility or liability by the CITY for any defect or error in the work prepared by the CONSULTANT, its employees, sub-consultants and agents.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date and year written below.

CITY OF ROLLING HILLS **HQE SYSTEMS, INC.**

_____ _____

ELAINE JENG, City Manager HENRY HERNANDEZ, Chief Operating Officer

DATE:_____ DATE:_____

ATTEST:

_____

CITY CLERK

APPROVED AS TO FORM:

_____

MICHAEL JENKINS
CITY ATTORNEY

EXHIBIT A
SCOPE OF WORK

Task 1 - Planning Phase

1. CONSULTANT will conduct an internal kickoff meeting to gather Project information and discuss general Project schedule and milestones.

2. CONSULTANT will execute Task 1 of the Project Scope set by the CITY and all of the essential tasks outlined by the CITY. Specifically, the CONSULTANT will:

   2.1 Conduct a general assessment of the CITY's requirements (goals and objectives) to improve the CITY's overall emergency mass communications.

   2.2 After a review of the goals and objectives set by the CITY, conduct an assessment of the CITY's terrain and identify support infrastructure on site (communications, electrical, etc.).

   2.3 Utilizing the information gathered from the assessment, provide the CITY with a recommendation for the ideal mass communication solution ("Solution") that meets the CITY's goals and objectives, and improves the overall safety for its citizens.

   2.4 This ideal Solution will be delineated in a final report that will include all of the following:

      2.4.1 Executive Summary Report of Task 1;
      2.4.2 Sound propagation analysis and map;
      2.4.3 Proposed Solution that meets the needs of the City;
      2.4.4 A budget estimate for the Solution including estimated costs for: equipment, labor, and maintenance service; and
      2.4.5 A proposed Project schedule for the Solution.

Exhibit A

MAIN PROPOSAL FOR:

CITY OF ROLLING HILLS

EMERGENCY COMMUNICATIONS SYSTEM

CONSULTING SERVICES

Due Date: March 25, 2021

Proposal Prepared For:

City of Rolling Hills
No. 2 Portugese
Rolling Hills, CA 90274
POC: Elaine Jeng, P.E.
Title: City Manager
Email: Ejeng@CityOfRH.Net
Tel: (310) 377-1521

Proposal Approved By:

HQE Systems Inc.
42075 Remington Ave, Suite #109
Temecula, CA 92590
POC: Mr. Henry Hernandez
Title: Chief Operating Officer
Email: Contracts@HQESystems.com
Tel: (800) 967-3036 X203 or (951) 281-0462

HQE Systems, Inc. has the following credentials:

Table of Contents

1. Coverletter **2**

2. Company Information **4**

Why Our Customers Choose Us 4
What We Offer (Our Core Competencies) 4
Where We Support Our Customers From 5
Qualifications Of Key Personnel Assigned To The City's Project 6
Overview of Past Performances (Last 3 Years) 8
Detailed Past Performance Details (Past 3 Years) 9

3. Consulting Capabilities **12**

HQE's Full Mass Notification Systems (MNS) Experience 12
How We Will Approach the City of Rolling Hills Project 13
What We Are Offering (Key Solution Items) 15

4. Cost, Training, Customer Support **15**

Cost of The Offer 15
Training 15
Customer Support 15

Attached Appendices

1: Cost Proposal

1. Coverletter

To Whom It May Concern:

Since opening its doors in 2014, HQE Systems has developed into a Full Service Technology Company that is headquartered in Temecula, CA. HQE's core competencies include, Mass Notification Systems, Electronic Security Systems, Software Development, Systems Integration, Prototyping, and Staffing Services. HQE is pleased to submit a response to the City of Rolling Hills request for a quote regarding the Emergency Communications Systems Consulting Services.

It is with great pleasure that we present you with the following response to provide the City of Rolling Hills with the Emergency Communications System, to include:

- Subject Matter Experts with expertise in Emergency Communications Systems
- Consult and assist the City in all phases of the project
- Full turn-key solution service

The consulting solution being offered for this solicitation from HQE meets or exceeds in any specifications the stated requirements. HQE acknowledges, understands, and complies with all FARS, Scope, Requirements, and Instructions outlined in this document, the Statement of Work (SOW), and attachments.

If you have any questions or concerns, please contact our dedicated team for this project**:**

Contract Issue POC:	Mr. Henry Hernandez Contracts@HQESystems.com	Chief Operating Officer (800) 967-3036 Ext 203
Technical Issue POC:	Mr. Nick Ellis BD@HQESystems.com	Lead Project Manager (800) 967-3036
Customer Support:	Ms. Desiree Carr BD@HQESystems.com	Business Development Specialist (800) 967-3036

Company Name:	HQE Systems, Inc.
Address:	42075 Remington Ave, STE 109, Temecula, CA 92590
Phone/Fax:	1 (800) 967-3036 / 1 (760) 645-7183
Classification:	Service-Disabled Veteran Owned Small Business (**SDVOSB**) California, Disabled Veteran Business Enterprise (**DVBE**) Minority Owned Business Enterprise (**MBE**) Disadvantaged Business Enterprise (**DBE**) Small Business Enterprise (**SBE**)

DUNS:	079240822	**CA SB/DVBE**	1770659
CAGE:	72W82	**SAM/WAWF**	ACTIVE
TIN:	46-4509607	**SDVOSB**	ACTIVE

2. Company Information

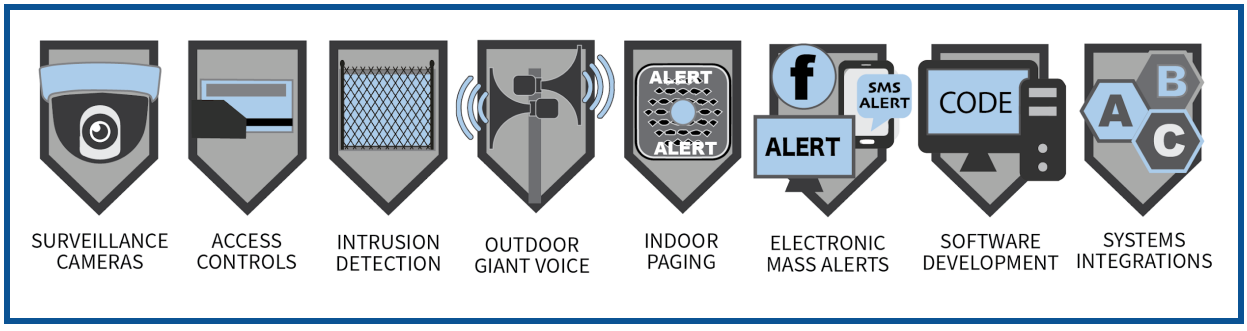
Why Our Customers Choose Us



HQE Systems, Inc. (HQE) is a Minority Owned, Service Disabled Veteran Owned Small Business (SDVOSB) with its headquarters located in Temecula, California. HQE was founded by service disabled veterans who wanted to continue to serve our communities after honorably serving in the military. For a short period, the founders of HQE worked as Subject Matter Experts (SMEs) for our nation's largest technology companies. With the work ethics sharpened in the military and the technical knowledge gained from working in the large technology companies, the founders of HQE made the decision to open HQE's door officially in 2014. Since then, HQE has grown to become an internationally recognized full service technology company servicing over 1,000+ sites worldwide.

The value of HQE goes beyond just our technically exceptional offer and price. Since 2014, we have continued to solve problems for our clients through the use of innovative software development and systems integration. Any company can offer a piece of equipment and install it. That's the easy part. But very few are capable of integrating legacy technologies with modern systems. In the end, our new customers always become our longtime customers due to our ability to solve problems that others won't touch. We solve problems!

What We Offer (Our Core Competencies)



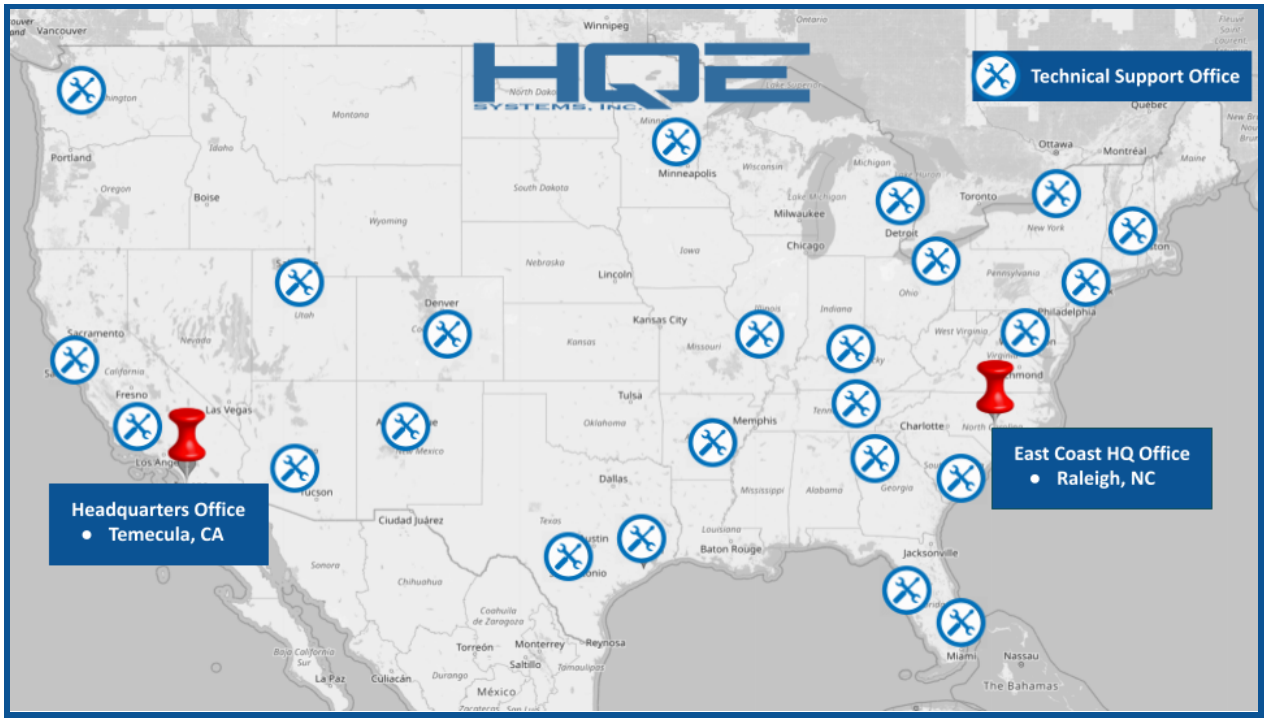
Where We Support Our Customers From

HQE's main headquarters is located in the Westside Technology Park of Temecula, California. In order to provide the best service to the customers, HQE has established an east coast headquarters office and 22 technical field support offices in the continental United States. Internationally, HQE currently has 6 technical field support offices located worldwide.

Main HQ Office
42075 Remington Ave
Suite 109
Temecula, CA 92590

Eastcoast HQ Office
4030 Wake Forest Road
Suite 349
Raleigh, NC

European Support Office
Muhldorfer Strabe 1
85661
Forstinning - Germany



HQE's Technical Support Center (U.S. Only)

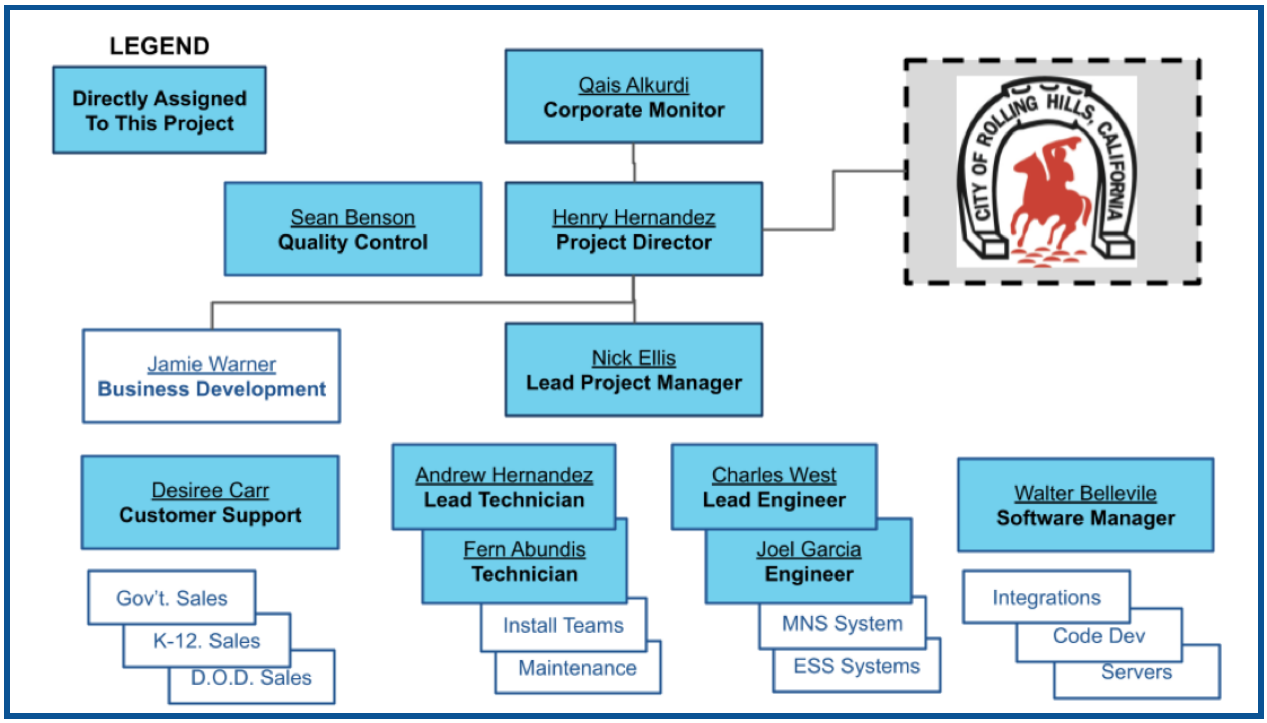
Region I: Western U.S.	Region II: Central U.S.	Region III: Eastern U.S.
Sacramento, CA	Houston, TX	Washington, D.C.
Los Angeles, CA	San Antonio, TX	Quantico, V.A.
San Diego, CA	Nashville, TN	Boston, MA
Seattle, WA	Little Rock, AR	Charlotte, NC
Las Vegas, NV	St Louis, MO	Atlanta, GA
Salt Lake City, UT	Louisville, KY	Tampa, FL
Albuquerque, NM	Indianapolis, IN (Pending)	West Palm Beach, FL
Denver, CO	Oklahoma City, (Pending)	New York City, NY

Note: Europe (Region IV) & Asia (Region V) technical support locations not shown on this table.

Qualifications Of Key Personnel Assigned To The City's Project

HQE's Key Personnel includes company officers, directors, and associates bringing over 150+ years of Mass Notification Systems engineering design, installation and maintenance experience. All of our leadership and the key personnel have maintained TOP SECRET and SECRET security clearances and have direct experience working with Cities.

Dedicated Staff To This Project



Responsibilities To This Project

	Name	Key Roles	Responsibilities To The Project
1	Qais Alkurdi	Corporate Monitor	Responsible for the overall quality assurance
2	Henry Hernandez	Project Director	Manage all deliverables timelines & support
3	Sean Benson	Quality Control	Provide QC support to the project
4	Nick Ellis	Lead Project Manager	Provide on the ground coordination & support
5	Walter Bellevile	Software Developer	Software Design Expert
6	Charles West	Senior Field Engineer	Systems Design Expert
7	Andrew Hernandez	Technical Supervisor	Outdoor Systems Technical Expert
8	Fern Abundis	Technician / Safety Rep	Electrical (High & Low Voltage) Expert
9	Desiree Carr	Customer Service Rep	Provide 24/7/365 customer service

*Note: CAD Tech's role is identified but is not a key role.

Credentials/Resumes/Certifications/Licenses

	Credentials, Certifications, Education	Qais Alkurdi	Henry Hernandez	Sean Benson	Nick Ellis	Charles West	Desiree Carr	Walter Belleville	Andrew Hernandez	Fern Abdunis
1	Mass Notification Experience (Years)	17	15	20	13	8	6	5	6	5
2	Formal Education	MBA	B.A.	MBA	B.A.	B.A.	A.A.	B.A.		
3	Project Management	X	X	X	X	X	X			
4	Microsoft Office Suite	X	X	X	X	X	X	X	X	X
5	SiRcom Systems	X	X	X	X	X	X		X	X
6	Federal Signal Systems	X	X	X	X	X			X	X
7	Whelen Systems	X	X	X	X	X			X	X
8	ATI Systems	X	X	X	X	X			X	
9	American Signal Systems	X	X	X	X	X			X	X
10	Alertus Systems	X			X	X			X	X
11	SAP Certified Technology Associate	X		X				X		
12	Security Network Servers	X	X	X	X			X		
13	Video Management Software	X	X	X	X	X		X	X	X
14	Network Surveillance Cameras	X	X	X	X	X			X	X
15	Card Readers/Badge Scanners	X	X	X	X	X			X	X
16	Personnel/Vehicle Access Gates	X	X	X	X	X			X	X
17	Gate & Fence Perimeter Security	X	X	X	X	X			X	X
18	Active Shooter Sensors	X	X	X	X	X		X	X	
19	Asset Tracking Sensors & Software	X	X	X	X	X		X	X	X
20	Software Developer	X			X	X		X	X	X



Overview of Past Performances (Last 3 Years)

Over the past three years, HQE has designed, implemented, and successfully handed over numerous projects throughout the world. Our success has been built on our capabilities to be of value to our clients by being able to provide the needed service at the right phase of the client's requirements. From small to major projects, HQE has participated in every phase of the requirements lifestyle. The below graphic depicts projects that HQE was directly responsible for the successful completion of the project. In the past 3 years, HQE has deployed multiple teams worldwide to earn a 5 star customer service rating in the Department of Defense's performance rating.

General Consulting Projects	Project Management Projects	Installation & Upgrade Projects	Sustainment Projects	Total Projects
7	15	93	42	**157**

- **General Consulting:** Providing subject matter expertise to conduct gap analysis and design a partial or complete solution requirement that can be utilized to purchase a solution.
- **Project Management:** Providing oversight and operations management services to oversee a specified project.
- **Installation & Upgrades**: Providing hardware, software, and integrations services for new capabilities. When requested, to upgrade the current legacy system in place.
- **Maintenance & Sustainment:** Providing scheduled preventative and corrective maintenance. To include on-call service support for systems in place.
- **Full Turn-Key Projects:** Providing a full service support from start to finish of a single or multiple projects. HQE's value to the client is that with our in-house design, engineering, installation, and software team, we can accomplish any size and scope project required by our clients.



Detailed Past Performance Details (Past 3 Years)

	Past Performance Contract Details		Past Performance Contract General Project Description
1	**Client Name**	**Dept. of Public Health**	❖ The Department of Public Health required HQE to assess and design an emergency mass notification system to overhaul their existing legacy system. ❖ The complexities of the project were: ➢ No original design plans of the installed equipment ➢ Entire system was degraded or not working ❖ The final custom system consisted of security and emergency management command and control software with integrated: ➢ Emergency Mass Notification Command and Control Software ➢ 34 Giant Voice Sirens Install & Maintenance ➢ 14 - Building Integrations Modules ➢ 2,132- Indoor Paging Speakers ➢ 8 - Mobile Giant Voice Trailers ➢ Replacement and upgrade of the legacy Giant Voice system to the upgraded modern solution
	Client Organization	State Government	
	Client Industry	Healthcare	
	Client Location	Richmond, CA	
	System Purchased	Mass Notification System	
	Type of Contract	Open Bid Competition	
	Contract Role	Prime Contractor	
	Contract Ref. #	19-PO-01533	
	Contract Budget	$603,218.90	
	Contract Period	Sept 2019 - Oct 2020	

	Past Performance Contract Details		Past Performance Contract General Project Description
2	**Client Name**	**U.S. Navy & Marine Corps**	❖ The U.S. Navy and Marine Corp' Security and Emergency Management Programs Office required HQE to design, plan, install (upgrade), and maintain an enterprise level integrated modern mass notification system. ❖ The complexities of the project where: ➢ Overall project required services at 15 different locations ➢ Limited original design plans of the installed security systems ➢ Over 25 different brands to integrate into the overall new plan ➢ The new system had to be installed without taking the legacy system offline ❖ Installed and currently maintaining: ➢ Emergency Mass Notification Command and Control Software ➢ 183 Giant Voice Sirens New ➢ 2,420 - CCTV Camera Systems ➢ 89 - Server Systems ➢ 112 - High Definition Recorders ➢ 74 - New indoor units consisting of transceivers ➢ 56 - db Omni-Directional Antenna ➢ 39 - UWI-1302 ➢ 382 - Integrated Electronic Security and Mass Notification System units with existing FACP. Verified volume levels and priority at the FACP.
	Client Organization	Federal Government	
	Client Industry	Department of Defense	
	Client Location	15 Major Projects ❖ Camp Pendleton, CA ❖ Camp Smith, HI ❖ Camp B.M., CA ❖ Air Station, AZ ❖ US Navy SPAWAR, SC ❖ Camp Lejeune, NC ❖ Recruit Depot, CA ❖ Navy Norfolk, VA ❖ Okinawa, Japan ❖ Camp Geiger, NC ❖ Quantico, VA ❖ HQMC, D.C. ❖ Virginia Beach, VA ❖ Coronado, CA ❖ PT Mugu, CA	
	System Purchased	Mass Notification System	
	Type of Contract	Open Bid Competition	
	Contract Role	Prime Contractor	
	Contract Ref. #	N65236-15-NR-55421	
	Contract Budget	Currently $4,805,496.00	
	Contract Period	June 2018 - Present	

	Past Performance Contract Details		Past Performance Contract General Project Description
3	**Client Name**	**U.S. Air Force**	❖ The U.S. Air Force required HQE to design, plan, install (upgrade), and maintain an enterprise level integrated mass notification and electronic security system independent for each military installation. ❖ The complexities of the project where: ➢ Overall project required services at 11 different locations (to include international sites with local government construction & electrical policies) ➢ Over 18 different brands to integrate into the overall new plan ➢ The new system had to be installed without taking the legacy system offline ❖ Installed and currently maintaining: ➢ 38 Emergency Mass Notification Command and Control Software Servers ➢ 78 Giant Voice Sirens ➢ 38 Indoor Mass Notification Integrations ➢ 274 - High Definition Recorders ➢ 149 - New indoor units consisting of transceivers ➢ 132 - 9db Omni-Directional Antennas ➢ 76 - UWI-1302 ➢ 782 - Integrated Electronic Security and Mass Notification System units with existing FACP. Verified volume levels and priority at the FACP.
	Client Organization	Federal Government	
	Client Industry	Department of Defense	
	Client Location	10 Major Projects ❖ McConnell AFB, KS ❖ Davis-Monthan, AZ ❖ Melrose AFB, NM ❖ Kirtland AFB, NM ❖ Alconbury AB, UK ❖ Molesworth AB, UK ❖ Volkel, Netherlands ❖ Kleine Brogel, Belgium ❖ Mildenhall, UK ❖ Wrightpatterson, OH ❖ Minot, ND	
	System Purchased	Mass Notification System	
	Type of Contract	Open Bid Competition	
	Contract Role	Prime Contractor	
	Contract Ref. #	N65236-15-NR-55421	
	Contract Budget	Currently $605,496.00	
	Contract Period	Sept 2017 - Present	

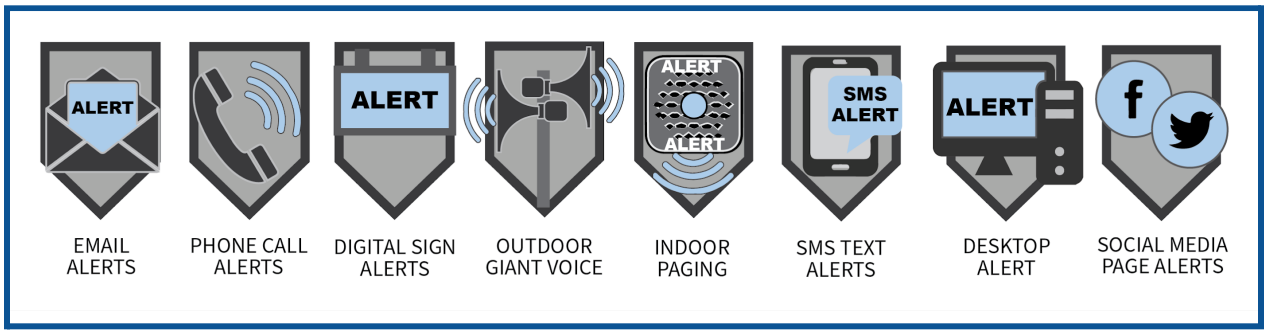
	Past Performance Contract Details		Past Performance Contract General Project Description
4	**Client Name**	**Fayette County School Dis.**	❖ Fayette County School District required a complete security and emergency management system. The project was scoped and awarded in phases by the School District. ❖ The complexities of the project were: ➢ Over 40 different sites needed to be integrated into a single command and control system ➢ Original design plans were missing. ➢ Multiple software and hardware required integration into the main system ❖ Partially installed and planned for install: ➢ Command and control software ➢ 40 - Giant Voice Sirens ➢ Over 5,000 access control systems ➢ Over 1,000 intrusion detection systems ➢ Car printers ➢ Integration of active shooter, inclement weather, and FEMA alerts systems
	Client Organization	County School District	
	Client Industry	K - 12 Schools	
	Client Location	Fayette County, KY	
	System Purchased	Mas Notification System	
	Type of Contract	Open Bid Competition	
	Contract Role	Prime Contractor	
	Contract Ref. #	N65236-15-NR-55421	
	Contract Budget	Currently $1,350,000.00	
	Contract Period	Sept 2020 - Present	

	Past Performance Contract Details		Past Performance Contract General Project Description
5	**Client Name**	**Partner Engineering Inc.**	❖ Partner Engineering Inc. directly awarded all low voltage (security and mass notification systems) requirements to HQE. HQE was recommended by the Children's Hospital of LA for a previous major hospital project that was successfully completed. ❖ The complexities of the projects: ➢ This project was required to build the solution within strict compliance laws of the Office of Statewide Health Planning and Development (OSHPD). ➢ All projects had outdated and incorrect building design plans. ➢ All sites required HQE's team to work without hindering the patient service being provided on site (to include students at the middle school). ❖ Installed and currently maintaining ➢ 12 Emergency Mass Notification Command and Control Software On Premise Servers ➢ 31 Giant Voice Sirens ➢ 2,590 - CCTV Camera Systems ➢ 180 - Server Systems ➢ 280 - High Definition Recorders ➢ 4,678 - Access Control Systems
	Client Organization	Private Company	
	Client Industry	Construction & Engineering	
	Client Location	7 Projects ❖ Antelope Valley Hospital ❖ Mercy San Juan Hospital ❖ Regional Medical Center San Juan ❖ Cottonwood Cornerstone ❖ Avenel Middle School ❖ Bergen County Technical ❖ Partner Eng. Western Campuses (CA, NV, AZ)	
	System Purchased	Mass Notification System	
	Type of Contract	Direct Award	
	Contract Role	Sub Contractor	
	Contract Ref. #	19-S8473 19-S9012 20-S0872 20-S1623 20-S2809	
	Contract Budget	Currently $2,705,300.00	
	Contract Period	June 2019 -Sept 2020	

	Past Performance Contract Details		Past Performance Contract General Project Description
6	**Client Name**	**CHLA, USC, UCLA**	❖ CHLA, USC, and UCLA have a combined initiative to develop a working cooperation between the three campuses. As the lead, CHLA required HQE to design, install, and maintain a state of the art security and mass notification system. ❖ The complexities of the projects: ➢ Working within strict OSHPD compliance ➢ Working to integrate 3 major organizations into a single system ❖ Installed and currently maintain ➢ Emergency Mass Notification Command and Control Cloud Servers ➢ 54 - Giant Voice Sirens ➢ 835 - CCTV Camera Systems ➢ 22 - Indoor Notification Systems
	Client Organization	Non-Profit, Private, Public	
	Client Industry	Healthcare & Higher Ed.	
	Client Location	4 Projects ❖ Children's Hospital of LA (CHLA) ❖ University of Southern California (USC) ❖ University of LA (UCLA)	
	System Purchased	Electronic Security System	
	Type of Contract	Open Bid Competition	
	Contract Role	Prime Contractor	
	Contract Ref. #	20-3847	
	Contract Budget	Currently $2,932,000.00	
	Contract Period	June 2019 -Sept 202	

3. Consulting Capabilities

HQE's Full Mass Notification Systems (MNS) Experience



HQE provides a full turn-key solution and services for all MNS capabilities consulting. Our MNS engineering team can support any size organization and scope to ensure the right security system is in place. HQE can provide solutions for systems design, planning, installation, upgrades, and sustainment services. Our in-house MNS capabilities include (are not limited to):

- **Mass Notification C2 Software:** On Premise or Cloud Based C2 Software
- **Electronic Mass Notification System (EMNS):** Software mass notification solution
  - Emails Alerts — Phone Calls — SMS Text Alerts
  - Desktop Alerts — Social Media Alerts — Push Notifications
- **Indoor Notification:** Unified indoor alerting capabilities
  - Fire Alarm Integration — Cable TV Alerts — Visual/Audio Beacons
  - Marquee Sign Alerts — VoIP Integration — Paging Systems
  - Panic Alarms — Workplace Violence — Active Shooter Sensors
- **Outdoor Warning System:** All weather intelligible audio Giant Voice Sirens

Specific to this solicitation, HQE's capable of providing the specified life cycle consulting of the Emergency Communications System for the City of Rolling Hills. Our MNS engineers and technicians have over 150+ years of experience working with all indoor and outdoor Emergency Communications Systems.

We Are Experts At Compliance Laws & Regulations



How We Will Approach the City of Rolling Hills Project

HQE's subject matter experts have studied and assessed the ideal project solution for City of Rolling Hills. For this Emergency Communications System Consulting Services, HQE suggests that the Waterfall Project Management Methodology be utilized. This process will allow for City of Rolling Hills and HQE's team to effectively and efficiently move through the project milestones and work schedule.



❖ Planning Phase

- This phase is initiated when HQE receives the intent to award notice from the City.
- Goals of this phase are:
  - **Execute Task 1 of the Project Scope set by the City and all of the specified essential tasks outlined by the City as the sub-tasks**. (HQE & City)
  - Coordinate and finalize all administrative (contract) requirements (HQE & City)
  - Conduct an internal kickoff meeting with the HQE's designated staff to prepare for (HQE)
  - Coordinate and execute an official kickoff meeting for the project (HQE & City)
    - Introduction of the project team (HQE & City)
    - Request for any final information requests from client (HQE)
    - Discuss general project schedule and milestones (HQE & City)
  - **Execute Task 2: of the Project Scope set by the City and all of the specified essential tasks outlined by the City as the sub-tasks.** (HQE & City)
  - Create the tentative plan of action based on information captured from the City (HQE)
- This phase ends when the plan is established by HQE and approved by the City (HQE & City)

❖ Designing Phase

- This phase is initiated when HQE receives the approval for the updated project plan based on the information gathered during the planning phase.
- Goals of this phase are:
  - **Execute Task 3 of the Project Scope set by the City and all of the specified essential tasks outlined by the City as the sub-tasks.** (HQE & City)
  - Technical design of the specified systems requirement is compiled into the comprehensive overall system architecture. (HQE)
  - An updated detailed bill of materials (BOM) is finalized (hardware, software, and consumable materials) for sourcing. (HQE)
  - HQE to update the provide the overall lead times of the supplies being requested to vendors to the City that may have an impact on the initial project.

This will assist the City in approving a general Period of Performance. (HQE)
- HQE to coordinate with the client's project POC to confirm the approved execution schedule (tentative planning purposes). (HQE & Client)
- HQE to assist the City in writing the request for proposal to include the BOM, Period of Performance (POP), and any other requirements needed to fully detail out the solicitation. (HQE and City)
- HQE to assist the City in finalizing the RFP and the City posts the RFP on their business portal. (HQE & City)
- HQE to collect questions from vendors and answer all technical questions. (HQE)

➢ This phase ends when the proposal submission date is closed for the Project.

❖ Execution Phase

➢ This phase is initiated when the City and the HQE's team officially open the proposals.
➢ Goals for this phase are:
- HQE to assist the City with the technical evaluations of the proposals from the Vendors. (HQE and City)
- HQE to score the vendors in ranking for technical acceptance. (HQE)
- HQE to assist the City in the initial kick off meeting with the Vendor. (HQE)
- HQE to assist the City in assisting in the management of the start of the project with the vendor. (HQE)
- HQE to provide assistance to the City in managing the installation of the system by the vendor.
- HQE to ensure the vendor installs the system per the agreed upon terms and conditions of the specifications of the system awarded.

➢ This phase ends when testing and turnover date is agreed to by all parties. (HQE)

❖ Test and Turnover Phase

➢ This phase is initiated when the test and turnover date is agreed to by HQE and all state holders. (HQE & City)
➢ Goals for this phase are:
- Detailed site walkthrough of all the works performed by the Vendor. (HQE & City)
- HQE to assist the City in observing the Vendor test the agreed upon percentage of the system per the OEM standards. (HQE & City)
- HQE to identify any issues for the Vendor to fix found during the test and turnover phase. (HQE & City)
- HQE to collect and provide the City with the systems test and turnover files/ report. (HQE)
- HQE to assist the City in setting up through the vendor the conduct of any training offered by the Vendor to the City. (HQE & City)

➢ This phase ends when the client signs off on the test and turnover certificate.

❖ Customer Support Phase

➢ This phase is initiated when the system is accepted by the City.
➢ Goals of this phase are:

- **Execute Task 4: of the Project Scope set by the City and all of the specified essential tasks outlined by the City as the sub-tasks**. (HQE & City)
- Provide any additional information and or support to assist the City in maintaining and incorporating any new systems for future life safety and security capabilities.

➢ This phase ends on the last day of the service portion of the contract.

What We Are Offering (Key Solution Items)

❖ An experienced full Emergency Communication Systems Subject Matter Expert (SME) Consulting Team.
❖ Support the City's identified Tasks 1 to 4.
❖ Support the City in other tasks that may not be identified in the original tasks list to ensure the success of the Project.
❖ Provide the City's staff/stakeholders with key familiarization training/presentations to ensure the successful implementation of the Emergency Communication System.
❖ Optional Items for consideration:
  ➢ Emergency Mass Notification assessment and survey of key sites (City Hall, Schools, Parks, etc. to improve the City's overall Life Safety and Security readiness). HQE performs this task for the Department of Defense for their sensitive and non-sensitive sites.

4. Cost, Training, Customer Support

Cost of The Offer

❖ The total cost of the final solution being offered is: See Attachment 1, Cost Proposal
  ➢ Note: HQE is fully staffed to support multiple Project Managers to perform this Project. If the City requires HQE to complete this entire project within a short period of time, HQE is capable of allocating additional dedicated Project Managers to accomplish the Project within the City's desired timeline if requested.

Training

❖ HQE's Emergency Mass Communication Systems experts will provide the City's stakeholders with the following training sessions to improve the City's knowledge in the best practice for Emergency Management and Communications Systems.
  ➢ General overview of the Emergency Communications Industry
  ➢ General overview of the compliance laws and regulations
  ➢ General overview of the system being requested by the City and how it impacts the City's growth and sustainability

Customer Support

❖ The following customer support plan will be activated upon completion of the project.
  ➢ Assigned Customer Representative: Ms. Desiree Carr
  ➢ Assigned Technical Project Manager: Mr. Nick Ellis

- Customer support plan includes:
  - General and technical issues (remote) during the normal working hours (9am to 4pm PSD, M-Sat).
  - Emergency support, 24/7/365 customer support: A 24/7 support will be provided during the City's Task 3 and Task 4 phase if something arises that will require the City to request for HQE's technical support (in case of an Emergency).

End of Proposal

"It is our goal at HQE to continue to serve our veterans through our 'Hire Veterans Policy HQE-2015-2025'. We appreciate all of our current and past customers who have helped us meet our goals of hiring veterans throughout the years. Your support in HQE is directly impacting the support of our amazing veterans. Thank you for your considerations and support of a Minority Business Enterprise (MBE), Disadvantaged Business Enterprise (DBE), and Service Disabled Veteran Owned Small Business (SDVOSB)!."

Thank You from the team of HQE Systems Inc.

Qais Alkurdi, CEO — Disabled Veteran / Retired

Henry Hernandez, COO — Disabled Veteran



Exhibit B

COST PROPOSAL FOR:

CITY OF ROLLING HILLS

EMERGENCY COMMUNICATIONS SYSTEM CONSULTING SERVICES

Due Date: March 25, 2021

Proposal Prepared For:

City of Rolling Hills
No. 2 Portugese
Rolling Hills, CA 90274
POC: Elaine Jeng, P.E.
Title: City Manager
Email: Ejeng@CityOfRH.Net
Tel: (310) 377-1521

Proposal Approved By:

HQE Systems Inc.
42075 Remington Ave, Suite #109
Temecula, CA 92590
POC: Mr. Henry Hernandez
Title: Chief Operating Officer
Email: Contracts@HQESystems.com
Tel: (800) 967-3036 X203 or (951) 281-0462

HQE Systems, Inc. has the following credentials:

1. LABOR RATES

LINE	POSITION	HOURLY RATE
1	Senior Project Manager	$102.00 / HR
2	Project Manager	$77.00 / HR
3	CAD Technician	$42.00 / HR
4	Technical Writer	$29.00 / HR

2. PROPOSED FEE PER TASK

LINE	CITY'S REQUIRED TASK	PROPOSED TASK HOURS	TOTAL RATE
1	**Task 1 - Information Gathering/Project Scope**		
2	Senior Project Manager	8	$816.00
3	Project Manager	32	$2,464.00
4	CAD Technician	0	$0
5	Technical Writer	0	$0
6	**Task 1 Total**	40	$3,280.00

LINE	CITY'S REQUIRED TASK	PROPOSED TASK HOURS	TOTAL RATE
1	**Task 2 - Review / Analysis of potential ECS's**		
2	Senior Project Manager	8	$816.00
3	Project Manager	32	$2,464.00
4	CAD Technician	0	$0
5	Technical Writer	8	$232.00
6	**Task 1 Total**	48	$3,512.00

LINE	CITY'S REQUIRED TASK	PROPOSED TASK HOURS	TOTAL RATE
1	**Task 3 - Bidding / Procurement Services**		
2	Senior Project Manager	16	$1,632.00
3	Project Manager	80	$6,160.00
4	CAD Technician	32	$1,344.00
5	Technical Writer	32	$982.00
6	**Task 3 Total**	160	$10,118.00

LINE	CITY'S REQUIRED TASK	PROPOSED TASK HOURS	TOTAL RATE
1	**Task 4 - Technical Assistance Post Deployment of System**		
2	Senior Project Manager	12	$1,224.00
3	Project Manager	96	$7,392.00
4	CAD Technician	8	$336.00
5	Technical Writer	8	$232.00
6	**Task 4 Total**	120	$9,184.00

- Total labor cost for entire project: **$26,094.00**



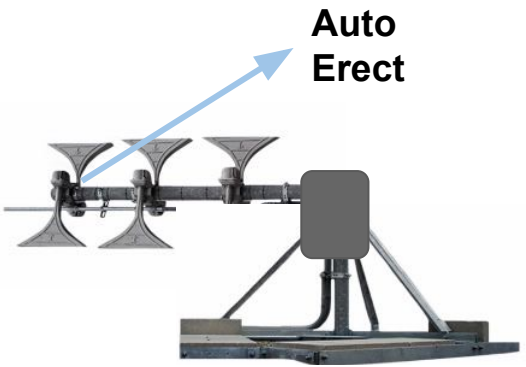
HQE SYSTEMS, INC.

Outdoor Life Safety Siren Mounting Options

Roof Option

Fixed Mast Or Retracted Mast Option

* Mast is retracted when not in use to minimize silhouette on the roof line. Upon an alert trigger, the mast will automatically self erect and the alert will be activated from the outdoor sirens. Estimated time to erect and alert is less than a minute.



Standby Position



Activated Position

No Penetration Roof Option (Tripod Stabilized)



Mobile Trailers Option



Requires 5 Min To Deploy From Set Up Point



May require 3 - 4 trailers to cover the city.

Side Mount Option

Use Existing Infrastructure To Mount Sirens

Fixed Mounting On Buildings

* Mast is permanently fixed safely to side of buildings. HQE has utilized this mounting option in over 100+ buildings in hurricane, tornado, and earthquake prevalent areas. This allows for a low profile while utilizing existing infrastructure as the mounting source.

Painted To Match Surroundings





Light Pole Mount Option

Fixed On Traffic and Road Light Poles

* The low profile circular speaker housing is visually pleasing and blends in well with surroundings. HQE can install these inconspicuous speakers on traffic lights, road light poles, and any other vertical poles that is desired by the City.



Painted To Match The Light Pole.

Circular speakers can operate individually or in a stack. For this purpose, only 1 or 2 speakers are required.

Use Existing Infrastructure To Mount Sirens



Water Tower Mount Option

Use Existing Infrastructure To Mount Sirens

Fixed On Elevated Towers

* The outdoor sirens can be fixed on top of City's already existing infrastructure to minimize additional mounting "poles" to be installed.

Fixed Safely On Existing Water Towers



August 19, 2021

Dear Honorable Mayor and RH City Councilmembers:

An important priority of the Block Captain program since 2019 is Emergency Communications. How will residents be notified of an emergency evacuation? Will notification be limited to people who pre-register to receive emergency alerts? What happens in the event of no electricity or phone service?

In 2019 the RH Wildfire Mitigation Survey asked residents about emergency communications:

- How high of a priority is emergency communications (5 being the highest)?
    - 122 respondents rated emergency communications as a 5 or 4 (28 % priority 5/ 29% priority 4)
- If every-day communications fail what means would you like to use?
    - 89 respondents (45%) chose sirens; 85 respondents (43%) chose walkie-talkies.

We support the RH City Council to approve a feasibility study to determine if sirens are a viable option to support emergency communications to all RH residents in the event of a major power outage. We understand from the LA County Fire Department that given the close proximity to a potential wildfire starting on the peninsula, residents in RH would not have the benefit of an evacuation alert or warning; residents would likely be asked to evacuate immediately. Thus, we support having an emergency plan that considers all potential scenarios, including a worst-case one.

Respectfully,

Block Captain Leads
Arlene Honbo – 33 Portuguese Bend Road
Gene Honbo – 33 Portuguese Bend Road

PROFESSIONAL SERVICES AGREEMENT

THIS AGREEMENT is made and entered into this 23rd day of August 2021 by and between the CITY OF ROLLING HILLS, a California municipal corporation (hereinafter the "CITY"), and HQE Systems, Inc., a California corporation with its principal office at 42075 Remington Avenue, Suite #109, Temecula, California 92590 (hereinafter the "CONSULTANT"). CITY and CONSULTANT are sometimes referred to in this Agreement individually as a "Party" and collectively as the "Parties."

1. RECITALS:

A. CITY is in need of professional services for the following project: Emergency Communications System ("the Project").

B. CONSULTANT has the necessary qualifications to provide such services for the Project.

C. Parties desire to establish the terms for the CITY to retain the CONSULTANT in order to provide the services described herein.

Now, therefore, for and in consideration of the mutual covenants and conditions herein contained, CITY and CONSULTANT agree the following terms, as set forth in this Agreement.

2. SCOPE OF WORK

CONSULTANT shall provide the services described in the Scope of Services attached hereto as Exhibit A, which is attached to this Agreement and incorporated herein by reference (the "Services"). The term of this Agreement shall be for a period of one (1) year from the date of execution of this Agreement unless terminated sooner pursuant to the provisions of this Agreement. Such term may be extended upon written agreement of both CITY and CONSULTANT.

3. COST

The CITY agrees to pay CONSULTANT for the Services, a fixed fee of Three Thousand Two Hundred Eighty Dollars ($3,280). This amount includes the cost for the Services and all expenses, travel and mileage, attendance at meetings, and reimbursable expenses.

4. METHOD OF PAYMENT

Upon full execution of this Agreement, CONSULTANT shall submit an invoice in duplicate and addressed to the CITY OF ROLLING HILLS, CITY MANAGER, 2 Portuguese Bend Road, Rolling Hills, CA 90274. CITY shall remit payment for the Services within fourteen (14 days) of receiving this invoice.

5. SUBCONTRACTING

CONSULTANT warrants that it will not employ any independent subcontractors to assist CONSULTANT with the performance of the Services without CITY's prior written approval. If CITY consents to such subcontract, CONTRACTOR shall be fully responsible to CITY for all acts or omissions of the subcontractor.

6. COMPLIANCE WITH LAW

All Services rendered under this Agreement will be provided in accordance with the requirements of relevant local, state, and federal laws.

7. ACCOUNTING RECORDS

CONSULTANT shall maintain accounting records and other evidence pertaining to costs incurred for the Services under this Agreement. Records and documents shall be kept available at the CONSULTANT's Temecula office for five years from the date of final payment.

8. OWNERSHIP OF DATA

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

9. ASSIGNABILITY

CONSULTANT warrants that it will not assign or transfer any interest in this Agreement without the prior written consent of CITY.

10. NON-SOLICITATION CLAUSE

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

11. INDEMNITY

A. CONSULTANT shall indemnify, defend, and hold harmless CITY, its officers, agents and employees, from and against any and all liability, damages, expenses, causes of action, suits, claims, costs, fees, penalties, or judgments, of any nature whatsoever, including reasonable attorneys fees and costs of suit, brought by or owed to third parties, to the extent caused by CONSULTANT's negligent or wrongful performance of the work or breach of this Agreement.

B. CITY shall indemnify, defend, and hold harmless CONSULTANT, its officers, directors, agents and employees, from and against any and all liability, damages, expenses, causes of action, suits, claims, costs, fees, penalties, or judgments, of any nature whatsoever, including reasonable attorneys fees and costs of suit, brought by or owed to third parties, to the extent caused by CITY's negligent or wrongful performance or breach of this Agreement.

12. INSURANCE

A. Without limiting CONSULTANT'S obligations arising under paragraph 11 - Indemnity, CONSULTANT warrants that it shall obtain and maintain policies of insurance required under this section while providing the Services under this Agreement. The insurance shall cover CONSULTANT, its agents, representatives, and employees in connection with the performance of the Services under this Agreement. Insurance policies included coverage for the following:

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

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

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

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

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

C. Endorsements. Each automobile liability insurance policy and public liability and property damage insurance policy shall be endorsed with the language of Sections (i) – (ii) below.

(i) Additional Insured Clause. The CITY, its elected and appointed officers, and employees, shall be named as additional insureds.

(ii) Primary Insurance Clause. The insurance required by subparagraphs A(i), (ii) and (v) shall be primary and not excess coverage.

D. Evidence of Insurance. CONSULTANT shall furnish to CITY, prior to the execution of this Agreement, satisfactory evidence of the insurance required, issued by an insurer authorized to do business in California. All required insurance policies are subject to the approval of the City Attorney.

13. ENFORCEMENT OF AGREEMENT

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

14. CONFLICTS OF INTEREST

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

15. INDEPENDENT CONTRACTOR

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

16. ENTIRE AGREEMENT OF THE PARTIES

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

17. NOTICE

All written notices required by or related to this Agreement shall be sent by Certified Mail, return receipt requested, postage prepaid, and addressed as listed below. Neither party to this Agreement shall refuse to accept such mail; the parties to this Agreement shall promptly inform the other party of any change of address. All notices required by this Agreement are

effective on the day of receipt, unless otherwise indicated herein. The mailing address of each party to this Agreement is as follows:

CITY: Elaine Jeng, PE, City Manager
City of Rolling Hills
2 Portuguese Bend Road
Rolling Hills, California 90274.

CONSULTANT: Henry Hernandez, Chief Operating Officer
HQE Systems, Inc.
42075 Remington Avenue, Ste. 109
Temecula, CA 92590

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IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date and year written below.

CITY OF ROLLING HILLS **HQE SYSTEMS, INC.**

_____ _____
ELAINE JENG, City Manager HENRY HERNANDEZ, Chief Operating Officer

DATE:_____ DATE:_____

ATTEST:

_____
CITY CLERK

APPROVED AS TO FORM:

_____
MICHAEL JENKINS
CITY ATTORNEY

EXHIBIT A
SCOPE OF WORK

PROFESSIONAL SERVICES AGREEMENT

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_____ _____
ELAINE JENG, City Manager HENRY HERNANDEZ, Chief Operating Officer

DATE:_____ DATE:_____

ATTEST:

_____
CITY CLERK

APPROVED AS TO FORM:

_____
MICHAEL JENKINS
CITY ATTORNEY

EXHIBIT A
SCOPE OF WORK

August 23, 2021

Dear Honorable Mayor and RH City Councilmembers:

An important priority of the Block Captain program since 2019 is Emergency Communications. How will residents be notified of an emergency evacuation? Will notification be limited to people who pre-register to receive emergency alerts? What happens in the event of no electricity or phone service?

In 2019 the RH Wildfire Mitigation Survey asked residents about emergency communications:

- How high of a priority is emergency communications (5 being the highest)?
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- If every-day communications fail what means would you like to use?
  - 89 respondents (45%) chose sirens; 85 respondents (43%) chose walkie-talkies.

We support the RH City Council to approve a feasibility study to determine if sirens are a viable option to support emergency communications to all RH residents in the event of a major power outage. We understand from the LA County Fire Department that given the close proximity to a potential wildfire starting on the peninsula, residents in RH would not have the benefit of an evacuation alert or warning; residents would likely be asked to evacuate immediately. Thus, we support having an emergency plan that considers all potential scenarios, including a worst-case one.

Respectfully,

Block Captains, Support Team and Residents

Arlene Honbo	– 33 Portuguese Bend Road - Block Captain Lead, Zone 7ab
Gene Honbo	– 33 Portuguese Bend Road – Block Captain Lead, Zone 7ab
Rae Walker	– 8 Wagon Lane - Block Captain, Zone 7b
Susan Collida	– 5 Ringbit Rd West – Block Captain, Zone 17a
Debra Shrader	– 54 Saddleback Rd – Block Captain, Zone 13a
Judith Haenel	– 31 Eastfield Drive – Block Captain, Zones 22a, 19bc, 20a, 23a
Dorothy Vinter	– 9 Reata Lane – Block Captain, Zone 15c
Kathleen Hughes	– 13 Caballeros Road, Block Captain, Zone 18b
Dan Bethencourt	– 13 Caballeros Road, Resident
Clint Patterson	– 22 Georgeff Road, Block Captain, Zone 15b
Michelle Mottola	– 7 Flying Mane Road, Block Captain Zone 16b
Carmen Schaye	– 58 Portuguese Bend Road, Block Captain Support, Zone 6a
Gordon Schaye	– 58 Portuguese Bend Road, Resident
Kay Lupo	– 4 Georgeff Road, Block Captain, Zone 15a
Paul Lupo	– 4 Georgeff Road, Resident
Lisa Kopenhefer	– 14Chuckwagon, Block Captain, Zones 21ab
Nicole Tangen	- 10 Johns Canyon, Block Captain, Zone 1a
Eddy Delgado	- 34 Saddleback, Block Captain, Zone 12a
Kelly Cook	- 4 Ringbit West, Block Captain Support, Zone 17a
Sandy Sherman	- 33 Crest Road East, Block Captain Support, Zone 16a
Michael Sherman	- 33 Crest Road East, Block Captain, Zone 16a
Diane Gilman	- 38 Chuckwagon, Block Captain, Zone 21c
Carol Marrone	- 17 Southfield, Block Captain, Zone 17c

Gmail Arlene Honbo <arleneahonbo@gmail.com>

support letter for Warning system

Arlene Honbo <arleneahonbo@gmail.com> Thu, Aug 19, 2021 at 4:48 PM
To: Rae Walker <jraewalker@aol.com>
Bcc: arleneahonbo@gmail.com

Thanks, Rae!

Sent from my iPhone

> On Aug 19, 2021, at 4:03 PM, Rae Walker <jraewalker@aol.com> wrote:
>
>
> <Emergency Communications City Council Letter.docx>

Gmail Arlene Honbo <arleneahonbo@gmail.com>

Letter to City Council - Emergency Communication

Susan Collida <scollida@nostruminc.com> Thu, Aug 19, 2021 at 3:21 PM
To: Arlene Honbo <arleneahonbo@gmail.com>
Cc: Elaine Jeng <ejeng@cityofrh.net>, Ashford Ball <aball@cityofrh.net>, Susan Collida <scollida@gmail.com>

Hi Arlene,

Yes, please add my name to the letter.

Thanks,

Susan

[Quoted text hidden]

Gmail Arlene Honbo <arleneahonbo@gmail.com>

Letter to City Council - Emergency Communication

Debra Shrader <teach2play@gmail.com> Thu, Aug 19, 2021 at 3:26 PM
To: Arlene Honbo <arleneahonbo@gmail.com>

Hi, Arlene,

Good letter! Please add my name, too.

Debra Shrader
[Quoted text hidden]
--
Debra Shrader

Gmail

Arlene Honbo <arleneahonbo@gmail.com>

Letter to City Council - Emergency Communication

Judith haenel <hayjude31@hotmail.com> Thu, Aug 19, 2021 at 4:07 PM
To: Arlene Honbo <arleneahonbo@gmail.com>

Please add my name.
Thank you for your time preparing the letter.
Judith Haenel
31 Eastfield Drive

Sent from my iPhone

> On Aug 19, 2021, at 3:15 PM, Arlene Honbo <arleneahonbo@gmail.com> wrote:
>
>
[Quoted text hidden]
> <Emergency Communications City Council Letter.docx>

Gmail

Arlene Honbo <arleneahonbo@gmail.com>

Letter to City Council - Emergency Communication

Dorothy Vinter <dvinter@aol.com> Thu, Aug 19, 2021 at 4:28 PM
To: Arlene Honbo <arleneahonbo@gmail.com>

Arlene, thank you for drafting this letter to the City Council. I would appreciate your adding my name to the list.
Thanks,
Dorothy Vinter, 9 Reata Lane
Block Captain

Sent from the all new AOL app for iOS
[Quoted text hidden]

Gmail

Arlene Honbo <arleneahonbo@gmail.com>

Letter to City Council - Emergency Communication

Kathleen Hughes <kathleen.hughes4@gmail.com> Thu, Aug 19, 2021 at 5:34 PM
To: Arlene Honbo <arleneahonbo@gmail.com>

Hi Arlene,
Yes, please add our names to the letter urging the city council to conduct a study on the use of sirens as an emergency alert.
Thanks,
Kathleen Hughes and Dan Bethencourt
13 Caballeros Road
310-427-4013
Or you can just add mine if this is just for block captains, thanks!

On Thu, Aug 19, 2021 at 3:15 PM Arlene Honbo <arleneahonbo@gmail.com> wrote:
[Quoted text hidden]

Gmail Arlene Honbo <arleneahonbo@gmail.com>

Letter to City Council - Emergency Communication

CLINT Patterson <clint.patterson@gmail.com> Thu, Aug 19, 2021 at 5:54 PM
To: Arlene Honbo <arleneahonbo@gmail.com>

Hi Arlene and Gene, pls add my name to your list.
thanks for facilitating and your ongoing efforts!
Clint
22 georgeff Rd, Rolling Hills, CA 90274

On Thu, Aug 19, 2021 at 3:15 PM Arlene Honbo <arleneahonbo@gmail.com> wrote:
[Quoted text hidden]

Gmail

Arlene Honbo <arleneahonbo@gmail.com>

Letter to City Council - Emergency Communication

M Mottola <osomellowbug@yahoo.com> Thu, Aug 19, 2021 at 6:06 PM
To: Arlene Honbo <arleneahonbo@gmail.com>

I think the letter is fine. Feel free to add me. Walkie talkies are not that user friendly unless you have them charged up and ready to go. Sirens would reach more people quickly.

[Quoted text hidden]

August 23, 2021

Dear Honorable Mayor and RH City Councilmembers:

An important priority of the Block Captain program since 2019 is Emergency Communications. How will residents be notified of an emergency evacuation? Will notification be limited to people who pre-register to receive emergency alerts? What happens in the event of no electricity or phone service?

In 2019 the RH Wildfire Mitigation Survey asked residents about emergency communications:

- How high of a priority is emergency communications (5 being the highest)?
  - 122 respondents rated emergency communications as a 5 or 4 (28 % priority 5/ 29% priority 4)
- If every-day communications fail what means would you like to use?
  - 89 respondents (45%) chose sirens; 85 respondents (43%) chose walkie-talkies.

We support the RH City Council to approve a feasibility study to determine if sirens are a viable option to support emergency communications to all RH residents in the event of a major power outage. We understand from the LA County Fire Department that given the close proximity to a potential wildfire starting on the peninsula, residents in RH would not have the benefit of an evacuation alert or warning; residents would likely be asked to evacuate immediately. Thus, we support having an emergency plan that considers all potential scenarios, including a worst-case one.

Respectfully,

Block Captains, Support Team and Residents

Arlene Honbo	– 33 Portuguese Bend Road - Block Captain Lead, Zone 7ab
Gene Honbo	– 33 Portuguese Bend Road – Block Captain Lead, Zone 7ab
Rae Walker	– 8 Wagon Lane - Block Captain, Zone 7b
Susan Collida	– 5 Ringbit Rd West – Block Captain, Zone 17a
Debra Shrader	– 54 Saddleback Rd – Block Captain, Zone 13a
Judith Haenel	– 31 Eastfield Drive – Block Captain, Zones 22a, 19bc, 20a, 23a
Dorothy Vinter	– 9 Reata Lane – Block Captain, Zone 15c
Kathleen Hughes	– 13 Caballeros Road, Block Captain, Zone 18b
Dan Bethencourt	– 13 Caballeros Road, Resident
Clint Patterson	– 22 Georgeff Road, Block Captain, Zone 15b
Michelle Mottola	– 7 Flying Mane Road, Block Captain Zone 16b
Carmen Schaye	– 58 Portuguese Bend Road, Block Captain Support, Zone 6a
Gordon Schaye	– 58 Portuguese Bend Road, Resident
Kay Lupo	– 4 Georgeff Road, Block Captain, Zone 15a
Paul Lupo	– 4 Georgeff Road, Resident
Lisa Kopenhefer	– 14Chuckwagon, Block Captain, Zones 21ab
Nicole Tangen	- 10 Johns Canyon, Block Captain, Zone 1a
Eddy Delgado	- 34 Saddleback, Block Captain, Zone 12a
Kelly Cook	- 4 Ringbit West, Block Captain Support, Zone 17a
Sandy Sherman	- 33 Crest Road East, Block Captain Support, Zone 16a
Michael Sherman	- 33 Crest Road East, Block Captain, Zone 16a
Diane Gilman	- 38 Chuckwagon, Block Captain, Zone 21c

Gmail Arlene Honbo <arleneahonbo@gmail.com>

support letter for Warning system

Arlene Honbo <arleneahonbo@gmail.com> Thu, Aug 19, 2021 at 4:48 PM
To: Rae Walker <jraewalker@aol.com>
Bcc: arleneahonbo@gmail.com

Thanks, Rae!

Sent from my iPhone

> On Aug 19, 2021, at 4:03 PM, Rae Walker <jraewalker@aol.com> wrote:
>
>
> <Emergency Communications City Council Letter.docx>

Gmail Arlene Honbo <arleneahonbo@gmail.com>

Letter to City Council - Emergency Communication

Susan Collida <scollida@nostruminc.com> Thu, Aug 19, 2021 at 3:21 PM
To: Arlene Honbo <arleneahonbo@gmail.com>
Cc: Elaine Jeng <ejeng@cityofrh.net>, Ashford Ball <aball@cityofrh.net>, Susan Collida <scollida@gmail.com>

Hi Arlene,

Yes, please add my name to the letter.

Thanks,

Susan

[Quoted text hidden]

Gmail

Arlene Honbo <arleneahonbo@gmail.com>

Letter to City Council - Emergency Communication

Debra Shrader <teach2play@gmail.com> Thu, Aug 19, 2021 at 3:26 PM
To: Arlene Honbo <arleneahonbo@gmail.com>

Hi, Arlene,

Good letter! Please add my name, too.

Debra Shrader
[Quoted text hidden]
--
Debra Shrader

Gmail Arlene Honbo <arleneahonbo@gmail.com>

Letter to City Council - Emergency Communication

Judith haenel <hayjude31@hotmail.com> Thu, Aug 19, 2021 at 4:07 PM
To: Arlene Honbo <arleneahonbo@gmail.com>

Please add my name.
Thank you for your time preparing the letter.
Judith Haenel
31 Eastfield Drive

Sent from my iPhone

> On Aug 19, 2021, at 3:15 PM, Arlene Honbo <arleneahonbo@gmail.com> wrote:
>
>
[Quoted text hidden]
> <Emergency Communications City Council Letter.docx>

Gmail

Arlene Honbo <arleneahonbo@gmail.com>

Letter to City Council - Emergency Communication

Dorothy Vinter <dvinter@aol.com> Thu, Aug 19, 2021 at 4:28 PM
To: Arlene Honbo <arleneahonbo@gmail.com>

Arlene, thank you for drafting this letter to the City Council. I would appreciate your adding my name to the list.
Thanks,
Dorothy Vinter, 9 Reata Lane
Block Captain

Sent from the all new AOL app for iOS
[Quoted text hidden]

Gmail

Arlene Honbo <arleneahonbo@gmail.com>

Letter to City Council - Emergency Communication

Kathleen Hughes <kathleen.hughes4@gmail.com> Thu, Aug 19, 2021 at 5:34 PM
To: Arlene Honbo <arleneahonbo@gmail.com>

Hi Arlene,
Yes, please add our names to the letter urging the city council to conduct a study on the use of sirens as an emergency alert.
Thanks,
Kathleen Hughes and Dan Bethencourt
13 Caballeros Road
310-427-4013
Or you can just add mine if this is just for block captains, thanks!

On Thu, Aug 19, 2021 at 3:15 PM Arlene Honbo <arleneahonbo@gmail.com> wrote:
[Quoted text hidden]

Gmail

Arlene Honbo <arleneahonbo@gmail.com>

Letter to City Council - Emergency Communication

CLINT Patterson <clint.patterson@gmail.com> Thu, Aug 19, 2021 at 5:54 PM
To: Arlene Honbo <arleneahonbo@gmail.com>

Hi Arlene and Gene, pls add my name to your list.
thanks for facilitating and your ongoing efforts!
Clint
22 georgeff Rd, Rolling Hills, CA 90274

On Thu, Aug 19, 2021 at 3:15 PM Arlene Honbo <arleneahonbo@gmail.com> wrote:
[Quoted text hidden]

Gmail

Arlene Honbo <arleneahonbo@gmail.com>

Letter to City Council - Emergency Communication

M Mottola <osomellowbug@yahoo.com> Thu, Aug 19, 2021 at 6:06 PM
To: Arlene Honbo <arleneahonbo@gmail.com>

I think the letter is fine. Feel free to add me. Walkie talkies are not that user friendly unless you have them charged up and ready to go. Sirens would reach more people quickly.

[Quoted text hidden]

Gmail

Arlene Honbo <arleneahonbo@gmail.com>

Letter to City Council - Emergency Communication

Carmen Schaye <carmenschaye@gmail.com> Fri, Aug 20, 2021 at 7:55 AM
To: Arlene Honbo <arleneahonbo@gmail.com>
Cc: Ashford Ball <aball@cityofrh.net>, Elaine Jeng <ejeng@cityofrh.net>

I vote yes. Please add my name . Carmen

On Thu, Aug 19, 2021 at 3:15 PM Arlene Honbo <arleneahonbo@gmail.com> wrote:
[Quoted text hidden]

--
Dr. Carmen Estrada Schaye
310-863-5358

Gmail

Arlene Honbo <arleneahonbo@gmail.com>

Letter to City Council - Emergency Communication

Carmen Schaye <carmenschaye@gmail.com> Mon, Aug 23, 2021 at 11:05 AM
To: Arlene Honbo <arleneahonbo@gmail.com>

Yes
Carmen and gordon

On Mon, Aug 23, 2021 at 9:44 AM Arlene Honbo <arleneahonbo@gmail.com> wrote:
[Quoted text hidden]
--
[Quoted text hidden]

Gmail

Arlene Honbo <arleneahonbo@gmail.com>

Letter to City Council - Emergency Communication

Kay Lupo <kay.lupo@yahoo.com> Fri, Aug 20, 2021 at 2:17 PM
To: Arlene Honbo <arleneahonbo@gmail.com>

Hi Arlene and Gene,

Please ad our names to the letter. It was well written, You two are amazing and are doing a great job. Do you ever get time to just have fun!!!

[Quoted text hidden]

Gmail

Arlene Honbo <arleneahonbo@gmail.com>

Letter to City Council - Emergency Communication

Lkopenhef <lkopenhef@aol.com> Fri, Aug 20, 2021 at 2:44 PM
Reply-To: Lkopenhef <lkopenhef@aol.com>
To: "arleneahonbo@gmail.com" <arleneahonbo@gmail.com>

Hi Arlene,
You can add my name to the letter.
Best,
Lisa

-----Original Message-----
From: Arlene Honbo <arleneahonbo@gmail.com>
To: Arlene Honbo <arleneahonbo@gmail.com>
Cc: Elaine Jeng <ejeng@cityofrh.net>; Ashford Ball <aball@cityofrh.net>
Sent: Thu, Aug 19, 2021 3:15 pm
Subject: Letter to City Council - Emergency Communication

[Quoted text hidden]

Gmail

Arlene Honbo <arleneahonbo@gmail.com>

Letter to City Council - Emergency Communication

Nicole Bierens <neecall@hotmail.com> Fri, Aug 20, 2021 at 2:46 PM
To: Arlene Honbo <arleneahonbo@gmail.com>

Hi!
Please add my name to the letter:

Nicole Tangen zone 1A

From: Arlene Honbo <arleneahonbo@gmail.com>
Sent: August 19, 2021 10:15 PM
To: Arlene Honbo <arleneahonbo@gmail.com>
Cc: Elaine Jeng <ejeng@cityofrh.net>; Ashford Ball <aball@cityofrh.net>
Subject: Letter to City Council - Emergency Communication

[Quoted text hidden]

Gmail

Arlene Honbo <arleneahonbo@gmail.com>

Letter to City Council - Emergency Communication

Eddy Delgado <me@eddydelgado.com> Fri, Aug 20, 2021 at 2:50 PM
To: Arlene Honbo <arleneahonbo@gmail.com>

I vote for sirens.

Eddy Delgado

> On Aug 19, 2021, at 3:15 PM, Arlene Honbo <arleneahonbo@gmail.com> wrote:
>
>
[Quoted text hidden]
[Quoted text hidden]

Gmail

Arlene Honbo <arleneahonbo@gmail.com>

Letter to City Council - Emergency Communication

Eddy Delgado <me@eddydelgado.com> Mon, Aug 23, 2021 at 10:06 AM
To: Arlene Honbo <arleneahonbo@gmail.com>

Yes. Add my name.

Eddy Delgado

> On Aug 23, 2021, at 9:44 AM, Arlene Honbo <arleneahonbo@gmail.com> wrote:
>
> [Quoted text hidden]
> <Emergency Communications City Council Letter of Support 082321.docx>

Gmail

Arlene Honbo <arleneahonbo@gmail.com>

Letter to City Council - Emergency Communication

Kelly Cook <kelly@snobess.com> Mon, Aug 23, 2021 at 9:48 AM
To: Arlene Honbo <arleneahonbo@gmail.com>

Please add my name to the list. I still remember the fire 10+ years ago (can't remember exactly what year it was, do you know?) and I didn't know until my neighbor came knocking on my door. An alert system is vital.

Thank you.
[Quoted text hidden]

Gmail

Arlene Honbo <arleneahonbo@gmail.com>

Letter to City Council - Emergency Communication

Sandy Sherman <inthepinkmusic@cox.net> Mon, Aug 23, 2021 at 11:59 AM
To: Arlene Honbo <arleneahonbo@gmail.com>

Sorry I have not responded until now but please add our names. Michael and Sandy Sherman since we are in support. If I missed the deadline, let me know and we'll send a separate note. I have been incredibly busy these days.

From: Arlene Honbo
Sent: Monday, August 23, 2021 9:45 AM
To: Arlene Honbo <arleneahonbo@gmail.com>

[Quoted text hidden]

[Quoted text hidden]

Gmail

Arlene Honbo <arleneahonbo@gmail.com>

Letter to City Council - Emergency Communication

Diane Gilman <peechtch@gmail.com> Mon, Aug 23, 2021 at 11:18 AM
To: Arlene Honbo <arleneahonbo@gmail.com>

This is very good. I am also thinking of Deaf and hard of hearing people in our community. A text message would be more helpful than a siren. If we could get names of people who prefer a text message in an emergency, that would be very helpful.
Diane

Sent from my iPhone

> On Aug 23, 2021, at 9:44 AM, Arlene Honbo <arleneahonbo@gmail.com> wrote:
>
> [Quoted text hidden]

Emergency Communications City Council Letter of Support 082321.docx
17K

Janely Sandoval

From: Arlene Honbo <arleneahonbo@gmail.com>
Sent: Monday, August 23, 2021 4:32 PM
To: City Clerk
Cc: Elaine Jeng
Subject: Fwd: Final - Letter to RH City Council- Emergency Communications

Dear Janely,
Will you please add Carol Marrone's name to the letter submitted on behalf of the Block Captains? She is the Block Captain for Zone 17c and lives at 17 Southfield.
Thank you,
Arlene

---------- Forwarded message ---------
From: <chestnutnd@aol.com>
Date: Mon, Aug 23, 2021 at 3:53 PM
Subject: Re: Final - Letter to RH City Council- Emergency Communications
To: arleneahonbo@gmail.com <arleneahonbo@gmail.com>

Dear Arlene,

I am so sorry that I did not reply earlier.
If you and Gene think this is the way to go, I am 100% in.
Please add my name to the letter.
Best wishes, Carol Marrone

-----Original Message-----
From: Arlene Honbo <arleneahonbo@gmail.com>
To: Arlene Honbo <arleneahonbo@gmail.com>
Sent: Mon, Aug 23, 2021 3:04 pm
Subject: Final - Letter to RH City Council- Emergency Communications

City of Rolling Hills INCORPORATED JANUARY 24, 1957

Agenda Item No.: 7.B
Mtg. Date: 08/23/2021

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

FROM: **MEREDITH ELGUIRA, PLANNING DIRECTOR**

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

SUBJECT: **RECEIVE AND FILE THE CITY'S NOTICE OF INTENT (NOI) TO PARTICIPATE IN THE PENINSULA ENHANCED WATERSHED MMANAGEMENT PROGRAM (EWMP), AND DISCUSS PARTICIPATION IN THE TORRANCE AIRPORT STORMWATER BASIN PROJECT.**

DATE: **August 23, 2021**

BACKGROUND:
On June 28, 2021, the City Council directed staff to participate in the Peninsula Enhanced Watershed Management Program (EWMP). The City Council also directed staff to discuss with the Los Angeles Regional Water Quality Control Board staff (RB staff) on the city's planned approach for compliance with the Machado Lake pollutant loading by demonstrating that the design volume in the tributary areas to the Machado Lake is retained within the City using the Sepulveda Canyon monitoring data.

As directed, staff met with RB staff on August 9, 2021 and announced the City's intent to join the Peninsula EWMP. Staff also discussed with the RB staff the City's compliance approach. RB staff advised the City to submit a formal Notice of Intent (NOI) letter outlining the City's next steps to join the EWMP. The NOI letter is attached to this report. Prior to submitting the NOI letter on August 20, 2021, City staff reached out to the Peninsula Watershed Management group for approval to join the EWMP and consent to the send the NOI letter to the Regional Board. The City received a unanimous approval from the group.

On behalf of the City, McGowan Consulting will be preparing a detailed and comprehensive addendum to the Peninsula EWMP plan and submit the addendum to the RB staff by November 1, 2021. The Peninsula Watershed Management group already submitted their plan on June 30, 2021. In lieu of resubmitting the entire document, requiring the approval of the other cities in the Peninsula EWMP, the RB staff asked for an addendum to the plan.

At the June 28, 2021 City Council meeting, staff was also directed to approach the City of Torrance about a modular design for the Torrance Airport Storwmater Basin Project. The City participated in the feasibility study for the Torrance Airport Stormwater Basin Project and the project received grant funds from Measure W, the Los Angeles County Safe, Clean Water Program for the design of the project.

Presently, the project does not include a discharge volume for Rolling Hills because the City was not a participant of the Peninsula EWMP in 2012. Participants of the Peninsula EWMP were required to run a model showing stormwater discharges to Machado Lake. The participants used the discharge volume to design the Torrance Airport Stormwater Basin Project.

The City of Torrance is preparing to release a Request for Proposal (RFP) for project design. In response to Rolling Hills' request for modular design to allow the flexibility for project participation, the City of Torrance said that Rolling Hills must decide on participation in the project before the RFP is released, anticipated at the end of August 2021. The modular design idea was not considered.

DISCUSSION:
Joining the Torrance Airport Stormwater Basin Project would provide the City of Rolling Hills a guarantee that it will comply with allowable Machado Lake pollutant levels in case the City cannot demonstrate that it can meet the retaining stormwater discharge volume. If the City is able to demonstrate that the discharge volume is retained within City boundaries, there would be no need for the City to join the Torrance Airport Stormwater Basin Project.

The addendum to the Peninsula EWMP will not be submitted to the RB staff until November 1, 2021. The RB staff may take months to review the addendum. The earliest that the City will have feedback from the RB staff on the proposed compliance approach would be towards the end of the year while the City of Torrance is requiring the City to provide direction on participation in the Torrance Airport Stormwater Basin Project by August 2021.

McGowan Consultant discussed with staff that the City may elect to provide a design volume to the City of Torrance and be included in the project RFP while it waits for the results of the hydrologic analysis and response from the RB staff on the Peninsula EWMP. If positive results are received from the RB staff, the City can pull out of the project prior to final design or construction.

FISCAL IMPACT:
The FY 2021-2022 adopted budget includes $40,000 for participating in the Peninsula EWMP. The anticipated cost of participation is between $20,000 and $40,000, depending on the iterations of reviews by the Regional Board staff. There is no cost to the City to continue participation in the Torrance Airport Storwwmater Basin Project RFP for design services.

RECOMMENDATION:
Receive and file the City's NOI to join the Peninsula EWMP and discuss the City's participation in the Torrance Airport Stormwater Basin Project.

ATTACHMENTS:
2021.09.19EWMP Ltr.pdf

City of Rolling Hills INCORPORATED JANUARY 24, 1957

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

August 19, 2021

Renee Purdy, Executive Officer
California Regional Water Quality Control Board
Los Angeles Region
320 W. 4th Street, Suite 200
Los Angeles, CA 90013

Via email: MS4stormwaterRB4@watersboards.ca.gov

Attention: Dr. LB Nye (LB.Nye@waterboards.ca.gov)
Ivar Ridgeway (Ivar.Ridgeway@waterboards.ca.gov)
Rebecca Christmann (Rebecca.Christmann@waterboards.ca.gov)

Subject: City of Rolling Hills Notification Regarding Palos Verdes Peninsula Watershed Management Program Participation

Dear Ms. Purdy:

The City of Rolling Hills (Rolling Hills) is submitting this letter to provide formal notification to the Los Angeles Regional Water Quality Control Board (Los Angeles Water Board) of its intent to join the Palos Verdes Peninsula Watershed Management Program (Peninsula WMP) in accordance with the newly adopted Regional Phase I MS4 NPDES Permit[1] (Regional MS4 Permit), Part IX.G.2.b. (Notification Regarding WMP Participation for Los Angeles County Permittees). Rolling Hills greatly appreciates the Los Angeles Water Board staff's time during the August 9, 2021 meeting with Rolling Hills staff to discuss the process for joining the Peninsula WMP. We have prepared this letter in accordance with our understanding of the guidance provided during that meeting. The City understands that it is subject to all requirements of the Regional MS4 Permit until the Peninsula WMP has been modified to add the City and then approved by the Los Angeles Water Board.

As prescribed in the Regional MS4 Permit, Attachment F Part X.D.2, Los Angeles County Permittees, such as Rolling Hills, which meet the baseline requirements under the 2012 Los Angeles MS4 Permit may choose to join an existing Watershed Management Program (WMP) but may not develop a new individual WMP. Accordingly, Rolling Hills intends to modify an existing WMP and submit those modifications to the Los Angeles Water Board for approval. Rolling Hills is wholly contained within the boundaries of the

[1] Order No. R4-2021-0105, NPDES Permit No. CAS004004. Waste Discharge Requirements and National Pollutant Discharge Elimination System (NPDES) Permit for Municipal Separate Storm Sewer System (MS4) Discharges within the Coastal Watersheds of Los Angeles and Ventura Counties.

Peninsula WMP and plans to continue participating in the Palos Verdes Peninsula Coordinated Integrated Monitoring Program (Peninsula CIMP) as evidenced by the CIMP implementation MOU. Therefore, the Peninsula WMP is the appropriate program for Rolling Hills to join. On June 28, 2021, the Rolling Hills City Council authorized staff to take the actions necessary for the City to join the Peninsula WMP. Rolling Hills has been participating in monthly coordination meetings of the Peninsula WMG and has contributed to the joint development and dissemination of public information and participation outreach materials since the adoption of the 2012 Los Angeles MS4 Permit.

Rolling Hills can demonstrate that the strategies, control measures, and BMPs implemented by Rolling Hills cumulatively retain all conditionally exempt, non-essential non-stormwater as defined in Part III.A (Prohibitions – Non-Stormwater Discharges) of the Regional MS4 Permit and all stormwater runoff up to and including the runoff volume from the 85th percentile, 24-hour storm event in accordance with Regional MS4 Permit Part X.B.2.b.iii. Consequently, no modification of the Reasonable Assurance Analysis (RAA) is required to incorporate Rolling Hills into the Peninsula WMP (in accordance with Regional MS4 Permit Part IX.A.4.k and Part IX.B.8.). Narrative modifications to the revised Peninsula WMP dated June 30, 2021, are needed to incorporate Rolling Hills into the Peninsula WMP. A general, non-exhaustive summary of the type and scope of those modifications are set forth below:

1. A new subsection will be developed describing Rolling Hills as an 85th percentile, 24-hr retention area. It will include a discussion of the strategies, control measures, and BMPs implemented by Rolling Hills to achieve this retention performance. This section will also reference a new appendix with hydrologic analysis.
2. A new appendix will be added to include a hydrologic analysis of continuous flow monitoring data collected from a representative drainage area in Rolling Hills demonstrating retention of runoff from the 85th percentile, 24-hour storm event.
3. The narratives in the Peninsula WMP along with various tables and figures will be modified as appropriate to include Rolling Hills. These modifications include but are not limited to the following:
    a. Changes to various introductory paragraphs to adjust tributary areas of each watershed to include Rolling Hills as necessary for accuracy.
    b. Include statements where appropriate in the narrative that the RAA was conducted for areas of the EWMP not addressed through retention of the 85th percentile, 24-hr storm event.
    c. Update Chapter 7 to include Rolling Hills Water Quality Ordinance references.
    d. Modify legends and labels in various figures to describe the area of Rolling Hills as 85th percentile, 24-hr retention area rather than "not participating in EWMP"

Rolling Hills will submit a detailed and comprehensive addendum to the Los Angeles Water Board for review describing each of the modifications to be made to the Peninsula WMP. Following receipt of review comments from Los Angeles Water Board staff on the Rolling Hills addendum and on the Peninsula WMP submitted in June 2021, a single redline and clean version of the Peninsula WMP will be prepared incorporating the Rolling Hills addendum items and addressing/incorporating comments from the Los Angeles Water Board on both submittals. Rolling Hills has discussed this approach with the members of the Peninsula WMP and they are in concurrence with submitting a single redline version combining

changes to incorporate the Rolling Hills addendum and comments from the Los Angeles Water Board in one combined redline version along with a final clean document incorporating all changes.

Rolling Hills will aim to submit the addendum to Los Angeles Water Board staff for review by November 1, 2021. Given the workload of Rolling Hills' consulting team at this time involving preparation of individual and watershed annual reports, however, Rolling Hills would appreciate some flexibility on this timing. Submittal of the combined redline and clean versions of the Peninsula WMP will occur within three (3) months of receiving Los Angeles Water Board staff comments on the Rolling Hills addendum and Peninsula WMP.

Rolling Hills is grateful for the Los Angeles Water Board staff's time and assistance in determining the best approach for incorporating the City into the Peninsula WMP. Please contact Meredith Elguira or me at: 310-377-1521 or via email (EJeng@CityofRH.net and MElguira@CityofRH.net) should you require further information on this matter prior to our submittal of the addendum.

Sincerely,

Elaine Jeng, P.E.
City Manager

Copies: Charles Eder, City of Rancho Palos Verdes (CharlesE@rpvca.gov)
Ken Rukavina, City of Rancho Palos Verdes (KRukavina@rpvca.gov)
David Wahba, City of Rolling Hills Estates (DavidW@RollingHillsEstatesCA.gov)
Carolynn Petru, City of Palos Verdes Estates (CPetru@pvestates.org)
Thuan Nguyen, Los Angeles County (ThuNguyen@dpw.lacounty.gov)
T.J. Moon, Los Angeles County (TMoon@dpw.lacounty.gov)

City of Rolling Hills INCORPORATED JANUARY 24, 1957

Agenda Item No.: 8.A
Mtg. Date: 08/23/2021

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

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

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

SUBJECT: **CONSIDER AND APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH GPA CONSULTING FOR A NOT-TO-EXCEED AMOUNT OF $199,215 TO PROVIDE ENVIRONMENTAL CONSULTING SERVICES FOR THE CALOES/FEMA VEGETATION MANAGEMENT GRANT PROJECT.**

DATE: **August 23, 2021**

BACKGROUND:
The City was awarded funds by CalOES/FEMA for Phase 1 of the Vegetation Management in the canyons for design development to determine the project locations and mitigation methods. Phase 1 of the project also includes environmental assessment, and legal services. The City must meet the grant requirements by completing the tasks for Phase 1 by November 16, 2021.

The project location and the project design was conducted by the Los Angeles County Fire Department at no cost to the City. The next step is to complete the environmental assessment. The City conducted two unsuccessful competitive solicitations for environmental services in July and August 2021. No firms were interested in the project.

DISCUSSION:

In consultation with CalOES, the City was advised to contact firms for proposals. Having conducted vegetation management work in the Nature Preserve commissioned by the City, the Palos Verdes Peninsula Land Conservancy (Land Conservancy) was asked to provide experienced environmental firms to serve the grant project. The Land Conservancy introduced GPA Consulting to city staff. GPA Consulting provides a variety of services in the areas of environmental planning, historic preservation, and biology. GPA Consulting is also well-versed in providing California Environmental Quality Act (CEQA) studies, navigating federally funded projects, conducting large-scale historic resource surveys, facilitating public meetings, and developing public policy. GPA Consulting's expertise and professional experiences are appropriate for the project, and appears to be capable to meet the requirements of the City's grant project.

Based on GPA Consulting's experience, the environmental assessment for the project could not be completed by November 16, 2021. The City requested a project extension with CalOES to July 2022 to complete Phase 1 milestones. CalOES is anticipated to provide a response to the City's extension request in September 2021.

FISCAL IMPACT:

In December 2020, the City Council approved Resolution 1247 to accept the grant funds for the Vegetation Management project in the amount of $242,625 with a required match in the amount of $80,875. All project expenses are invoiced to the grantor with a 75% and 25% split. GPA Consulting estimates a fee of $199,215 to complete the environmental assessment for the project. There is available budget to engage GPA Consulting for services. Twenty-five percent of the fee or $49,804 would be funded using General Fund and 75% of the fee or $149,412 would be funded using the grant funds. In the FY 2021-2022 adopted budget, there is sufficient budget to fund 25% of the environmental assessment fee.

RECOMMENDATION:

Approve the Professional Services Agreement with GPA Consulting for Environmental Analysis.

ATTACHMENTS:
PSA for Regulatory Permitting-c1.DOCX
GPA_Fee Proposal.pdf
GPA Scope_081221.docx

PROFESSIONAL SERVICES AGREEMENT

REGULATORY PERMITTING SERVICES

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

R E C I T A L S

A. The City desires to utilize the services of Consultant as an independent contractor to satisfy the environmental requirements for the Vegetative Management Mitigation Project funded by the Federal Hazard Mitigation Grant Program (HMGP).

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

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

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

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

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

3.0 COMPENSATION FOR SERVICES. The City shall pay the Consultant for its professional services rendered and costs incurred pursuant to this Agreement in accordance with Exhibit B, the Scope of Work's fee and cost schedule for the services attached to and made part of this Agreement subject to a do not exceed amount in the amount of $199,214.40. Compensation shall under no circumstances be increased except

by written amendment of this Agreement. The Consultant shall be paid within forty-five (45) days of presentation of an invoice to the City for services performed to the City's satisfaction. The Consultant shall submit invoices monthly describing the services performed, the date services were performed, a description of reimbursable costs, and any other information requested by the City.

4.0 CONTRACT ADMINISTRATION

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

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

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

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

5.0 TERMINATION.

5.1 Either the City Manager or the Consultant may terminate this Agreement, without cause, by giving the other party thirty (30) days written notice of such termination and the effective date thereof. In the event of such termination, Consultant shall prepare and shall be entitled to receive compensation pursuant to a close-out bill for services rendered in a manner reasonably satisfactory to the City and fees incurred pursuant to this Agreement through the notice of termination.

5.2 If the Consultant or the City fail to fulfill in a timely and proper manner its obligations under this Agreement, or if the Consultant or the City violate any of the covenants, agreements, or stipulations of this Agreement, the Consultant or the City shall have the right to terminate this Agreement by giving written notice to the other party of such termination and specifying the effective date of such termination. The Consultant shall be entitled to receive compensation in accordance with the terms of this Agreement

for any work satisfactorily completed hereunder. Notwithstanding the foregoing, the Consultants shall not be relieved of liability for damage sustained by virtue of any breach of this Agreement and any payments due under this Agreement may be withheld to off-set anticipated damages.

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

6.0 INDEMNIFICATION. Consultant shall indemnify, defend with counsel approved by City, and hold harmless City, its officers, officials, employees, and volunteers from and against all liability, loss, damage, expense, cost (including without limitation reasonable attorneys' fees, expert fees, and all other costs and fees of litigation) of every nature arising out of or in connection with Consultant's performance of work hereunder or its failure to comply with any of its obligations contained in this Agreement, regardless of City's passive negligence, but excepting such loss or damage which is caused by the sole active negligence or willful misconduct of the City. Should City in its sole discretion find Consultant's legal counsel unacceptable, then Consultant shall reimburse the City its costs of defense, including without limitation reasonable attorneys' fees, expert fees, and all other costs and fees of litigation. The Consultant shall promptly pay any final judgment rendered against the City (and its officers, officials, employees, and volunteers) covered by this indemnity obligation. It is expressly understood and agreed that the foregoing provisions are intended to be as broad and inclusive as is permitted by the law of the State of California and will survive termination of this Agreement.

7.0 INSURANCE REQUIREMENTS.

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

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

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

performed under this Agreement or the general aggregate limit shall be at least twice the required occurrence limit.

7.1.3 Automobile Liability Coverage. The Consultant shall maintain automobile liability insurance covering bodily injury and property damage for all activities of the Consultant arising out of or in connection with the work to be performed under this Agreement, including coverage for owned, hired, and non-owned vehicles, in an amount of not less than three hundred thousand dollars ($300,000) combined single limit for each occurrence. If Consultant or Consultant's employees will use personal automobiles in any way on this project, Consultant shall obtain evidence of personal automobile liability coverage for each such person.

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

7.2 Endorsements. Each insurance policy shall be issued by insurers possessing a Best's rating of no less than A-:VII. Each general liability insurance policy shall be endorsed with the specific language of Section 8.2.1 – 8.2.7 below. Consultant also agrees to require all Consultants and subcontractors to do likewise.

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

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

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

7.2.4 Notwithstanding the provisions included in any of the ISO Additional Insured Endorsement forms, Consultant acknowledges that the insurance coverage and policy limits set forth in this section constitute the minimum amounts of

coverage required. Any insurance proceeds available to the City in excess of the limits and coverage required under this Agreement and which is applicable to a given loss will be available to the City .

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

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

7.2.7 The insurance provided by this policy shall not be suspended, voided, or reduced in coverage or in limits except after thirty (30) days' written notice has been submitted to the City and approved of in writing, except in the case of cancellation, for which ten (10) days' written notice shall be provided.

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

7.3 Self Insured Retention/Deductibles. Policies required by this Agreement shall allow City, as additional insured, to satisfy the self-insured retention ("SIR") and/or deductible of the policy in lieu of the Owner (as the named insured) should Owner fail to pay the SIR or deductible requirements. The amount of the SIR or deductible shall be subject to the approval of the City Attorney and the Finance Director. Owner understands and agrees that satisfaction of this requirement is an express condition precedent to the effectiveness of this Agreement. Failure by Owner as primary insured to pay its SIR or deductible constitutes a material breach of this Agreement. Should City pay the SIR or deductible on Owner's behalf upon the Owner's failure or refusal to do so in order to secure defense and indemnification as an additional insured under the policy, City may include such amounts as damages in any action against Owner for breach of this Agreement in addition to any other damages incurred by City due to the breach.

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

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

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

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

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

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

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

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

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

12.0 OWNERSHIP OF DOCUMENTS. It is understood and agreed that the City shall own all documents and other work product of the Consultant, except the Consultant's notes and workpapers, which pertain to the work performed under this Agreement. The City shall have the sole right to use such materials in its discretion and without further compensation to the Consultant , but any re-use of such documents by the City on any other project without prior written consent of the Consultant shall be at the sole risk of the City. The Consultant shall at its sole expense provide all such documents to the City upon request.

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

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

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

Attention: City Manager

CONSULTANT:

Attention:

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

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

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

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

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

20.0 COPYRIGHT. No reports, maps, or other documents produced in whole or in part under this Agreement shall be the subject of an application for copyright by or on behalf of the Consultant.

21.0 FINAL PAYMENT ACCEPTANCE CONSTITUTES RELEASE.
Final Payment Acceptance Constitutes Release. The acceptance by the Consultant of the final payment made under this Agreement shall operate as and be a release of the City from all claims and liabilities for compensation to the Consultant for anything done, furnished or relating to the Consultant's work or services. Acceptance of

payment shall be any negotiation of the City's check or the failure to make a written extra compensation claim within ten (10) calendar days of the receipt of that check. However, approval or payment by the City shall not constitute, nor be deemed, a release of the responsibility and liability of the Consultant, its employees, subcontractors, and agents for the accuracy and competency of the information provided or work performed; nor shall such approval or payment be deemed to be an assumption of such responsibility or liability by the City for any defect or error in the work prepared by the Consultant, its employees, subcontractors, and agents.

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

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

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

CITY OF ROLLING HILLS:

_____
Elaine Jeng, P.E., City Manager

CONSULTANT:

_____
By:

ATTEST:

_____
Janely Sandoval, City Clerk

APPROVED AS TO FORM:

_____
Michael Jenkins, City Attorney

EXHIBIT A

SCOPE OF SERVICES

EXHIBIT B

FEE AND COST SCHEDULE

Fee Proposal

Rolling Hills Fuel Load Environmental Planning
GPA Consulting

No.	Task Description	Richard Galvin, Principal Env Planner $ 260.00	Ryan Todaro, Sr. Associate Env Planner $ 220.00	George Gorman & Laura Comstock, Sr. Env Planner $ 150.00	Adelyn Alanis & Allie Acuna, Associate Env Planner $ 125.00	Isabella Burch, Noeli Topete, Justin Nguyen, Env Planners $ 105.00	Marieka Schrader,Sr. Associate Biologist $ 185.00	Stan Glowacki, Terry Adelsbach, Sheri Mayta & Jennifer Johnson, Sr. Biologist $ 150.00	Lizbeth P. Orozco, Mario Mayo, & Patrick Griggs, Biologist $ 105.00	Andrea Galvin, Principal Arch Historian $ 230.00	Jenna Kachour & Amanda Duane, Sr. Arch Historians $ 150.00	Audrey von Ahrens, Associate Arch Historian $ 125.00	Martin Rose, Sr. GIS Analyst $ 150.00	Total Hours	Direct Costs	Subconsultants	Total Hours (Costs)	Grand Total Cost for GPA
1	Project Management/Information Gathering and Determine Grant Requirements	10	44		30	44		8	16		4	8	4	**168**	**$ 134.40**		**$ 25,730.00**	**$ 25,864.40**
2	Conduct Environmental Assessment and Prepare Necessary Documents to Secure Clearance for Project Implementation													**0**			**$ -**	**$ -**
2.1	Biological Technical Memorandum		8				4	44	98				24	**178**	**$ 60.00**		**$ 22,990.00**	**$ 23,050.00**
2.2	USFWS Endangered Species Act Consultation		8				4	20	76				8	**116**	**$ 60.00**		**$ 14,680.00**	**$ 14,740.00**
2.3	CA Endangered Species Act Consultation		4				4	24	72				8	**112**	**$ 60.00**		**$ 13,980.00**	**$ 14,040.00**
2.4	Regulatory Permitting		4				4	36	92				16	**152**			**$ 19,080.00**	**$ 19,080.00**
2.5	Air Quality Impact Assessment		8											**8**		**$ 3,500.00**	**$ 1,760.00**	**$ 5,260.00**
2.6	Greenhouse Gas Impact Assessment		4											**4**		**$ 3,500.00**	**$ 880.00**	**$ 4,380.00**
2.7	Noise Impact Assessment		8											**8**		**$ 3,500.00**	**$ 1,760.00**	**$ 5,260.00**
2.8	AB-52/NHPA Consultation Assistance		8											**8**		**$ 2,400.00**	**$ 1,760.00**	**$ 4,160.00**
2.9	Cultural Resources Study		4											**4**		**$ 6,940.00**	**$ 880.00**	**$ 7,820.00**
2.10	Initial Study/Mitigated Negative Declaration		46		88	140			36				24	**334**			**$ 43,200.00**	**$ 43,200.00**
3	Meetings/Stakeholder Meetings	8	36			8								**52**			**$ 10,840.00**	**$ 10,840.00**
3.1	Public Hearing/Public Outreach	8	36	0		8							0	**52**			**$ 10,840.00**	**$ 10,840.00**
4	Provide Technical Support during Cal OES and FEMA's Review of the Environmental Documents		24					36						**60**			**$ 10,680.00**	**$ 10,680.00**
	TOTAL HOURS	26	242	0	118	200	16	168	390	0	4	8	84					
	TOTAL COST	$ 6,760.00	$ 53,240.00	$ -	$ 14,750.00	$ 21,000.00	$ 2,960.00	$ 25,200.00	$ 40,950.00	$ -	$ 600.00	$ 1,000.00	$ 12,600.00	**1256**	**$ 314.40**	**$ 19,840.00**	**$ 179,060.00**	**$ 199,214.40**

CONSULTING

GPA

Project Understanding and Approach

The City of Rolling Hills is requesting proposals from qualified firms to provide professional services to satisfy the environmental requirements for the Vegetative Management Mitigation Project funded by the Federal Hazard Mitigation Grant Program (HMGP). The City of Rolling Hills is located in a Very High Fire Hazard Severity Zone designated by Cal Fire and considered at-risk for wildfire events. The City has historically been subject to fires/wildfires threatening loss of life and property. The City applied for funding through the HMGP to create defensible space/fuel breaks to protect homeowners from wildfires within the City. The City was awarded funds for Phase 1 of the project for design development to determine the project locations and methods within the City. Phase 1 of the project also includes a CEQA assessment and legal services. The City must meet the grant requirements by completing the tasks for Phase 1 by November 16, 2021. FEMA/Cal OES will consider releasing additional grant funds for Phase 2 for implementation based on satisfactory work on completing Phase 1. It is understood that we would be clearing the parcels on either side of Crest Road East. (Figure "Crew Work for Veg Project: Potential Project Parcels" Page 93/101 of the RFQ.

The project will utilize federal funding (FEMA); therefore, environmental documentation pursuant to the National Environmental Policy Act (NEPA) is required. It is assumed that GPA will complete the NEPA document (Categorical Exclusion) and anticipated support documents: technical studies to support NEPA and FEMA Site Information, Environmental Review and Checklist, Section 106 and Section 7 Consultation.

It is also anticipated that the City of Rolling Hills will be the lead agency for CEQA and GPA will complete an IS/MND to comply with CEQA. The technical studies identified in task 2 will support the CEQA and NEPA documents and various state and federal laws.

Scope of Work

Task 1: Project Management/Information Gathering and Determine Grant Requirements

GPA believes environmental coordination in all phases of the project is critical to project delivery. GPA understands the importance of following the project schedule and meeting design milestones. GPA anticipates that coordination and project management will need to occur with the project engineers, City staff, FEMA, and permitting agencies in all phases of the project. GPA will maintain a clear line of communication with the project team and conduct regular status checks to ensure all environmental tasks are on schedule and within budget. GPA will prepare monthly progress reports that include the progress of each task, new and ongoing issues, proposed resolutions, and estimated impacts on the schedule. GPA will also maintain electronic copies of the complete environmental document prepared by GPA and will provide the City with a copy of the final environmental documents upon project completion. GPA has experience with projects with similar time constraints and understands that consistent communication in all phases of the project will help ensure that all milestones will be achieved within the required schedule and budget. Also during this task we will review existing documentation that has been completed to date submit a memorandum on the final scope to satisfy FEMA NEPA and CEQA for the City.

Deliverables: *Monthly Progress Reports and final copies of complete GPA-prepared documentation and Environmental Clearance Memorandum*

Task 2: Conduct Environmental Assessment and Prepare Necessary Documents to Secure Clearance for Project Implementation

At project initiation, GPA will work closely with the City and Fire Department to define a complete and detailed project description. The project description will identify the project purpose and need, project objectives, project components, project location, and timing of the project. GPA can conduct a site visit with the project team to visually assess and photograph existing conditions, and to confirm the appropriate environmental study limits.

Deliverables: *Complete Project Description; attendance at initial site visit.*

Task 2.1: Biological Technical Memorandum

Background Research and Biological Study Area Delineation

GPA will review available data on biological resources recorded on and within the vicinity of the project area, including all plant and wildlife species with the potential to be in the area. This review will include conducting searches in databases such as the California Natural Diversity Database (CNDDB), National Wetlands Inventory, and California Native Plant Society. Additionally, a list of threatened and endangered species with the potential to be within the project area will be requested from the United States Fish and Wildlife Service (USFWS). GPA will also work with the City to delineate an appropriate Biological Study Area (BSA) that will cover the direct and indirect impact areas for the project, including all temporary and permanent impact areas. After the data has been reviewed, a BSA map will be created and used for the biological analysis.

Biological Field Reconnaissance

GPA will systematically survey the BSA for plant and wildlife species, their signs, and/or potential habitat. GPA will inventory all botanical and wildlife resources observed in the BSA and will identify and record all existing vegetation communities in this area in accordance with CDFW's Guidelines for Assessing the Effects of Proposed Projects on Rare, Threatened, and Endangered Plants and Natural Communities. Floristic surveys will be conducted during the appropriate blooming period for species with the potential to be in the project area (May), if feasible. Special attention will be given to tree and vegetation species that would be impacted (e.g. trimmed or removed) during maintenance activities. Other sensitive biological resources that will be assessed during the reconnaissance include the presence of wildlife movement corridors, habitat linkages, and the presence of potentially jurisdictional wetlands, waters of the United States (U.S.) and waters of the state.

As part of the development of this scope of work, GPA completed a preliminary CNDDB search for protected and special-status species recorded within the vicinity of the project area (Torrance and San Pedro 7.5 Minute Quadrangle (Quad) and immediate surrounding quads), in addition to a preliminary USFWS species list. The searches identified multiple special-status wildlife species, including several federally and/or state threatened, endangered, or candidate species, that have been recorded within the search area, including the state threatened tricolored blackbird (*Agelaius tricolor*), state candidate endangered Crotch bumble bee (*Bombus crotchii*), federally threatened western snowy plover (*Charadrius nivosus nivosus*), federally threatened and state endangered western yellow-billed cuckoo (*Coccyzus americanus occidentalis*), federal candidate monarch - California overwintering population (*Danaus plexippus* pop. 1), federally endangered El Segundo blue butterfly (*Euphilotes battoides allyni*), federally endangered Palos Verdes blue butterfly (*Glaucopsyche lygdamus palosverdesensis*), federally endangered Pacific pocket mouse (*Perognathus longimembris pacificus*), federally threatened coastal California gnatcatcher (*Polioptila californica californica*), state threatened bank swallow (*Riparia riparia*), federally and state endangered Mohave tui chub (*Siphateles bicolor mohavensis*), federally and state endangered California least tern (*Sternula antillarum*

browni), federally endangered Riverside fairy shrimp (*Streptocephalus woottoni*), federally and state endangered least Bell's vireo (*Vireo bellii pusillus*), in addition to other special-status species. The search also identified multiple federally and/or state threatened or endangered special-status plant species with potential to be in the project area based on geographical location. In addition, a portion of the project area is within critical habitat for the coastal California gnatcatcher.

According to the CNDDB, the following federally or state listed threatened, endangered, or candidate species have been observed within five miles of the project area including the Palos Verdes blue butterfly, Mohave tui chub, California least tern, Lyon's pentachaeta (*Pentachaeta lyonii*), tricolored blackbird, Pacific pocket mouse, monarch - California overwintering population, El Segundo blue butterfly, coastal California gnatcatcher, bank swallow, Riverside fairy shrimp, and Crotch bumble bee.

Because the project is in a largely undeveloped area, there may be habitat for these and other special-status species within the project area. GPA will assess the existing habitat and potential for special-status species to be in the BSA during field surveys. Focused/protocol wildlife surveys to determine presence/absence of federally or state threatened and endangered species, if required, are not included in this scope of work. If it is determined that the project could result in impacts on any federally or state listed threatened or endangered species, consultation with the USFWS and/or CDFW would be conducted under separate tasks below.

Reporting and Mapping

Following completion of the background research, site investigations, and field reconnaissance, GPA will summarize the results of these studies into a Biological Technical Memorandum (Memo). The Memo will include a discussion of the existing biological resources in the BSA, applicable regulations, potential project impacts, and proposed avoidance, minimization, and mitigation measures to minimize and/or mitigate these impacts to the extent feasible. The Memo will also discuss any consultation required with other agencies to obtain project approvals and environmental permits, if necessary.

GPA will also conduct vegetation mapping in accordance with the National Vegetation Classification and A Manual of California Vegetation. Vegetation communities will be mapped at the alliance level, where appropriate. GPA will digitize vegetation communities and special-status resources, including plants and wildlife observed on site, into a Geographical Information System (GIS) format.

Deliverables: *One electronic copy of the Biological Technical Memorandum*

Task 2.2: USFWS Endangered Species Consultation

Under the Federal Endangered Species Act (FESA), if the project may affect a USFWS threatened or endangered species, or designated critical habitat, Section 7 consultation with the USFWS is required. Based on preliminary analysis there is potential for federally listed species to be in the project area. GPA anticipates that FESA consultation may be required. GPA will prepare the Section 7 consultation initiation package, including the Biological Assessment, and will coordinate with FEMA and the City for review and submittal of the Section 7 consultation initiation package to USFWS. If requested, GPA will attend internal phone meetings and/or USFWS phone meetings held as part of the consultation process.

GPA will provide support to the FEMA to streamline the FESA consultation process, including preparation of supplemental information requested by the USFWS.

Deliverable: *One electronic copy and one hard copy of the USFWS FESA consultation package*

Task 2.3: California Endangered Species Act Consultation

Under the California Endangered Species Act (CESA), if the project may result in the 'take' of a state threatened, endangered, or candidate species, consultation with the CDFW is required. Based on preliminary analysis there is potential for state listed species to be in the project area. GPA anticipates that CESA consultation may be required. If required, GPA will prepare the request for a Consistency Determination or Incidental Take Permit application and will coordinate with the City for review and submittal of the consultation initiation package/Incidental Take Permit application to CDFW. If requested, GPA will attend internal phone meetings and/or CDFW phone meetings held as part of the consultation process.

GPA will provide support to the City to streamline the CESA consultation processes, including preparation of supplemental information requested by CDFW and negotiating the required compensatory mitigation. GPA will also provide technical assistance to the City to refine impact avoidance, minimization, and mitigation measures, as required by CDFW to reduce project impacts and potential for take of listed species to the maximum extent feasible.

Deliverable: *One electronic copy and one hard copy of the CESA consultation package and CDFW supplemental information request*

Task 2.4: Regulatory Permitting

Section 404 of the Clean Water Act Nationwide Permit

Section 404 of the Clean Water Act regulates, and authorizes the USACE to issue permits for the discharge of dredged or fill materials into waters of the U.S. Paintbrush Canyon Creek is a natural waterway and is expected to fall under the jurisdiction of the USACE as waters of the U.S. If project activities will result in temporary or permanent impacts on Paintbrush Canyon Creek, a Section 404 Permit will be required. It is expected that the project will fall within the scope of the USACE Nationwide Permit (NWP) 3 for "Maintenance" under category c: temporary structures, fills, and work necessary to conduct maintenance activity. Under this category, submittal of a pre-construction notification and an aquatic delineation is not required. Therefore, the project is expected to fall under a non-notifying NWP 3.

Section 401 of the Clean Water Act Water Quality Certification

Section 401 of the Clean Water Act provides the RWQCB with jurisdiction over waters of the state. Section 401 of the Clean Water Act requires applicants acquiring permits from the USACE under Section 404 obtain a Water Quality Certification from the RWQCB for the state in which the discharge originates. The RWQCB typically takes jurisdiction over all surface and ground waters in the state of California; therefore, Paintbrush Canyon Creek is also waters of the state. If project activities will result in temporary or permanent impacts on Paintbrush Canyon Creek, GPA will prepare an application for a Section 401 Water Quality Certification for submittal to the RWQCB. The application will include a brief description of the project, an assessment of impacts to waters of the state, measures and best management practices to minimize impacts, a proposed mitigation plan, and other pertinent project information, as required by the RWQCB. If warranted, a site visit will be coordinated with the RWQCB and other regulatory agencies to facilitate the process.

Section 1602 of the California Fish and Game Code Lake or Streambed Alteration Agreement

Section 1602 of the California Fish and Game Code requires submittal of a Lake or Streambed Alteration Notification to the CDFW for any activity that may substantially divert or obstruct the natural flow or substantially change the bed, channel, or bank of any river, stream, or lake. Streams (and rivers) are defined by the presence of a channel bed and banks and at least an intermittent flow of water; therefore, Paintbrush Canyon Creek is expected to fall under the jurisdiction of the CDFW.

The CDFW typically requires notification for activities that will be conducted within jurisdictional areas. The CDFW reviews the proposed actions and, if necessary, submits to the applicant a proposal for measures to protect affected

fish and wildlife resources. The final proposal that is mutually agreed upon by CDFW and the applicant is the Lake or Streambed Alteration Agreement. GPA will prepare a Lake or Streambed Alteration Notification package for submittal to the CDFW. The notification will include a brief description of the project, an assessment of impacts to CDFW jurisdictional areas, measures and best management practices to minimize impacts, a proposed mitigation plan, and other pertinent project information, as required by the CDFW. In addition, GPA will map the habitat and calculate impacts within the 100-year floodplain in the BSA. All trees within the 100-year floodplain will be identified and mapped and the diameter of each tree will be measured at breast height. If warranted, a site visit will be coordinated with the CDFW and other regulatory agencies to facilitate the process.

Deliverables: One electronic copy of the 401 and 1602 notification/application packages

Task 2.5: Air Quality Impact Assessment

AMBIENT Air Quality & Noise Consulting will prepare an air quality impact assessment for the project. Existing air quality conditions and applicable rules, regulations, and significance thresholds will be summarized. The assessment will be prepared in memorandum format based on the CEQA environmental checklist questions. It is anticipated that a qualitative discussion of short-term air quality impacts would be sufficient. However, if deemed necessary, short-term emissions of criteria air pollutants will be quantified. Emissions will be quantified based on equipment usage, schedules, and worker trip information, to be provided. Mitigation measures will be identified for potentially significant impacts. The effectiveness of proposed mitigation measures will be discussed.

Deliverables: One electronic copy of the air quality impact assessment

Task 2.6: Greenhouse Gas Impact Assessment

AMBIENT Air Quality & Noise Consulting will prepare a GHG impact assessment for the project. Applicable regulations and significance thresholds will be summarized. The assessment will be prepared in memorandum format based on the CEQA environmental checklist questions. It is anticipated that a qualitative discussion of short-term GHG impacts would be sufficient. However, if deemed necessary, short-term emissions of GHGs will be quantified. Emissions will be quantified based on equipment usage, schedules, and worker trip information, to be provided. Mitigation measures will be identified for potentially significant impacts. The effectiveness of proposed mitigation measures will be discussed.

Deliverables: One electronic copy of the greenhouse gas impact assessment

Task 2.7: Noise Impact Assessment

AMBIENT Air Quality & Noise Consulting will prepare a noise impact assessment for the project. Applicable regulations, including applicable noise-control ordinances, and significance thresholds will be summarized. Ambient noise measurement surveys are not anticipated to be required and are not included. The assessment will be prepared in memorandum format based on the CEQA environmental checklist questions. It is anticipated that a qualitative discussion of short-term noise impacts would be sufficient. However, if deemed necessary, short-term noise levels associated with project activities will be quantified. Noise levels will be quantified based on equipment usage, schedules, and worker trip information, to be provided. Mitigation measures will be identified for potentially significant impacts. The effectiveness of proposed mitigation measures will be discussed.

Deliverables: One electronic copy of the noise impact assessment

Task 2.8: AB-52/NHPA Consultation Assistance

DUKE CRM will contact the Native American Heritage Commission (NAHC) for a list of groups to consult with under AB-52 and Section 106. The City will need to provide their AB-52 consultation list; if a list is not available, we will

send letters to the groups listed by the NAHC. DUKE CRM will work with the City and FEMA to distribute notification/consultation letters via U.S. Certified Mail initiating the consultation process under both AB-52 and NHPA. DUKE CRM will send letters on the City and FEMA letterhead. We will make up to two attempts to follow-up with Native American groups (email and/or telephone). It is important to note that while DUKE CRM will support the City and FEMA's efforts, the consultation required under AB-52 and NHPA is between Tribes and the government agencies. We will be available for limited consultation with the City/FEMA, if requested. However, if any meetings or extended consultation are necessary with Native Americans, DUKE CRM will bill hourly at the Project Manager's rate and require a contract amendment. DUKE CRM will provide a summary-of-consultation matrix to the City.

Task 2.9: Cultural Resources Study

Research

DUKE CRM will complete a records search at the South-Central Coastal Information Center (SCCIC), located at California State University, Fullerton. The SCCIC is the State-designated repository for records concerning known archaeological and historic resources and prior cultural resource studies in Los Angeles County. The records search will include up to a ½-mile radius. Limited research using on-line and inhouse resources will be conducted.

Field Survey (if needed)

Records search data will inform the necessity to conduct pedestrian survey of the Project area. If an adequate survey has been conducted in the last 10 years and no cultural resources have been previously identified within or near the Project, then a survey will not be necessary. The purpose of the survey is to identify cultural resources within the Project boundaries, characterize the setting of the Project, and field check any previously recorded cultural resources discovered by the records search. Photographs will be taken. For the purposes of this proposal, DUKE CRM does not anticipate the identification of cultural resources within the Project boundaries; if resources are discovered additional tasks and costs, not included herein, will be necessary.

Report

Upon completion of these tasks, DUKE CRM will prepare a cultural resource report. The report will include a project description, setting, methods, results, and recommendations. DUKE CRM will prepare one draft of the report for review by the CLIENT, one draft report for the City, and one draft report for FEMA. The report will be provided in PDF and/or MS Word electronic format. No hard copies or reproductions are included. If additional reviews are necessary or a more detailed technical report needs to be prepared as determined by any agency, a contract amendment may be necessary.

Associated Tasks and Costs

Tasks associated with the completion of the project include photography, graphics, and word processing/editing. In addition, expenses necessary in the completion of this project will be included (archive fees, mileage, tolls, etc.). These tasks and costs are included in the cost estimate. Additional budget will be necessary if additional rounds of comments are necessary. DUKE CRM does not anticipate attendance at any project meetings. If needed, attendance will be billed out at the Project Manager's rate attached.

Data Needs

The CLIENT will need to provide project data, including a project description, project maps and site plans in electronic format (PDF). In addition, background historical information, cultural resources studies, and geotechnical reports relevant to the Project should be provided.

Task 2.10: Initial Study/Mitigated Negative Declaration

If, following completion of the environmental technical studies, it is determined that the project may have significant impacts to environmental resources that would require the preparation of an Initial Study (IS) and issuance of a Mitigated Negative Declaration (MND), then GPA will complete the preparation of all CEQA documentation and support the City in meeting its Lead Agency responsibilities for public notification and approval of the CEQA document.

Following completion of the technical analyses described previously, GPA will prepare an Administrative Draft IS, consistent with CEQA Guidelines Appendix G (as amended December 2018). The document will be prepared in a format approved by the City, and shall include all the required sections for an IS. GPA will then submit the Administrative Draft IS to the City for review and will coordinate, as needed, for review and approval of the document. Once the Administrative Draft IS is approved by the City, GPA will finalize the revisions and prepare the Draft IS and Draft MND for public circulation.

Once the Administrative Draft IS is approved by the City, GPA will finalize the revisions and prepare the Draft IS and Draft MND for public circulation. GPA will also prepare the Notice of Completion (NOC), Notice of Intent to Adopt a Negative Declaration (NOI), and coordinate with the City for any final reviews and approval to circulate the document.

GPA will produce electronic copies of the Draft IS/MND and distribute the document to the appropriate agencies and public for review and comment. GPA will also file the NOC with the State Clearinghouse and the NOI with the Los Angeles County Clerk. It is assumed that the City will be responsible for any local and/or media postings of notices and document copies.

Following circulation of the Draft IS/MND, GPA will coordinate with the City to prepare responses to any public comments received and incorporate the responses and any required revisions into the document. GPA will then prepare a Final IS/MND and submit it to the City for review. GPA will coordinate as needed to make further revisions and obtain approval to finalize the document. GPA will coordinate as needed for the adoption of the Final IS/MND by the City and will support the City in preparation of any necessary documentation needed to support this adoption, including staff reports, resolutions, and other documentation. Within five days of project approval, GPA will prepare and file a Notice of Determination (NOD) with the County Clerk.

Concurrent to preparation of the Final IS/MND, GPA will prepare a Mitigation Monitoring and Reporting Plan (MMRP) for the purposes of tracking compliance with identified avoidance, minimization, and mitigation measures. The MMRP will include a description of required measures, timing of implementation, and responsible parties. The MMRP may be included as a section of the Final MND or as a stand-alone document. GPA will submit the draft MMRP to the City for review and will coordinate as needed to make further revisions and obtain approval to finalize the document.

Deliverables: *Electronic copy of the Administrative Draft IS/MND; Draft IS/MND; Notice of Completion and Notice of Intent; Final IS/MND, Notice of Determination, and Mitigation, Monitoring and Reporting Plan*

Task 3: Meetings/Stakeholder Meetings

GPA's Project Director and Project Manager will attend the project kick-off meeting virtually and attend up to five project meetings for the project by zoom or other technology. GPA will also attend two community meetings and two City Council meetings.

Deliverables: *GPA Project Manager and Project Director in-person participation in the project kick-off meeting and attendance by telephone at up to five project meetings. GPA will provide an electronic copy of the meeting minutes.*

Task 3.1: Public Outreach, Public Hearing

It is assumed that there will be one public hearing during the circulation period of the Draft IS/MND in order to receive public comments for incorporation into the final environmental document. It is assumed that the meeting would be held in the City Council chambers or similar City facility. GPA will work with the City to provide support during the public hearing, as needed. It is assumed that support provided by GPA will include the preparation of notifications of a public hearing, preparation of hand-outs and comment/speaker cards, presentation of project status during the hearing, and/or video recordation of the public hearing. During the public circulation period, GPA will maintain a file of any comments received for use in preparing the Final IS/MND

Deliverable: One Public Meeting; Public Information Materials.

Task 4: Provide Technical Support during Cal OES and FEMA's Review of the Environmental Documents

GPA will provide technical support during the review of the environmental documents. This will include responding to a request for information and responding to review comments in accordance with the scope language with each task in this scope and the assumptions listed below. GPA would submit all the federal technical reports to OES and FEMA for their review and respond to any of their comments. Once the technical studies are approved GPA expects FEMA to issue a Categorical Exclusion.

Deliverable: FEMA NEPA Categorical Exclusion

Assumptions

This scope has been prepared based on the following assumptions:

- This scope of work is based on the project information provided by the City/fire department. If the limits of the project area or scope of the project change substantially, GPA will provide an additional scope of work and budget to support this effort.
- A high-resolution aerial map with the project boundaries will be provided by the engineer for GPA use in the BSA, and other maps.
- Any rights of entry required to conduct field surveys within the entire BSA will be provided.
- Up to three rounds of comments on each deliverable. If responses to additional comments are requested, GPA will provide an additional scope of work and budget to support this effort.
- All pertinent information, including project design information and any existing background technical information, including the FEMA-prepared Consultation Initiation Package, will be provided to GPA as needed to complete the technical analysis.
- This scope of work includes responding to two rounds of comments on submittals (i.e. Biological Technical Memorandum and Biological Assessment) from the City. If responses to additional comments are requested, GPA will provide an additional scope of work and budget to support this effort.
- This scope of work includes responding to three rounds of comments, one from the City and two from FEMA, and up to two internal or agency phone meetings in support of FESA and CESA consultation. If responses to additional comments are requested, GPA will provide an additional scope of work and budget to support this effort.
- The City or FEMA will provide all fees associated with the regulatory permits, any Incidental Take Permit applications and any CDFW, USFWS, or other regulatory agency obligatory compensatory mitigation.
- A Habitat Mitigation and Monitoring Plan, if required to support the permitting phase, is not included in this scope of work. If such a report is required to obtain permits (for compensatory or on-site mitigation for

permanent impacts), GPA will provide an additional scope of work and budget to support this effort.

- The mitigation plan included in the regulatory permit application is limited to initial identification of proposed mitigation options. If additional coordination is needed, an additional scope of work and budget will be provided. Credit coordination beyond the initial identification of required credits is not included in this scope of work. If additional coordination is requested, GPA will provide an additional scope of work and budget to support this effort

City of Rolling Hills INCORPORATED JANUARY 24, 1957

Agenda Item No.: 8.B
Mtg. Date: 08/23/2021

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

FROM: **MEREDITH ELGUIRA, PLANNING DIRECTOR**

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

SUBJECT: **CONSIDER AND APPROVE THE SECOND PROFESSIONAL SERVICES AGREEMENT AMENDMENT WITH NV5 FOR THE SEPULVEDA CANYON STORMWATER MONITORING TO INCLUDE A HYDROLOGY REPORT.**

DATE: **August 23, 2021**

BACKGROUND:
On August 9, 2021, staff and McGowan's Consulting team met with the Los Angeles Regional Water Quality Control Board staff (RB staff) to discuss the process for joining the Peninsula Enhanced Watershed Management Program (EWMP). The City's compliance strategy to meet the Machado Lake pollutant levels is to demonstrate the retaining of stormwater discharges within the City using monitoring data collected during last rainy season. The data collected last season shows that the City's natural canyons and low impact development has the natural capacity to retain the 85%, 24-hour rainfall runoff.

On behalf of the City, NV5 has been monitoring and collecting stormwater discharges at the Sepulveda Canyon for the past 12 months. Recently, NV5's contract was extended to include another year of stormwater monitoring and collection.

DISCUSSION:
Based on discussions with the RB staff, the City requested for NV5 to revisit the scope of work to ensure coverage to have the additional information RB staff requested as a part of the City's participation in the Peninsula EWMP. In reviewing the agreement with NV5, in May 2021, the City engaged NV5 by the way of first amendment, for continued stormwater monitoring services in the Sepulveda Canyon by using unexpended funds (approximately $29,000). The first amendment also noted that if there are unexpended funds from the continued monitoring, the second level of unexpended funds would be used to conduct a hydrological analysis of the retentive capacity of the Sepulveda Canyon relative to the 85%, 24-hour runoff event, and extrapolate the analysis to the other canyons within the City. As requested by the RB staff, this hydrological analysis is needed now and cannot wait until the end of another season of monitoring to commence the analysis.

FISCAL IMPACT:
The cost to conduct a hydrological analysis is $27,600 and can be funded using the Measure W, Safe Clean Water Funds local return. If the hydrological analysis scope of work is approved, NV5's overall contract amount would be $72,159 ($44,558 original contract and first amendment + $27,600 second amendment).

RECOMMENDATION:
Approve second amendment with NV5 for an additional fee of $27,600.

ATTACHMENTS:
CORH-20-9641-MS4 Outfall Monitoring Revised 8.18.2021-c1.pdf
Second Amendment to NV5 Contract-c1.pdf

June 23, 2020, Revised May 5, 2021, Revised August 18, 2021

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

Attn: Elaine Jeng, City Manager
Meredith Elguira, Director, Planning and Community Services

RE: Scope of Work and Budget for Canyon Monitoring 2020-2021 and 2021-2022

Dear Ms. Jeng and Ms. Elguira,

Alta Environmental, an NV5 Company (Alta|NV5) is pleased to present the City of Rolling Hills (City) with this scope of work and cost estimate to conduct Canyon Monitoring for the 2020-2021 and 2021-2022 monitoring year. Alta|NV5, as a key subcontractor to Anchor QEA, has been implementing Municipal Separate Storm Sewer System (MS4) Outfall Monitoring the Palos Verdes Peninsula Coordinated Integrated Monitoring Program (CIMP) since 2016.

Alta|NV5 is 100% committed to providing the City with exceptional, high quality monitoring and data processing support. We are eager to support the City with sound technical experience, dedicated customer service, and strategic recommendations that protect your operational interests, your stakeholder's concerns, and the environment. Please do not hesitate to call me with any questions.

For and on behalf of Alta|NV5,

Garth Engelhorn, CPSWQ, QISP/ToR
Water Resources Senior Project Manager
1155 Sportfisher Dr., Suite 202
Oceanside, CA 92054
Phone Number:760-237-2703
Email: Garth.Engelhorn@nv5.com

1 EXHIBIT A: SCOPE OF WORK

Alta|NV5 will conduct the following tasks to implement the Canyon Monitoring during the 2020-2021 and 2021-2022 monitoring year. The objective of this Canyon Monitoring is to implement a program consistent with the current MS4 outfall monitoring being conducted as part of the Palos Verdes Peninsula CIMP. The objective of the Palos Verdes Peninsula CIMP outfall monitoring program is to determine the quality of a permittee's discharge relative to municipal action levels, to determine whether a permittee's discharge is in compliance with stormwater water-quality-based effluent limitations (WQBELs) derived from the Total Maximum Daily Load (TMDL) waste load allocations and to determine whether a permittee's discharge causes or contributes to an exceedance of receiving water limitations. The 2016 Palos Verdes Peninsula CIMP Outfall Sampling and Analysis Plan (SAP), documents the procedures and methods currently used for outfall monitoring in accordance with the CIMP. All of the field sampling methods, laboratory analytical methods, Quality Assurance and Quality Control (QA/QC), data management, and reporting described below will be conducted according the 2016 Palos Verdes Peninsula CIMP Outfall SAP.

Task 1: Project Management and Coordination

Alta|NV5 will routinely coordinate with the City to provide updates and discuss any potential modifications necessary for the water quality monitoring and reporting activities. This task includes planning and implementation of the project, coordination with the subcontracting laboratories, relevant meeting attendance, coordination with the City, budget management, and monthly invoicing/reporting.

Task 2: Dry Weather Monthly TMDL Monitoring

(Task 2 will not be conducted during the 2021-2022 monitoring year.)

Alta|NV5 will conduct monthly dry weather Machado Lake Nutrients TMDL monitoring at the proposed monitoring site located at the crossing of Sepulveda Canyon at the south side (upstream) of Middleridge Road, in coordination with the existing Palos Verdes Peninsula CIMP outfall monitoring program. Based on an initial field reconnaissance conducted during May 2020, the proposed monitoring location was observed to be dry and without dry weather flows. This task includes twelve monthly site visits to confirm presence or absence of flow (July 2020 through June 2021) and document site conditions. If flow is observed during a monthly site visit, samples will be collected. For budgeting purposes, it was assumed that up to four monthly sample events will be conducted between July 2020 and June 2021. The sampling events will likely occur during the winter months when dry weather base flows are elevated. Dry weather sampling may be conducted any time but only after an antecedent dry period of at least three days has passed since the last rainfall event (less than 0.1 inch of rainfall each day). Throughout the 2020-2021 monitoring year, no dry weather flows were observed during monthly site visits to confirm presence or absence of flow, and now dry weather sampling events were conducted.

The dry weather samples will be collected and submitted to an Environmental Laboratory Accreditation Program (ELAP) certified laboratory for the following constituents:

- Total kjeldahl nitrogen by United States Environmental Protection Agency (USEPA) method 351.2
- Total phosphorous by USEPA method 365.1
- Nitrate/nitrite by Standard Method (SM) 4500 NO3 E

Flow rates will be measured or estimated in accordance with the USEPA NPDES Storm Water Sampling Guidance Document (USEPA 833-B-92-001). Field measurements taken with an YSI water quality data sonde or similar device will be calibrated against standards and will follow guidelines from the State of California's Surface Water Ambient Monitoring Program (SWAMP) (MPSL-DFG 2014). The water quality field measurements will be documented on the field observation form and include the following parameters:

- pH
- Temperature
- Specific conductance

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Task 3: Wet Weather Monitoring

(Alta|NV5 will conduct up to two wet weather sampling events and conduct continuous flow monitoring during the 2021-2022 monitoring year.)

Alta|NV5 will conduct two wet weather sampling events at the proposed monitoring site located at the crossing of Sepulveda Canyon at the south side (upstream) of Middleridge Road. Wet weather sampling will occur two times a year within the wet season (October 1, 2021 through April 30, 2022). The first significant rain event after October 1, 2021 of will be targeted for wet weather sampling, along with two subsequent events, in coordination with the existing Palos Verdes Peninsula CIMP outfall monitoring program. Wet weather events are defined as having a predicted rainfall of at least 0.25 inch with a 70% probability of rainfall at least 24 hours prior to the event start time. Wet weather sampling events will be separated by an antecedent dry period (less than 0.1 inch of rain per day) of at least three days. Throughout the 2020-2021 monitoring year, no wet weather flows were observed by field staff during wet weather events. The continuous flow data recorded by the on-site flowmeter also confirmed the absence of flow throughout the 2020-2021 monitoring year.

For each of the two wet weather monitoring events per monitoring year, Alta|NV5 will deploy one team of two scientists at each of the to ensure the health and safety of field personnel and implementation of clean sampling techniques. Teams will collect manual grab samples with a swing sampler pole once every 20 minutes over a 3-hour period (or at a frequency equivalent to 10 aliquots over the expected duration of stormwater discharge) to create composites sample representative of the hydrograph (e.g., rising, peak, or rise and fall depending on duration of storm). One composite sample comprised of ten individual 1-liter aliquots will be collected for the water matrix constituents (10-liters total) and one composite sample comprised of ten individual 10-liter aliquots will be collected for the sediment matrix constituents (100-liters total). Collection of in situ water quality measurements and fecal indicator bacteria grab samples will be take near the peak of the hydrograph.

The sediment matrix constituents will be analysed by the laboratory once per monitoring year. It is estimated that approximately 300-liters of stormwater will need to be filtered to obtain a minimum of 80 grams which is required for the sediment analysis. Following each wet weather monitoring event, Alta|NV5 will submit eight 20-liter carboys (160-liters per event) to the laboratory, which will be individually filtered, preserved, and composited to create a single sediment sample for analysis after the completion of the second and final monitoring event.

The wet weather samples will be collected and submitted to an ELAP certified laboratory for the following constituents:

Water Matrix (composite samples) will be analyzed each storm

- Total Kjeldahl nitrogen by USEPA method 351.2
- Total phosphorous by USEPA method 365.1
- Total hardness by SM 2340C
- Total suspended solids by SM 2540D
- Nitrate/nitrite by SM 4500 NO3 E
- Total and dissolved metals by USEPA method 1640 and 7470A (copper, lead, mercury, zinc)
- Organochlorine pesticides by USEPA method 8270C with selective ion monitoring
- Polycyclic aromatic hydrocarbons by USEPA method 625 SIM

Water Matrix (grab samples) will be analysed each storm

- Total coliforms, fecal coliforms, Enterococci, and E. Coli by SM 9221B

Sediment Matrix (filtered from water composite samples) will be analysed once per year as a composite of two wet weather samples.

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- Total solids by SM 2540B
- Organochlorine pesticides and polychlorinated biphenyl congeners by USEPA method 8270C selected ion monitoring

During the 2021-2022 monitoring year from October 1, 2021 through April 30, 2022, Alta|NV5 will collect continuous flow measurements with using a remote telemetry enabled flow meter and flow rates will be measured or estimated in accordance with the USEPA NPDES Storm Water Sampling Guidance Document (USEPA 833-B-92-001) at one location in Sepulveda Canyon.

Field measurements taken with an YSI water quality data sonde or similar device will be calibrated against standards and will follow guidelines from the State of California's SWAMP (MPSL-DFG 2014). The water quality field measurements will be documented on the field observation form and include the following parameters:

- pH
- Temperature
- Specific conductance
- Dissolved Oxygen

Task 4. Data QA/QC and Event Summary Reports

(Alta|NV5 will conduct data QA/QC of the two wet weather sampling events targeted during the 2021-2022 monitoring year and provide up to two event summary reports. CEDEN formatting and a Technical Memorandum is not included in the 2021-2022 budget.)

Within 15 days of each wet weather sampling event, Alta|NV5 will create an event summary report including the following information:

- Completed field data sheet
- Copy of the chain of custody;
- Photos of site and conditions;
- A short summary description of field activities.

Following completion of the sampling activities for the 2021-2022 monitoring year, Alta|NV5 will compile all field observations and analytical chemistry into a format consistent with the California Environmental Data Exchange Network (CEDEN) management system. Alta|NV5 will use the CEDEN templates provided in Microsoft Excel (versions 97-2003) format, each template contains multiple worksheets, sample data submissions, and an associated guidance document. The formatting process includes applying CEDEN valid values and qualifiers; working with the State Board to make CEDEN updates to valid values; and, resolving errors identified by data checkers. After the CEDEN compatible data files have successfully passed the data checkers, Alta|NV5 will provide the City with a summary of exceedance of applicable water quality-based effluent limits, RWLs, and/or action levels will be identified per sampling date.

Alta|NV5 will prepare a technical memorandum identifying recommendations (e.g., sampling location or method revisions, analytical method revisions, and additional constituents for analysis based on water quality priorities) for adaptive management. The technical memorandum will be submitted by September 1, 2022. Due to the absence of both dry weather and wet weather flows during the 2020-2021 monitoring year, no water quality events were completed.

Quality Assurance and Quality Control– QA/QC for sampling processes will include proper collection of the samples to minimize the possibility of contamination. Samples will be collected in laboratory-supplied, laboratory-certified, contaminant-free sample bottles. Sample processing and handling for water chemistry will be conducted in accordance with guidance developed in the Quality Assurance Program Plan for the State of California's Surface Water Ambient Monitoring Program (SWAMP) (State Water

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Resources Control Board (SWRCB) 2008). Field staff will ensure sample holding temperatures are maintained from sample collection through delivery to the laboratory.

All instruments will be calibrated in accordance with manufacturer's specifications. Calibration of the flow monitoring and sampling equipment will be conducted immediately prior to deployment or use and will be field verified during each sample event.

Field QA/QC samples include field duplicates and field blanks following SWAMP guidance. Field QA/QC are useful in identifying possible problems resulting from sample collection or sample processing in the field. A field blank will be collected during sample collection and a field duplicate will be collected immediately following the collection of the original sample and analyzed in the same manner as the original sample.

Task 5. Sepulveda Canyon Hydrologic Modelling and Analysis

Alta|NV5 will set up a hydrologic model (e.g. HEC-HMS or similar) for the Sepulveda Canyon drainage area. Alta|NV5 will use available data provided by the City and United States Geological Survey (USGS) topography, supplemented with data gathered from the site investigation, aerial photography, and overall delineated drainage areas to delineate smaller sub-drainage areas within the Sepulveda Canyon. Other information to be obtained includes rainfall isohyetal lines, hydrologic soil types, curve numbers, and lengths of flow paths through the sub-drainage areas. Geographic Information System (GIS) tools will be used to process the various data sets and develop input parameters for the hydrologic model. Per Section IX.A.4.k of the recently adopted Regional Phase I MS4 NPDES Permit, hydrologic simulations will be conducted for the Sepulveda Canyon to determine the runoff volume of the 85th percentile, 24-hour storm event. Hydrologic analyses will be completed to determine the discharge values at various points of interest, such as outfall location and drainage area outlet. The model assumptions from Sepulveda Canyon will be used to extrapolate hydrologic simulations for other canyon subwatersheds including:

- Aqua Magnon Canyon
- Blackwater Canyon
- Upper Bent Spring Canyon
- George F Canyon
- Unnamed Canyons (1, 2, & 3)

Task 6. Hydrologic Modelling Technical Memorandum

Alta|NV5 will prepare a brief technical memorandum summarizing the results of the overall hydrologic assessment for the Sepulveda Canyon, and other canyons as applicable, performed as described in Task 5. The memorandum will identify the purpose of the analysis, input data used, assumptions, methodology, results, conclusions, and any limitations, and be accompanied with applicable maps and figures. A draft memorandum will be provided to the City for review and comment. Following one round of comments, Alta|NV5 will prepare and submit a final technical memorandum.

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Assumptions

- (Task 2, Task 3 (except the continuous monitoring portion), and Task 4 will not be conducted during the 2020-2021 monitoring year. Alta|NV5 will use the remaining available funds to conduct Task 1, the continuous flow monitoring portion of Task 3, Task 5, and Task 6 of this scope of work as the remaining budget allows.)
- Due to the limited availability of discharge data in the drainage catchments, calibrated simulations will not be considered in Task 5.
- Task 5 does not include hydrologic simulations of Portuguese Bend Canyons #1, #2, #3, and Trump Golf Course Canyon.
- Task 6 assumes preparation of one draft memorandum and one final memorandum to address comments from the City and LARWQCB.
- Proposed costs for Task 6 do not include rebuilding/rerunning the model. Should significant revisions to the model be requested, this can performed by Alta|NV5 for an additional cost.
- Alta|NV5 assumed that monthly sampling for Task 2 will only be conducted concurrently with the existing Palos Verdes Peninsula CIMP outfall monitoring program. If for any reason NV5 is no longer conducting existing Palos Verdes Peninsula CIMP outfall monitoring program, the costs for NV5 to conduct the monthly monitoring would need to be revised.
- One field duplicate and one field blank will be analysed for dry weather and wet weather sampling tasks, for a total of four (4) QA/QC samples during the 2020-2021 monitoring year. A field duplicate and field blank will not be collected and analyzed for the sediment matrix constituents. QA/QC results from the existing Palos Verdes Peninsula CIMP outfall monitoring program will be utilized to the extent possible.
- Access agreements may be necessary, but no encroachment permits will be required.
- Traffic control plans will not be necessary. Standard traffic caution procedures will be used as-needed.
- Alta|NV5 assumed the Canyon site may require confined space entry for installation and removal. When confined space entry is required, field teams properly trained and certified in confined space entry will use confined space equipment including use of a tripod, winch, and harness system for fall protection and emergency egress, four gas monitoring, two-way communication, and air ventilation as-needed.
- Alta|NV5 will rely on the best available weather forecasts and coordinate with the City to target storm events meeting the mobilization criteria. Should forecasts change as a storm event is in progress or if a qualifying storm event does not produce sufficient runoff to conduct sampling, Alta|NV5 will cease sampling and try to mitigate any unnecessary efforts. The budget for Task 3 includes two false starts and will be billed on a time and materials basis not to exceed $1,250 per false start and not to exceed a total of $2,500.

References

MPSL-DFW, 2014. SOP for Conducting Field Measurements and Field Collections of Water and Bed Sediment Samples with Associated Field Measurements and Physical Habitat in California. Version 1.1. March 2014.

SWRCB (State Water Resources Control Board), 2008. SWRCB, Surface Water Ambient Monitoring Program Quality Assurance Program Plan (SWAMP). Final Technical Report Version 1. September 2008.

USEPA (U.S Environmental Protection Agency), 1992. NPDES Storm Water Sampling Guidance Document. EPA 833-B-92-001. Office of Water, USEPA, Washington, DC. July 1992.

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2 EXHIBIT B - COST ESTIMATE

Alta|NV5 has estimated the total cost to complete all tasks described in the scope of work below. Due to the absence of both dry weather and wet weather flows during the 2020-2021 monitoring year, no water quality events were completed and approximately 37 percent of the 2020-2021 budget was expended. During the 2021-2022 monitoring year, Alta|NV5 will use the remaining unused funds from the 2020-2021 monitoring year (approximately $28,000) and additional funds to conduct scope of work proposed for the 2021-2022 monitoring year. The cost estimate summary for each task proposed for the 2021-2022 monitoring year and total project cost is provided in the updated Table 1 (2021-2022). The budget for Task 3 includes two false starts and will be billed on a time and materials basis not to exceed $1,250 per false start and not to exceed a total of $2,500. The detailed cost estimate worksheets including itemized labor costs and equipment costs for each task are provided in Table 2.

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Table 2. Cost Estimate Summary (2021-2022)

City of Rolling Hills Canyon Monitoring 2021-2022	Total Staff Hours	Total Labor Costs	Total Reimbursables (Other Direct Costs)	Total Costs
Task 1.Project Management and Coordination	24	$ 4,150.00	$ 46.00	$ 4,196.00
Task 3.Wet Weather Monitoring (1 site/ 2 events per year)	70	$ 8,270.00	$ 10,697.05	$ 18,967.05
Task 3. False Starts				$ 2,500.00
Task 4. Data QA/QC and Event Summary Reports	18	$ 2,500.00	$ -	$ 2,500.00
Task 5. Hydrologic Modelling and Analysis	136	$ 20,820.00	$ -	$ 20,820.00
Task 6. Technical Memorandum	40	$ 6,620.00	$ -	$ 6,620.00
Total Project Cost (2020-2021 Monitoirng Year)		**$ 27,180.00**	**$ 14,876.40**	**$ 44,556.40**
Estimated Remaining Unused 2020-2021 Budget as of 9/1/2021		**$**		**28,000.00**
Proposed Total Project Cost (2021-2022 Monitoring Year)		**$ 42,360.00**	**$ 10,743.05**	**$ 55,603.05**
Total Project Cost (2020-2021 and 2021-2022 Monitoring Years Combined)		**$**		**72,159.45**
Total Increase Needed to Implment Proposed Scope of Work for 2021-2022 Monitoring Year		**$**		**27,603.05**

Table 1. Cost Estimate Summary (Original Scope of Work)

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City of Rolling Hills Canyon Monitoring 2020-2021	Total Staff Hours	Total Labor Costs	Total Reimbursables (Other Direct Costs)	Total Costs
Task 1.Project Management and Coordination	26	$ 4,160.00	$ 96.60	$ 4,256.60
Task 2.Dry Weather Monthly TMDL Monitoring (1 site/12 events per year and 4 sample events)	40	$ 4,800.00	$ 1,770.30	$ 6,570.30
Task 3.Wet Weather Monitoring (1 site/ 3 events per year)	100	$ 11,960.00	$ 13,009.50	$ 24,969.50
Task 3. False Starts				$ 2,500.00
Task 4. Data QA/QC, Formatting, and Technical Memorandum	42	$ 6,260.00	$ -	$ 6,260.00
Total Project Cost		**$ 27,180.00**	**$ 14,876.40**	**$ 44,556.40**

Table 4. Detailed Cost Estimate (2021-2022)

City of Rolling Hills Canyon Monitoring 2021-2022			Task 1.Project Management and Coordination		Task 3.Wet Weather Monitoring (1 site/ 2 events per year)		Task 4. Data QA/QC and Event Summary Reports		Task 5. Hydrologic Modeling and Analysis		Task 6. Technical Memorandum		Totals
Alta Title	**Alta Staff**	**Hourly Rate**	**Hours**	**Cost**	**Hours**	**Cost**	**Hours**	**Cost**	**Hours**	**Cost**	**Hours**	**Cost**	
Principal	Dave Renfrew	$ 200.00	2	$ 400.00		$ -		$ -	4	$ 800.00	4	$ 800.00	$ 2,000.00
Senior Project Manager II	Garth Engelhorn	$ 180.00	16	$ 2,880.00	8	$ 1,440.00	4	$ 720.00	8	$ 1,440.00	10	$ 1,800.00	$ 8,280.00
Senior Project Manager I	Jacqueline McMillen	$ 170.00	2	$ 340.00		$ -		$ -	24	$ 4,080.00	10	$ 1,700.00	$ 6,120.00
Staff I	Matthew Renaud	$ 160.00		$ -	8	$ 1,280.00		$ -		$ -		$ -	$ 1,280.00
Staff I	Michelle Hallack	$ 145.00	2	$ 290.00		$ -	4	$ 580.00	100	$ 14,500.00	16	$ 2,320.00	$ 17,690.00
Associate II	Adrian Lopez	$ 120.00	2	$ 240.00	24	$ 2,880.00	10	$ 1,200.00		$ -		$ -	$ 4,320.00
Specialist III	Austin Kay	$ 100.00		$ -		$ -		$ -		$ -		$ -	$ -
Specialist II	Mehak Gupta	$ 90.00		$ -	24	$ 2,160.00		$ -		$ -		$ -	$ 2,160.00
Specialist I	Bridgette Reddington	$ 85.00		$ -	6	$ 510.00		$ -		$ -		$ -	$ 510.00
Financial Analyst II	Victoria Hall	$ 65.00		$ -		$ -		$ -		$ -		$ -	$ -
	Labor Fee Costs		**24**	**$ 4,150.00**	**70**	**$ 8,270.00**	**18**	**$ 2,500.00**	**136**	**$ 20,820.00**	**40**	**$ 6,620.00**	**$ 42,360.00**
Other Direct Costs	**Notes**	**Unit Cost**	**units**	**Cost**	**units**	**Cost**	**units**	**Cost**	**units**	**Cost**	**units**	**Cost**	**Totals**
Mileage	$0.575mile	$ 0.58	80	$ 46.00	560	$ 322.00		$ -		$ -		$ -	$ 368.00
YSI 6600 Multiparameter Data Sonde	$175/event	$ 175.00		$ -	2	$ 350.00		$ -		$ -		$ -	$ 350.00
Portable Flowmeter	$325/event	$ 325.00		$ -	2	$ 650.00		$ -		$ -		$ -	$ 650.00
10-L Glass Sample Bottles	$10/event	$ 10.00		$ -	6	$ 60.00		$ -		$ -		$ -	$ 60.00
Swing Sampler Pole/ Depth Integrated	$35/event	$ 35.00		$ -	2	$ 70.00		$ -		$ -		$ -	$ 70.00
Wet Weather Water Chemistry	$880/sample	$ 880.00		$ -	4	$ 3,520.00		$ -		$ -		$ -	$ 3,520.00
Wet Weather Sediment Chemistry	$465/sample	$ 465.00		$ -	1	$ 465.00		$ -		$ -		$ -	$ 465.00
Sediment Filtering	$155/20 Liters	$ 155.00		$ -	16	$ 2,480.00		$ -		$ -		$ -	$ 2,480.00
Wet Weather Microbiology	$384/sample	$ 384.00		$ -	4	$ 1,536.00		$ -		$ -		$ -	$ 1,536.00
After hours Microbiology	$350/event	$ 350.00		$ -	2	$ 700.00		$ -		$ -		$ -	$ 700.00
Dry Weather Analytical	$115/sample	$ 115.00		$ -		$ -		$ -		$ -		$ -	$ -
Ice	$5/bag	$ 5.00		$ -	10	$ 50.00		$ -		$ -		$ -	$ 50.00
Fee on Subs/ODCs		5%		$ -		$ 494.05		$ -		$ -		$ -	$ 494.05
	ODCs Cost			**$ 46.00**		**$ 10,697.05**		**$ -**		**$ -**		**$ -**	**$ 10,743.05**

	Task 1.Project Management and Coordination	Task 3.Wet Weather Monitoring (1 site/ 2 events per year)	Task 4. Data QA/QC and Event Summary Reports	Task 5. Hydrologic Modeling and Analysis	Task 6. Technical Memorandum	Total Project Cost	Total Project Cost with False Starts
Total Cost Estimate (Labor and ODCs)	**$ 4,196.00**	**$ 18,967.05**	**$ 2,500.00**	**$ 20,820.00**	**$ 6,620.00**	**$ 53,103.05**	**$ 55,603.05**

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Table 3. Detailed Cost Estimate (Original Scope of Work)

City of Rolling Hills Canyon Monitoring 2020-2021			Task 1.Project Management and Coordination		Task 2.Dry Weather Monthly TMDL Monitoring (1 site/12 visits per year and 4 sample events)		Task 3.Wet Weather Monitoring (1 site/ 3 events per year)		Task 4. Data QA/QC, Formatting, and Technical Memorandum		Totals
Alta Title	**Alta Staff**	**Hourly Rate**	**Hours**	**Cost**	**Hours**	**Cost**	**Hours**	**Cost**	**Hours**	**Cost**	
Principal	Dave Renfrew	$ 200.00	4	$ 800.00		$ -		$ -	4	$ 800.00	$ 1,600.00
Senior Project Manager II	Garth Engelhorn	$ 180.00	12	$ 2,160.00	6	$ 1,080.00	12	$ 2,160.00	12	$ 2,160.00	$ 7,560.00
Senior Project Manager I	Jacqueline McMillen	$ 170.00		$ -		$ -		$ -		$ -	$ -
Staff I	Matthew Renaud	$ 160.00		$ -		$ -	12	$ 1,920.00		$ -	$ 1,920.00
Staff I	Michelle Hallack	$ 145.00		$ -		$ -		$ -	12	$ 1,740.00	$ 1,740.00
Associate II	Adrian Lopez	$ 120.00	10	$ 1,200.00	22	$ 2,640.00	36	$ 4,320.00	10	$ 1,200.00	$ 9,360.00
Specialist III	Austin Kay	$ 100.00		$ -		$ -		$ -		$ -	$ -
Specialist II	Mehak Gupta	$ 90.00		$ -	12	$ 1,080.00	32	$ 2,880.00	4	$ 360.00	$ 4,320.00
Specialist I	Bridgette Reddington	$ 85.00		$ -		$ -	8	$ 680.00		$ -	$ 680.00
Financial Analyst II	Victoria Hall	$ 65.00		$ -		$ -		$ -		$ -	$ -
	Labor Fee Costs		**26**	**$ 4,160.00**	**40**	**$ 4,800.00**	**100**	**$ 11,960.00**	**42**	**$ 6,260.00**	**$ 27,180.00**

Other Direct Costs	**Notes**	**Unit Cost**	**units**	**Cost**	**units**	**Cost**	**units**	**Cost**	**units**	**Cost**	**Totals**
Mileage	$0.575mile	$ 0.58	160	$ 92.00	480	$ 276.00	800	$ 460.00		$ -	$ 828.00
YSI 6600 Multiparameter Data Sonde	$175/event	$ 175.00		$ -	4	$ 700.00	3	$ 525.00		$ -	$ 1,225.00
Portable Flowmeter	$325/event	$ 325.00		$ -		$ -	3	$ 975.00		$ -	$ 975.00
10-L Glass Sample Bottles	$10/event	$ 10.00		$ -		$ -	9	$ 90.00		$ -	$ 90.00
Swing Sampler Pole/ Depth Integrated	$35/event	$ 35.00		$ -		$ -	3	$ 105.00		$ -	$ 105.00
Wet Weather Water Chemistry	$880/sample	$ 880.00		$ -		$ -	5	$ 4,400.00		$ -	$ 4,400.00
Wet Weather Sediment Chemistry	$465/sample	$ 465.00		$ -		$ -	1	$ 465.00		$ -	$ 465.00
Sediment Filtering	$155/20 Liters	$ 155.00		$ -		$ -	15	$ 2,325.00		$ -	$ 2,325.00
Wet Weather Microbiology	$384/sample	$ 384.00		$ -		$ -	5	$ 1,920.00		$ -	$ 1,920.00
After hours Microbiology	$350/event	$ 350.00		$ -		$ -	3	$ 1,050.00		$ -	$ 1,050.00
Dry Weather Analytical	$115/sample	$ 115.00		$ -	6	$ 690.00		$ -		$ -	$ 690.00
Ice	$5/bag	$ 5.00		$ -	4	$ 20.00	15	$ 75.00		$ -	$ 95.00
Fee on Subs/ODCs		5%		$ 4.60		$ 84.30		$ 619.50		$ -	$ 708.40
	ODCs Cost			**$ 96.60**		**$ 1,770.30**		**$ 13,009.50**		**$ -**	**$ 14,876.40**

	Task 1.Project Management and Coordination	Task 2.Dry Weather Monthly TMDL Monitoring (1 site/12 visits per year and 4 sample events)	Task 3.Wet Weather Monitoring (1 site/ 3 events per year)	Task 4. Data QA/QC, Formatting, and Technical Memorandum	Total Project Cost	Total Project Cost with False Starts
Total Cost Estimate (Labor and ODCs)	**$ 4,256.60**	**$ 6,570.30**	**$ 24,969.50**	**$ 6,260.00**	**$ 42,056.40**	**$ 44,556.40**

SECOND AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT

THIS SECOND AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT ("Second Amendment") is made and entered into this 23rd day of August 2021 by and between the City of Rolling Hills (hereinafter the "City") and Alta Environmental, L.P. dba NV5 (hereinafter the "Consultant").

1. RECITALS:

A. On October 12, 2020, the City entered into a Professional Services Agreement with Consultant to conduct Canyon Monitoring for the 2020-2021 monitoring year to identify whether the City's stormwater discharge is in compliance with stormwater water quality based effluent limitations derived from the Total Maximum Daily Load waste load allocations ("Agreement"); and

B. On May 27, 2021, the City and Consultant entered into a First Amendment to the Agreement to extend the term of the Agreement until June 30, 2022 and to use unexpended amounts from the 2020-2021 Wet and Dry Weather Flow Monitoring (approximately $29,000) (the "Unexpended Funds") on Wet and Dry Weather Flow Monitoring for the 2021-2022 monitoring year ("First Amendment"); and

C. City and Consultant now desire to amend the Agreement for a second time to expand the scope of work, and increase the cost by $27,603.05 so that Consultant may provide (1) Sepulveda Canyon Hydrologic Modeling and Analysis; and (2) a Hydrologic Modeling Technical Memorandum; and

D. Consultant is well qualified by reason of education, training, and experience to perform such services; and

E. Consultant is willing to render such professional services as hereinafter defined.

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

1. CITY and CONSULTANT agree to replace Exhibit A (Scope of Work) that was attached to the First Amendment with Exhibit A (Scope of Work) that is attached to this Second Amendment and incorporated herein by reference.

2. Paragraph 2 (COST) of the Agreement is amended to read as follows:

3. COST

The CITY agrees to pay CONSULTANT for the services required by this Agreement on a Time and Materials basis as set forth in Exhibit B, subject to a do not exceed amount in the amount of $72,159.45. This fee includes all expenses,

consisting of travel, attendance at meetings, and miscellaneous costs. It also includes any escalation or inflation factors anticipated. Any increase in Agreement amount or scope shall be by express written amendment approved by the City and Consultant.

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

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

CITY OF ROLLING HILLS	**ALTA ENVIRONMENTAL, LP DBA NV5**
CITY MANAGER:	PRINCIPAL PROJECT MANAGER
_____	_____
ELAINE JENG	GARTH ENGELHORN

ATTEST:

_____
CITY CLERK

APPROVED AS TO FORM:

_____
MICHAEL JENKINS
CITY ATTORNEY

Exhibit A
Scope of Work

Exhibit B
Fee Schedule

City of Rolling Hills INCORPORATED JANUARY 24, 1957

Agenda Item No.: 9.A
Mtg. Date: 08/23/2021

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

FROM: **JANELY SANDOVAL, CITY CLERK**

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

SUBJECT: **CONSIDER RANCHO PALOS VERDES' INITIATIVE TO INSTALL WILDFIRE MONITORING CAMERAS. (DIERINGER)**

DATE: **August 23, 2021**

BACKGROUND:
On August 17, 2021, the City of Rancho Palos Verdes City Council directed staff to continue to explore the installation of wildfire monitoring cameras within city limits. Rancho Palos Verdes' staff report on this matter gave an overview of camera functions, implementation, estimated cost, and suggested avenues to fund the project. The referenced report is attached to this report.

Mayor Bea Dieringer requested staff to present the City of Rancho Palos Verdes' initiative on the wildfire monitoring cameras to the Rolling Hills City Council for consideration.

DISCUSSION:
Excerpts of the City of Rancho Palos Verdes report discuss the ALERTWildfire Camera Network and the partnership with Southern California Edison (SCE). ALERTWildfire is a consortium of three universities providing access to state-of-the-art, fire cameras to help firefighters and first responders to fight wildfires. As a part of SCE's Wildfire Mitigation Plan, SCE aimed to install up to 150 cameras with high fire risk areas between 2018 and 2020. SCE's partnership with ALERTWildfire Camera Network identified optimal placement of SCE's cameras.

Rancho Palos Verdes reported that in their research, SCE stated that it will not fund additional cameras beyond the approved Wildfire Mitigation Plan's scope. None of the installed cameras are in Rancho Palos Verdes or the Palos Verdes Peninsula. Rancho Palos Verdes concluded that they would need to install such cameras on its own.

In Mayor Dieringer's coordination with the Peninsula cities, she was asked by the City of Rancho Palos Verdes to have Rolling Hills take on similar initiative for Peninsula wide coverage.

FISCAL IMPACT:
The preliminary estimate for five wildfire monitoring cameras obtained by Rancho Palos Verdes was $71,525. This estimate includes purchase, installation and mounting of five wildfire cameras. The

camera locations were not selected at the time of the August 17, 2021 report. Rancho Palos Verdes staff recommended placing the initial five cameras on City-owned properties, including the Palos Verdes Nature Preserve. Rancho Palos Verdes' research also noted that the initiative would include purchasing monitors, software, and hardware to monitor and record activity within the City, as well as staffing. In addition, ongoing maintenance and equipment replacement would also have to be taken into consideration. There were no cost mentioned relating to aforementioned components of the initiative.

RECOMMENDATION:
Receive a report from Mayor Dieringer on the City of Rancho Palos Verdes' plan to install wildfire monitoring cameras, and provide direction to staff.

ATTACHMENTS:
RPV's Wildfire Monitoring Cameras Staff Report.pdf

CITY OF RANCHO PALOS VERDES

CITY COUNCIL **MEETING DATE:** 08/17/2021
AGENDA REPORT **AGENDA HEADING:** Regular Business

AGENDA TITLE:

Consideration and possible action to receive a report on installing Wildfire Monitoring Cameras.

RECOMMENDED COUNCIL ACTION:

(1) Receive and file a report on installing Wildfire Monitoring Cameras throughout the City's open space areas; and
(2) If the desire of the City Council is to proceed with the procurement and installation, direct Staff to issue a request for proposals to vendors and present a report to the Council outlining the scope of work, cost estimates, and potential locations for consideration at a future meeting.

FISCAL IMPACT: None at this time

Amount Budgeted:	N/A
Additional Appropriation:	N/A
Account Number(s):	N/A

ORIGINATED BY: Jesse Villalpando, Emergency Services Coordinator
REVIEWED BY: Karina Bañales, Deputy City Manager
APPROVED BY: Ara Mihranian, AICP, City Manager

ATTACHED SUPPORTING DOCUMENTS:

A. AXIS Communications Q60-E PTZ Dome Network Cameras Informational Sheet (page A-1)
B. Preliminary Cost Estimate (page B-1)

BACKROUND:

At the May 4, 2021 City Council meeting, Councilmember Cruikshank requested Staff prepare a report to be agendized for a future City Council meeting on the City's options for the installation of high-definition cameras throughout the City to monitor for wildfires. This report provides an overview of the use of high-definition cameras for wildfire detection and mitigation, considerations for implementation, an estimated cost range, and suggestions for potential funding sources.

California's worsening wildfires have claimed lives, destroyed property and overextended firefighting resources. Wildfire events have long been a concern for the residents of Rancho Palos Verdes and the Palos Verdes Peninsula. In April 2019, a series of news stories on wildfire preparedness in California highlighted Rancho Palos Verdes as the most populated city in the state with 90% or more of residents living in a Very High Fire Hazard Severity Zone (VHFHSZ). The City of Rancho Palos Verdes has experienced significant wildfires, most recently in August 2009, when a wildfire burned through approximately 230 acres. The fire is believed to have originated in the Portuguese Bend Reserve, where 165 acres were charred. The remaining 65 acres were burned in the City of Rolling Hills. Dozens of homes were threatened and approximately 1,200 residents were forced to evacuate.

Use of Cameras for Fire Detection and Mitigation

Wildfires have extreme consequences on local communities and cause serious damage to infrastructure, injuries, and losses of human lives; therefore, fire detection and monitoring of wildfires, their size, and impact over large areas is becoming increasingly important. To this end, strong efforts have been made to avoid or mitigate such consequences by early fire detection. Historically, forest fires were mainly detected by human observation from fire lookout towers; however, this approach is inefficient, as it is prone to human error and fatigue. Recent advances in technologies, such as high definition cameras offer new tools for detecting and monitoring forest fires.

The installation of high-definition cameras to monitor for wildfires within a local community is critical for combating fires. When a fire is spotted or reported, fixed wildfire cameras can quickly identify and locate hot spots in the area, assist in determining the potential for the fire to spread, and provide first responders with specific intelligence for appropriately scaling fire resources up or down. In addition, strategically placed fixed cameras assist first responders in determining the best evacuation routes through enhanced situational awareness. By utilizing wildfire cameras, first responders can increase their situational awareness and response time, allowing them to react appropriately and effectively before, during, and after a wildfire.

Fixed cameras enable firefighters and first responders to manage firefighting operations more effectively. High-definition video streaming from the wildfire incident site to the City's Emergency Operations Center (EOC) and/or an established Incident Command Post will provide City Staff and first responders with a live, real-time video feed of a wildfire incident, assisting with response operations. This will streamline firefighting capabilities and enable command center personnel to make quick decisions based on real-time data, rather than relying on information relayed through multiple parties or waiting for first responders to arrive. Personnel at the command center will be able to see the direction in which a fire is spreading, allowing them to direct resources to the most effective positions.

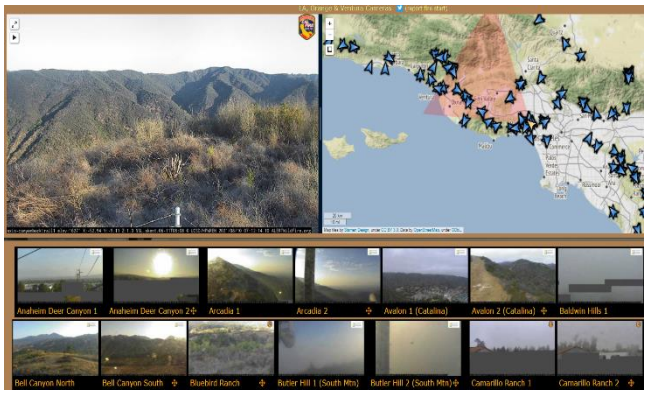
ALERTWildfire Camera Network

ALERTWildfire is a consortium of three universities – the University of Nevada, Reno, University of California San Diego, and the University of Oregon – providing access to state-of-the-art, pan-tilt-zoom (PTZ) fire cameras and associated tools to help firefighters and first responders: 1) discover/locate/confirm fire ignition; 2) quickly scale fire resources up or down appropriately; 3) monitor fire behavior through containment; 4) during firestorms, help evacuation through enhanced situational awareness; and 5) ensure contained fires are monitored appropriately through their demise.

Over the last five fire seasons (2016-2020), ALERTWildfire has provided critical information for over 1,500 fires, including the Maria, Saddleridge, and Woolsey fires. ALERTWildfire is an extension of the ALERTTahoe network, which began as a pilot program deploying PTZ cameras and microwave networks in the Lake Tahoe region.

The ALERTWildfire project was designed through a collaborative process with the goal to provide livestreaming views of the areas within the camera view shed to the following website: alertwildfire.org

ALERTwildfire uses AXIS Q60 Network Cameras, which are high-definition PTZ cameras manufactured by Axis Communications, the ALERTWildfire network's exclusive provider of wildfire monitoring cameras. ALERTWildfire has installed over 800 AXIS Q60 Network Cameras on fire towers, cell towers, and private communications infrastructures throughout six states to assist firefighters and the general public in monitoring wildfires.



SCE Wildfire Cameras

As a part of Southern California Edison's (SCE) Wildfire Mitigation Plan (WMP), SCE aimed to install up to 160 PTZ HD cameras within high fire risk areas between 2018 and 2020. These cameras are a key component of SCE's wildfire mitigation strategy and help both fire agencies and SCE emergency management staff in assessing and responding to wildfires. SCE partnered with the ALERTWildfire network (through the University of California San Diego) and coordinated with state, county, and local fire agencies to identify optimal placement of these cameras.

SCE has installed 166 cameras to date and the deployment of SCE funded high-definition cameras is considered complete, as detailed in SCE's 2020-2022 Wildfire Mitigation Plan, which was approved by the California Public Utilities Company (CPUC) on June 11, 2020. SCE has stated that it will not fund additional cameras beyond the approved plan's

scope, and none of the installed cameras are in Rancho Palos Verdes or the Palos Verdes Peninsula. Thus, the City would have to install such cameras on its own.

DISCUSSION:

To utilize cameras as a wildfire detetction and mitigation tool, a complete surveillance camera system would be required for wildfire monitoring throughout the City of Rancho Palos Verdes. This would entail purchasing an adequate number of cameras, monitors, software, and hardware to monitor and record activity within the City, as well as staffing. In addition, ongoing maintenance and equipment replacement would also have to be taken into account. The following is information to consider in determining whether to proceed with the installation of said cameras throughout the City's open space areas.

Camera Capabilities

ALERTWildfire is currently utilizing Axis Q6055-E outdoor-ready PTZ network cameras. These high-definition network cameras are able to pan, tilt, zoom and perform 360-degree sweeps approximately every two minutes with 12 high-definition frames per sweep. The cameras are equipped with near-infrared capabilities, which enables them to operate in low-to-no-light conditions. They include a time-lapse function that can be used to verify wildfire reports and monitor the progression of wildfires and environmental conditions.

These cameras support 1080p HDTV signals, have a 32x zoom, and compress video at a low bitrate. On a clear day, each camera has a view of up to 60 miles and up to 120 miles at night. According to Axis Communications' informational sheet (Attachment A) on the Q60-E PTZ Dome Network Cameras, the aluminum casing of the cameras can withstand temperatures of up to 140 degrees Fahrenheit, although the cameras are typically mounted on the tops of towers, where temperatures caused by wildfires are irrelevant.

Recommendations for Installation

There is an expressed interest in installing wildfire cameras to monitor for fires in the City's canyons and open space areas, assisting firefighters and the general public in spotting fire ignitions before they become full-fledged conflagrations. Due to the remote locations where the cameras would be installed, they need to be rugged enough to withstand the elements, including seismic activity. Additionally, they must deliver crystal-clear images in a variety of lighting conditions and have the ability to zoom in on fires that may be miles or miles away. While network cameras can be installed virtually anywhere, they must be powered and connected to the internet in order to function properly. Fully solar-powered energy options are available at an additional cost.

Due to the ALERTwildfire cameras' history of dependability and compliance with the aforementioned requirements, if desired by the City Council, at this time, Staff recommends that the City seek assistance from a vendor to install five (5) AXIS Q60 Network Cameras throughout the City as a pilot program. This will ensure rapid implementation and compatibility with AlertWildfire's camera network.

Potential Camera Locations

Locations for the recommended five wildfire monitoring cameras on City-owned properties (including the Palos Verdes Nature Preserve) would be identified and recommended by Staff and the Los Angeles County Fire Department for consideration by the City Council at a future date. Only City Staff and Fire Department peronnel would have access to the cameras, and their purpose would be strictly limited to the detection and monitoring of wildfires. The City Council could decide whether to make the live feeds available to the public, as are other cameras in the ALERTWildfire network, or make them viewable only to City Staff and the Fire Department. To provide privacy near cameras located within the Wildland Urban Interface (WUI), buildings and other structures are blocked out from the field of view.

Potential Cost

Staff contacted Axis Communications (the exclusive provider of ALERTwildfire cameras) to obtain preliminary estimates for the recommended five wildfire monitoring cameras within the City. Since Axis Communications is the manufacturor of wildfire cameras, Axis Communications coordinated with its local installation partner DataGear to provide Staff with a preliminary cost estimate of $71,525.71 (Attachment B). The estimated cost of $71,525.71 includes the purchase, installation and mounting of five wildfire cameras located throughout the City's most vulnerable areas to wildfires (final locations to be determined). If directed by the City Council, Staff will issue a request for proposals (RPF) to vendors and present the City Council with a report outlining the scope of work, cost estimates, and potential locations for consideration at a future meeting.

Potential Funding Source - American Rescue Plan Act (ARPA)

The ARPA was approved by Congress and subsequently signed into law by President Biden on March 11, 2021. The relief package provides funding in several areas such as state and local aid, education, rental assistance, and transit. Based on the preliminary information that the City received from the Government Finance Officers Association and the League of California Cities, the City’s allocation under the state and local fiscal aid of $350 billion is estimated to be $9.9 million. Based on the most current information, eligible uses may include:

- Revenue replacement for the provision of government services to the extent of the reduction in revenue due to the COVID-19 public health emergency relative to revenues collected in the most recent fiscal year prior to the emergency;
- Premium pay for essential workers;
- Assistance to small businesses, households, and hard-hit industries, and economic recovery
- Investments in water, sewer, and broadband infrastructure.

At this time, Staff recommends using allocation from the ARPA to potentially fund this project based on the following reasons:

The project is eligible under ARPA's Replacement of Revenue Loss:

- Directly provide services or aid to citizens
- Protection of critical infrastructure

CONCLUSION:

Staff recommends the City Council review the information in this report to determine whether to proceed with the procurement and installation of wildfire monitoring cameras; and if the Council desires, direct Staff to issue an RFP to vendors and return to the City Council at a future meeting with a report outlining the scope of work, cost estimates, and potential locations for consideration.

ALTERNATIVES:

In addition to the Staff recommendation, the following alternative actions are available for the City Council's consideration:

1. Identify specific areas of research and continue the consideration of installing wildfire monitoring cameras to a future meeting date.
2. Take no action at this time.

AXIS Q60-E PTZ Dome Network Cameras

Outdoor, high-speed PTZ domes



- > Up to HDTV 1080p
- > Up to 36x optical zoom
- > Outdoor-ready and Arctic Temperature Control
- > Vandal-resistant and shock detection
- > Automatic defog (AXIS Q6044-E, AXIS Q6045-E Mk II)
- > High PoE

AXIS Q60-E cameras are top-of-the-line, outdoor-ready pan/tilt/zoom (PTZ) domes that provide exceptional coverage of wide areas and great detail when zooming in. Designed for easy installation and reliable operation outdoors, they are ideal for city surveillance and airports, train stations, harbors and stadiums.

AXIS Q6045-E Mk II offers a rich viewing experience with HDTV 1080p and 32x optical zoom. AXIS Q6044-E provides HDTV 720p and 30x optical zoom. AXIS Q6042-E supports Extended D1 resolution and 36x optical zoom.

AXIS Q60-E cameras are vandal-resistant (IK10) and have shock detection, surge protection (railway standards), and protection against dust, rain and snow (IP66 and NEMA 4X). They can operate in temperatures ranging from -50 °C to 50 °C (-58 °F to 122 °F). The cameras' Arctic Temperature Control ensures safe start-up in extreme cold. AXIS Q6042-E and AXIS Q6044-E support electronic image stabilization-useful for getting smoother video in windy conditions. In fog, AXIS Q6044-E and AXIS Q6045-E Mk II can provide clearer video with its automatic defog functionality.

The PTZ domes support autotracking and Active Gatekeeper, and have substantial capacity for third-party intelligent video applications. AXIS Q6045-E Mk II offers additional built-in analytics such as highlight compensation, object removed and enter/exit detection.

AXIS Q60-E cameras have a built-in memory card slot for local storage of recordings. The cameras are powered by High Power over Ethernet using the supplied High PoE midspan.



Note: Mounting brackets are sold separately.

High-performance outdoor-ready PTZ domes

The robust AXIS Q60-E PTZ domes are designed for round-the-clock pan/tilt/zoom operation in outdoor environments. The cameras can be automatically directed to 256 preset positions using guard tour. With endless 360° pan, they enable surveillance of an extremely wide area. High zoom, in combination with high resolution, enables detailed surveillance at great distances. AXIS Q60-E cameras have fast and precise pan/tilt performance. They can also tilt 20° above the horizon, which makes it possible for the cameras to see higher than their mounting position. This can be useful, for example, at a stadium where there is a need to look up at the stands.



AXIS Q6042-E



AXIS Q6044-E



AXIS Q6045-E Mk II

The images above show the field of view and level of detail provided by the three AXIS Q60-E PTZ domes.



Snapshots of HDTV 1080p views from AXIS Q6045-E Mk II: at left, wide view; at right, 32x zoomed-in view where the license plate of a car 300 m (984 ft) away can be read.

Great detail with HDTV

Among the three cameras, AXIS Q6045-E Mk II provides the widest field of view-with a 62.8° horizontal angle of view. In addition, AXIS Q6045-E Mk II offers the highest level of detail as it delivers HDTV 1080p performance in compliance with the SMPTE 274M standard regarding a 1920x1080 pixel resolution, full frame rate at 25/30 frames per second, HDTV color fidelity and a 16:9 format.

AXIS Q6045-E Mk II has 32x optical zoom, the combination of the zoom factor and HDTV 1080p allows the license plate of a vehicle to be read some 300 m (984 ft) away- at a further distance than with AXIS Q6042-E, which has 36x optical zoom and standard resolution.

AXIS Q6044-E also offers a wide horizontal viewing angle at 62.9°. The camera's 30x optical zoom, in combination with HDTV 720p, provides superb zoomed-in views, enabling, for instance, the license plate of a vehicle to be read up to 245 m (800 ft) away. AXIS Q6042-E offers Extended D1 resolution (736x576 in 50 Hz, 752x480 in 60 Hz) and can enable a vehicle's license plate to be read some 190 m (620 ft) away.

All three PTZ domes support H.264 Main Profile for efficient compression of video that maintains image quality while at the same time minimizing bandwidth use and storage space. The cameras offer day/night functionality, enabling excellent color video during day time, and clear black and white video in low light.

Electronic image stabilization in AXIS Q6042-E and AXIS Q6044-E

Cameras with high zoom are sensitive to vibrations from wind and traffic. AXIS Q6042-E and AXIS Q6044-E support electronic image stabilization (EIS), which reduces the effects of camera vibration. In windy conditions, EIS provides clearer, more useful video and helps reduce the size of video files, which leads to lower bandwidth and storage use.



Under vibrating conditions: at left, image without EIS; at right, a snapshot from a vibrating AXIS Q6044-E with EIS activated.

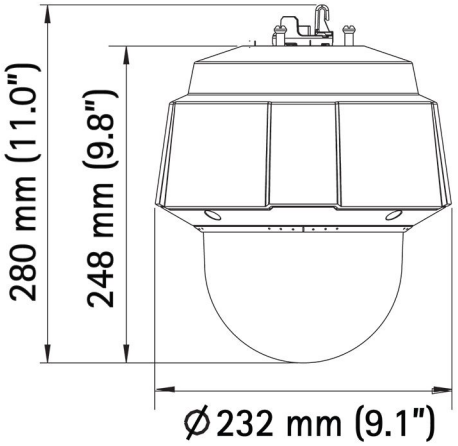
Automatic defog

AXIS Q6044-E and AXIS Q6045-E Mk II support automatic defog, which when activated, automatically detects fog in the scene and digitally filters it out of view to provide clearer video.



Images from AXIS Q6044-E: at left, without automatic defog; at right, with automatic defog activated.

Dimensions



Optional accessories

1. *AXIS T91A*
2. *Smoked Dome D*
3. *Axis High PoE midspans*
4. *AXIS T8129 PoE Extender*
5. *AXIS P8221 Network I/O Audio Module*
6. *AXIS T8310 Video Surveillance Control Board*
7. *RJ45 IP66-rated cables with premounted connector (CAT6)*



Technical Specifications - AXIS Q60-E PTZ Dome Network Cameras

Models	**AXIS Q6042-E** 50 Hz, **AXIS Q6042-E** 60 Hz **AXIS Q6044-E** 50 Hz, **AXIS Q6044-E** 60 Hz **AXIS Q6045-E Mk II** 50 Hz, **AXIS Q6045-E Mk II** 60 Hz

Camera

Image sensor	**AXIS Q6042-E:** 1/4" ExView HAD Progressive scan CCD **AXIS Q6044-E:** 1/3" Progressive scan CCD **AXIS Q6045-E Mk II:** 1/2.8" Progressive scan CMOS
Lens	**AXIS Q6042-E:** f=3.3-119 mm, F1.4–4.2, Autofocus, 57.2° – 1.7° view[a] **AXIS Q6044-E:** f=4.4-132 mm, F1.4–4.6, Autofocus, 62.9° – 2.2° view[a] **AXIS Q6045-E Mk II:** f=4.44-142.6 mm, F1.6–4.41, Autofocus, 62.8° – 2.23° view[a]
Day and night	Automatically removable infrared-cut filter
Minimum illumination	**AXIS Q6042-E:** Color: 0.5 lux at 30 IRE F1.4; B/W: 0.008 lux at 30 IRE F1.4 **AXIS Q6044-E:** Color: 0.2 lux at 30 IRE F1.4; B/W: 0.04 lux at 30 IRE F1.4 **AXIS Q6045-E Mk II:** Color: 0.3 lux at 30 IRE F1.6; B/W: 0.03 lux at 30 IRE F1.6
Shutter time	**AXIS Q6042-E:** 1/30000 s to 1.5 s (50 Hz), 1/30000 s to 0.5 s (60 Hz) **AXIS Q6044-E:** 1/10000 s to 1/4 s **AXIS Q6045-E Mk II:** 1/33000 s to 1/3 s (50 Hz), 1/33000 s to 1/4 s (60 Hz)
Pan/Tilt/Zoom	E-flip, 256 preset positions, Tour recording, Guard tour, Control queue, On-screen directional indicator, Set new pan 0° Pan: 360° endless, 0.05°–450°/s; Tilt: 220°, 0.05°–450°/s **AXIS Q6042-E:** 36x optical zoom and 12x digital zoom, total 432x zoom **AXIS Q6044-E:** 30x optical zoom and 12x digital zoom, total 360x zoom **AXIS Q6045-E Mk II:** 32x optical zoom and 12x digital zoom, total 384x zoom

Video

Video compression	H.264 Main and Baseline Profiles (MPEG-4 Part 10/AVC) Motion JPEG
Resolutions	**AXIS Q6042-E**: Extended D1 736x576 to 176x144 (50 Hz), Extended D1 752x480 to 176x120 (60 Hz) **AXIS Q6044-E**: 1280x720 (HDTV 720p) to 320x180 **AXIS Q6045-E Mk II:** 1920x1080 (HDTV 1080p) to 320x180
Frame rate	**H.264:** Up to 25/30 fps (50/60 Hz) in all resolutions **Motion JPEG:** Up to 25/30 fps (50/60 Hz) in all resolutions **AXIS Q6045-E Mk II:** Up to 50/60 fps (50/60 Hz) in HDTV 720p
Video streaming	Multiple, individually configurable streams in H.264 and Motion JPEG Controllable frame rate and bandwidth VBR/CBR H.264
Image settings	Wide dynamic range (WDR), Manual shutter time, Compression, Color, Brightness, Sharpness, White balance, Exposure control, Exposure zones, Backlight compensation, Fine tuning of behavior at low light, Rotation, Text and image overlay, 32 individual 3D privacy masks, Image freeze on PTZ **AXIS Q6042-E**: Electronic image stabilization **AXIS Q6044-E**: Electronic image stabilization, Automatic defog **AXIS Q6045-E Mk II:** Highlight compensation, Automatic defog

Network

Security	Password protection, IP address filtering, HTTPS[b] encryption, IEEE 802.1X[b] network access control, Digest authentication, User access log, Centralized certificate management
Supported protocols	IPv4/v6, HTTP, HTTPS[b], SSL/TLS[b], QoS Layer 3 DiffServ, FTP, CIFS/SMB, SMTP, Bonjour, UPnP™, SNMPv1/v2c/v3 (MIB-II), DNS, DynDNS, NTP, RTSP, RTP, TCP, UDP, IGMP, RTCP, ICMP, DHCP, ARP, SOCKS, SSH, NTCIP

System integration

Application Programming Interface	Open API for software integration, including VAPIX® and AXIS Camera Application Platform; specifications at *www.axis.com* AXIS Video Hosting System (AVHS) with One-Click Camera Connection. ONVIF Profile S, specification at *www.onvif.org*
Intelligent video	Video motion detection, Autotracking, Active Gatekeeper, AXIS Camera Application Platform enabling installation of additional applications **AXIS Q6045-E Mk II:** Basic analytics (not to be compared with third-party analytics): Object removed, Enter/exit detector, Fence detector, Object counter, Highlight compensation
Event triggers	Video motion detection, Shock detection, Fan, Heater, Temperature, Manual trigger, Autotracking, Moving, PTZ preset, Edge storage events, AXIS Camera Application Platform **AXIS Q6045-E Mk II:** Enter/exit, Fence detector, Object removed
Event actions	File upload: FTP, HTTP, network share and email Notification: email, HTTP and TCP PTZ preset, Guard tour, Autotracking, Day/night mode, Video recording to edge storage, Pre- and post-alarm video buffering
Built-in installation aids	Pixel counter

General

Casing	IP66-, NEMA 4X- and IK10-rated metal casing (aluminum), polycarbonate (PC) clear dome, sunshield (PC/ASA)
Memory	512 MB RAM, 128 MB Flash
Power	High Power over Ethernet (High PoE), max. 60 W Axis High PoE 60 W Midspan 1-port: 100–240 V AC, max. 74 W
Connectors	RJ45 for 10BASE-T/100BASE-TX PoE RJ45 Push-pull Connector (IP66) included
Edge storage	SD/SDHC/SDXC slot supporting memory card up to 64 GB (card not included); support for recording to network share (network-attached storage or file server)
Operating conditions	With 30 W: -20 °C to 50 °C (-4 °F to 122 °F) With 60 W*: -50 °C to 50 °C (-58 °F to 122 °F) Humidity 10-100% RH (condensing) ** Arctic Temperature Control enables camera start-up at temperatures as low as -50 °C (-58 °F)*
Storage conditions	-50 °C to 60 °C (-58 °F to 140 °F)
Approvals	EN 55022 Class A, EN 61000-3-2, EN 61000-3-3, EN 61000-6-1, EN 61000-6-2, EN 55024, EN 50121-4, IEC 62236-4, FCC Part 15 Subpart B Class A, ICES-003 Class A, VCCI Class A, C-tick AS/NZS CISPR 22 Class A, KCC KN22 Class A, KN24, IEC/EN/UL 60950-1, IEC/EN/UL 60950-22, IEC/EN 60529 IP66, NEMA 250 Type 4X, NEMA TS-2-2003 v 02.06, subsection 2.2.7, 2.2.8, 2.2.9; IEC 62262 IK10, IEC 60068-2-1, IEC 60068-2-2, IEC 60068-2-78, IEC 60068-2-14, IEC 60068-2-30, IEC 60068-2-6, IEC 60068-2-27, IEC 60068-2-60, ISO 4892-2 Midspan: EN 60950-1, GS, UL, cUL, CE, FCC, VCCI, CB, KCC, UL-AR
Weight	3.7 kg (8.2 lb.)
Included accessories	Axis High PoE 60 W Midspan 1-port, RJ45 Push-pull Connector (IP66), Sunshield, Installation Guide, Installation and Management Software CD, Windows decoder 1-user license
Video management software	AXIS Camera Companion (included), AXIS Camera Station and video management software from Axis' Application Development Partners (not included). For more information, see *www.axis.com/products/video/software*
Warranty	Axis 3-year warranty and AXIS Extended Warranty option, see *www.axis.com/warranty*

a. *Horizontal angle of view*
b. *This product includes software developed by the OpenSSL Project for use in the OpenSSL Toolkit. (www.openssl.org), and cryptographic software written by Eric Young (eay@cryptsoft.com).*

More information is available at www.axis.com

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DATAGEAR®
INDUSTRIAL DATA SOLUTIONS

Quote

Date	Quote #
8/9/2021	5688

City Of Rancho Palos Verdes
Jesse Villalpando
309040 Hawthorne Blvd.
Rancho Palos Verdes, Ca. 90275

Ship To

City Of Rancho Palos Verdes
Jesse Villalpando
309040 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275

Rep	Terms

Qty	Item #	Description	Price	Total
5	02148-001	AAXIS Q6078-E PTZ CameraThis outdoor, vandal-resistant camera is IP66, NEMA 4X, and IK10-rated to protect against dust, rain, snow, and impacts. Arctic temperature control ensures startup from a deeply frozen state and operation in temperatures ranging from -40 °C to 50 °C (-40 °F to 122 °F). Autotracking 2 with click and track functionality and an orientation aid	2,980.00	14,900.00T
5	T91B67	Pole Mount 65 - 165MM	175.00	875.00T
5	5504-821	Axis T91D61 Wall Mount Aluminum Wall Mount 1.5 Inch Pipe Compatible with Axis Fixed Domes	92.00	460.00T
10	EH-1200FX-ODU-H-EXT	Siklu EtherHaul 1200FX ODU with Adpter:Tx High;Ports:2x Copper;Power POE with 100Mbs	2,254.00	22,540.00T
20	EH-60W-AC-PoE-US	Siklu PoE Enjector 60W (100--240 AC Source, US Cable)	89.00	1,780.00T
10	EH-ANT-1ft	Siklu EtherHaul 1ft antenna (FCC/ETSI)	225.00	2,250.00T
10	FAA-Licensing	FCC Universal Licensing System (ULS): ULS Home. Fee for registrating each site with FCC	269.00	2,690.00T
5	MISC	Cable Cat6e / Mounts / Unistrut / Pole	698.00	3,490.00T
40	Labor A	Wireless Network Engineer / Per Hour Charge	192.50	7,700.00
40	Labor E	Installer / Per Hour Charge	138.00	5,520.00
5	RENTAL	Equipment Rental 45 foot Bucket Truck	780.00	3,900.00T

	Subtotal
	Sales Tax (10.25%)
	Total

2 YEARS

DATAGEAR®
INDUSTRIAL DATA SOLUTIONS

Quote

Date	Quote #
8/9/2021	5688

City Of Rancho Palos Verdes
Jesse Villalpando
309040 Hawthorne Blvd.
Rancho Palos Verdes, Ca. 90275

Ship To

City Of Rancho Palos Verdes
Jesse Villalpando
309040 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275

Rep	Terms

Qty	Item #	Description	Price	Total
		Time to Install 5 cameras and associated links 5 days (40 Hours)		

Subtotal	$66,105.00
Sales Tax (10.25%)	$5,420.71
Total	$71,525.71



City of Rolling Hills INCORPORATED JANUARY 24, 1957

Agenda Item No.: 11.A
Mtg. Date: 08/23/2021

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

FROM: **MEREDITH ELGUIRA, PLANNING DIRECTOR**

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

SUBJECT:

CONFERENCE WITH LEGAL COUNSEL: EXISTING LITIGATION

Government Code Section 54956.9(d)(1)

The City finds, based on advice from legal counsel, that disclosure in open session will prejudice the position of the City in the litigation.

Name of Case: ***Dr. Elliot H. Brunner and Dr. Nourit G. Korzennik v. The City of Rolling Hills; and Toshiko and Takashi Nakamura***

Case Number: 20TRCV00775

DATE: **August 23, 2021**

BACKGROUND:
None

DISCUSSION:
None.

FISCAL IMPACT:
None.

RECOMMENDATION:
None.

ATTACHMENTS: