City of Rolling Hills INCORPORATED JANUARY 24, 1957

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

AGENDA
Regular Planning Commission Meeting

PLANNING COMMISSION
Tuesday, July 18, 2023

CITY OF ROLLING HILLS
6:30 PM

This meeting is held pursuant AB 361
All Planning Commissioners will participate by teleconference. Public Participation: City Hall will be closed to the public until further notice.

A live audio of the Planning Commission meeting will be available on the City's website (https://www.rolling-hills.org/PC%20Meeting%20Zoom%20Link.pdf).

The meeting agenda is also available on the City's website (https://www.rolling-hills.org/government/agenda/index.php).

Join Zoom Meeting via https://us02web.zoom.us/j/99343882035?pwd=MWZXaG9ISWdud3NpajYwY3dF bllFZz09
Meeting ID: 993 4388 2035 Passcode: 647943

Members of the public may submit comments by emailing the City Clerk's office at cityclerk@cityofrh.net. Your comments will become a part of the official meeting record. You must provide your full name but do not provide any other personal information (i.e., phone numbers, addresses, etc) that you do not want to be published. Members of the public may also provide comments in real time by speaking during the public comment and/or public hearing portions of the meeting.

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. APPROVE ORDER OF THE AGENDA
This is the appropriate time for the Chair or Commissioners to approve the agenda as is or reorder.

5. BLUE FOLDER ITEMS (SUPPLEMENTAL)
Blue folder items are additional back up material to administrative reports and/or public comments received after the printing and distribution of the agenda packet for receive and file.

6. PUBLIC COMMENTS ON NON-AGENDA ITEMS
This section is intended to provide members of the public with the opportunity to comment on any subject thatdoes not

appear on this agenda for action. Each speaker will be permitted to speak only once. Written requests, if any, will be considered first under this section.

7. CONSENT CALENDAR

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

7.A. APPROVE AFFIDAVIT OF POSTING FOR THE PLANNING COMMISSION REGULAR MEETING OF JULY 18, 2023

RECOMMENDATION: Approve as presented.

CL_AGN_230718_PC_AffidavitofPosting.pdf

7.B. CONTINUATION OF REMOTE PLANNING COMMISSION MEETINGS DURING THE MONTH OF JULY 2023, PURSUANT TO THE REQUIREMENTS OF AB 361

RECOMMENDATION: Adopt Resolution No. 2023-07.

2023-07_PC_Resolution_Updated_AB361_Findings_July_F.pdf

7.C. APPROVE THE MINUTES FOR THE MAY 16, 2023, PLANNING COMMISSION MEETINGS

RECOMMENDATION: Approve as presented.

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8. EXCLUDED CONSENT CALENDAR ITEMS

9. PUBLIC HEARINGS ON ITEMS CONTINUED FROM PREVIOUS MEETING

9.A. ZONING CASE NO. 22-51: REQUEST FOR APPROVAL OF A SITE PLAN REVIEW TO CONSTRUCT A NEW 7,290-SQUARE-FOOT SINGLE-FAMILY RESIDENCE WITH BASEMENT, ATTACHED GARAGE, FIVE-FOOT-HIGH RETAINING WALLS, NON-EXEMPT GRADING, AND RELATED IMPROVEMENTS; VARIANCE TO CONSTRUCT A SWIMMING POOL AND SPA IN THE FRONT YARD ON A PROPERTY LOCATED AT 4 POPPY TRAIL, ROLLING HILLS, CA 90274 (LOT 17-A-PT) (ARVIDSON), AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

RECOMMENDATION:

Staff recommends the Planning Commission open the public hearing, receive public testimony, discuss the proposed project, provide direction to staff and the applicant, and continue the public hearing to the regularly scheduled Planning Commission meeting on August 15, 2023, or September 19, 2023.

ATTACHMENT1_CL_PBN_230321_4PoppyTrail_ZC22-51_VicinityMap.pdf
ATTACHMENT2_PL_ADR_4PoppyTrail_ZC22-51_DevelopmentTable.pdf
ATTACHMENT3_PL_ADR_4PoppyTr_ZC22-51_230711_Email_DaveLong.pdf
ATTACHMENT4_PL_ADR_4PoppyTrail_ZC22-51_Alternate_Development_on_Barn_Pad.pdf
ATTACHMENT5_PL_ADR_4PoppyTrail_ZC22-51_ArchitecturalPlans.pdf

ATTACHMENT6_PL_ADR_4PoppyTrail_ZC22-51_LandscapePlan.pdf
ATTACHMENT7_PL_ADR_4PoppyTrail_ZC22-51_SitePlan_Grading.pdf

10. NEW PUBLIC HEARINGS

11. OLD BUSINESS

12. NEW BUSINESS

13. SCHEDULE FIELD TRIPS

14. ITEMS FROM STAFF

14.A. ITEMS FROM STAFF
RECOMMENDATION: None.

15. ITEMS FROM THE PLANNING COMMISSION

16. ADJOURNMENT

Next meeting: August 15, 2023, at 6:30 p.m. via teleconference.

Notice:

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.

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.

All of the above resolutions and zoning case items have been determined to be categorically exempt pursuant to the California Environmental Quality Act (CEQA) Guidelines unless otherwise stated.

City of Rolling Hills INCORPORATED JANUARY 24, 1957

Agenda Item No.: 7.A
Mtg. Date: 07/18/2023

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

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

THRU: **David H. Ready. Esq., Ph.D**

SUBJECT: **APPROVE AFFIDAVIT OF POSTING FOR THE PLANNING COMMISSION REGULAR MEETING OF JULY 18, 2023**

DATE: **July 18, 2023**

BACKGROUND:
None.

DISCUSSION:
None.

FISCAL IMPACT:
None.

RECOMMENDATION:
Approve as presented.

ATTACHMENTS:
CL_AGN_230718_PC_AffidavitofPosting.pdf

Administrative Report

7.A., **File #** 1914 **Meeting Date**: 7/18/2023

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

AFFIDAVIT OF POSTING

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

Legislative Body	Planning Commission
Posting Type	Regular Meeting Agenda
Posting Location	2 Portuguese Bend Road, Rolling Hills, CA 90274 City Hall Window City Website: https://www.rolling-hills.org/government/agenda/index.php https://www.rolling-hills.org/government/city_council/city_council_archive_agendas/index.php
Meeting Date & Time	JULY 18, 2023 6:30pm

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

Christian Horvath, City Clerk

Date: July 14, 2023

Agenda Item No.: 7.B
Mtg. Date: 07/18/2023

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

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

THRU: **David H. Ready. Esq., Ph.D**

SUBJECT: **CONTINUATION OF REMOTE PLANNING COMMISSION MEETINGS DURING THE MONTH OF JULY 2023, PURSUANT TO THE REQUIREMENTS OF AB 361**

DATE: **July 18, 2023**

BACKGROUND:

On March 4, 2020, Governor Newsom declared a state of emergency due to COVID-19. Shortly thereafter, the Governor issued Executive Order N-25-20, which waived certain remote meeting requirements of the Ralph M. Brown Act ("Brown Act") in response to COVID-19. In September 2021, the Governor signed Assembly Bill 361 ("AB 361"), which amended the Brown Act to allow continued flexibility in holding virtual public meetings. In accordance with Executive Order N-25-20, and later AB 361, the Planning Commission has met virtually since the start of the pandemic in 2020.

DISCUSSION:

The state's COVID-19 state of emergency ended on February 28, 2023. Although the state of emergency has ended, the provisions of AB 361 will remain in effect until January 1, 2024. While AB 361 remains in effect, it authorizes public meetings to be held virtually if specified conditions are met. These conditions include when state or local officials have imposed or recommended measures to promote social distancing.

Research by staff indicates that officials continue to recommend social distancing. Specifically, California Division of Occupational Safety and Health ("Cal/OSHA") regulations—at Title 8 Section 3205—recommend physical distancing in the workplace as precautions against the spread of COVID-19 and impose certain restrictions and requirements due to a "close contact" which occurs when individuals are within six feet of another in certain circumstances. Relatedly, the Centers for Disease Control and Prevention continue to recommend avoiding contact and keeping a safe distance from a person who has a suspected or confirmed case of

COVID-19.

Staff recommends that the Planning Commission adopt the attached resolution, which makes the requisite AB 361 findings for the Planning Commission to meet virtually this month. For the duration of the time that the Commission meets virtually, staff will continue agendizing this item to enable the Commission to continue making the requisite AB 361 findings.

FISCAL IMPACT:
None.

RECOMMENDATION:
Adopt Resolution No. 2023-07.

ATTACHMENTS:
2023-07_PC_Resolution_Updated_AB361_Findings_July_F.pdf

RESOLUTION NO. 2023-07

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS, CALIFORNIA, APPROVING REMOTE PLANNING COMMISSION MEETINGS PURSUANT TO THE REQUIREMENTS OF ASSEMBLY BILL 361

WHEREAS, in response to the COVID-19 pandemic, Governor Newsom declared a statewide state of emergency on March 4, 2020; and

WHEREAS, Governor Newsom signed Assembly Bill 361 ("AB 361") on September 17, 2021, which went into effect immediately as urgency legislation; and

WHEREAS, AB 361 added section 54953(e) to the Brown Act, authorizing legislative bodies to conduct remote meetings provided the legislative body makes specified findings on a regular basis; and

WHEREAS, the Governor's COVID-19 state of emergency ended on February 28, 2023; and

WHEREAS, notwithstanding the foregoing, AB 361 remains in effect until January 1, 2024; and

WHEREAS, AB 361 authorizes legislative bodies to continue meeting virtually if specified conditions are met. These conditions include when state or local officials have imposed or recommended measures to promote social distancing; and

WHEREAS, among other measures to promote physical distancing, the California Division of Occupational Safety and Health ("Cal/OSHA") regulations—at Title 8 Section 3205—recommend physical distancing in the workplace as precautions against the spread of COVID-19 and impose certain restrictions and requirements due to a "close contact" which occurs when individuals are within six feet of another in certain circumstances; and

WHEREAS, the Centers for Disease Control and Prevention continue to recommend avoiding contact and keeping a safe distance from a person who has a suspected or confirmed case of COVID-19; and

WHEREAS, to allow for physical distancing and remote meeting attendance in accordance with these recommended measures, the Planning Commission does hereby find that the Planning Commission shall conduct its meetings without compliance with paragraph (3) of subdivision (b) of Government Code section 54953, as authorized by subdivision (e) of section 54953, and that the Planning Commission shall comply with the requirements to provide the public with access to the meetings electronically as prescribed in paragraph (2) of subdivision (e) of section 54953.

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

Section 1. All of the above recitals are true and correct and incorporated herein by reference.

Section 2. The Planning Commission has considered the above circumstances and hereby recognizes that state and local officials continue to recommend social distancing measures, which can impact the ability of the City and the public to meet safely in person.

Section 3. The Planning Commission shall conduct public meetings in accordance with Government Code section 54953(e) and other applicable provisions of the Brown Act for remote only meetings.

PASSED, APPROVED AND ADOPTED THIS 18th DAY OF JULY, 2023.

_____
BRAD CHELF, CHAIRMAN

ATTEST:

_____
CHRISTIAN HORVATH, CITY CLERK

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

I certify that the foregoing Resolution No. 2023-07 entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS, CALIFORNIA, APPROVING REMOTE PLANNING COMMISSION MEETINGS PURSUANT TO THE REQUIREMENTS OF ASSEMBLY BILL 361

was approved and adopted at a regular meeting of the Planning Commission on May 16, 2023, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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

Administrative Offices.

_____
CHRISTIAN HORVATH
CITY CLERK

City of Rolling Hills INCORPORATED JANUARY 24, 1957

Agenda Item No.: 7.C
Mtg. Date: 07/18/2023

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

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

THRU: **David H. Ready. Esq., Ph.D**

SUBJECT: **APPROVE THE MINUTES FOR THE MAY 16, 2023, PLANNING COMMISSION MEETINGS**

DATE: **July 18, 2023**

BACKGROUND:
None.

DISCUSSION:
None.

FISCAL IMPACT:
None.

RECOMMENDATION:
Approve as presented.

ATTACHMENTS:
CL_MIN_230516_PC_FT_F.pdf
CL_MIN_230516_PC_F.pdf

Minutes
Rolling Hills Planning Commission
Tuesday, May 16, 2023
Field Trip Meeting 7:30 a.m.
42 Portuguese Bend Road

1. CALL MEETING TO ORDER

The Planning Commission of the City of Rolling Hills met at 42 Portuguese Bend Road on the above date and the meeting was called to order at 7:30 a.m. Chair Brad Chelf presiding.

2. ROLL CALL

Commissioners Present:	Cardenas, Cooley, Douglass, Vice Chair Kirkpatrick, Chair Chelf
Commissioners Absent:	None
Staff Present:	John Signo, Planning & Community Services Director
Public Present:	Dan Bolton, Leah Mirsch, Kevin Hsu, Dee Dee Hsu

3. COMMENTS FROM THE PUBLIC ON ITEMS NOT ON THE AGENDA – NONE

4. FIELD TRIP

4.A. APPROVE AFFIDAVIT OF POSTING FOR THE PLANNING COMMISSION FIELD TRIP MEETING OF APRIL 18, 2023

Motion made by Commissioner Cardenas and seconded by Commissioner Cooley to approve Item 4.A. Motioned passed unanimously, 5-0, via voice vote.

4.B. ZONING CASE NO. 23-004: REQUEST FOR A SITE PLAN REVIEW TO CONVERT ATTACHED COVERED PORCHES TO ENCLOSED LIVING AREAS, PAVE 1,250 SQUARE FEET OF LAWN AREA, CONVERT AN EXISTING GARAGE INTO A KITCHEN, AND FOR INTERIOR AND EXTERIOR REMODEL IMPROVEMENTS ON A PROPERTY LOCATED AT 17 CREST ROAD EAST (LOT 9-FT), ROLLING HILLS, CA (WANG), AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

Presentation by Director Signo.

Public Comment: Dan Bolton, Kevin Hsu, Dee Dee Hsu

Commissioners and the public walked the site and asked questions. Issues raised included: location of the accessory dwelling unit (ADU); location and use of existing stable; and grading needed to level pad.

5. ADJOURNMENT: 7:57 A.M.

The meeting was adjourned at 7:57 a.m. to the regular meeting of the Planning Commission scheduled to be held on Tuesday, May 16, 2023, beginning at 6:30 p.m. via tele-conference.

Respectfully submitted,

Christian Horvath, City Clerk

Approved,

Brad Chelf, Chair

Minutes
Rolling Hills Planning Commission
Tuesday, May 16, 2023
Regular Meeting 6:30 p.m.
Via tele-conference

1. CALL MEETING TO ORDER

The Planning Commission of the City of Rolling Hills met via teleconference on the above date with Chair Chelf presiding. Chair Chelf called the meeting to order at 6:33 p.m.

2. ROLL CALL

Commissioners Present:	Cardenas, Cooley, Douglass, Vice Chair Kirkpatrick, Chair Chelf
Commissioners Absent:	None
Staff Present:	John Signo, Planning & Community Services Director
	Ryan Stager, Assistant City Attorney

3. PLEDGE OF ALLEGIANCE

Director Signo led the Pledge of Allegiance.

4. APPROVE ORDER OF THE AGENDA

Chair Chelf approved the order of the agenda and there were no objections.

5. BLUE FOLDER ITEMS (SUPPLEMENTAL)

Motion by Chair Chelf, seconded by Vice Chair Kirkpatrick to receive the Blue Folder Item for Item 10.A. Motion carried with the following roll call vote:

AYES:	Cardenas, Cooley, Douglass, Vice Chair Kirkpatrick, Chair Chelf
NOES:	None
ABSENT:	None

6. PUBLIC COMMENTS ON NON-AGENDA ITEMS – NONE

7. CONSENT CALENDAR

7.A. APPROVE AFFIDAVIT OF POSTING FOR THE PLANNING COMMISSION REGULAR MEETING OF MAY 16, 2023

7.B. CONTINUATION OF REMOTE PLANNING COMMISSION MEETINGS DURING THE MONTH OF MAY 2023, PURSUANT TO THE REQUIREMENTS OF AB 361

7.C. APPROVE THE MINUTES FOR THE APRIL 18, 2023, PLANNING COMMISSION MEETINGS

Motion by Commissioner Cardenas, seconded by Commissioner Cooley, to approve Items 7A, 7B, and 7C. Motion carried with the following roll call vote:

AYES: Cardenas, Cooley, Douglass, Vice Chair Kirkpatrick, Chair Chelf
NOES: None
ABSENT: None

8. EXCLUDED CONSENT CALENDAR ITEMS – NONE

9. PUBLIC HEARINGS ON ITEMS CONTINUED FROM PREVIOUS MEETINGS - NONE

10. NEW PUBLIC HEARINGS

10.A. ZONING CASE NO. 22-95: A REQUEST FOR A SITE PLAN REVIEW FOR THE DEMOLITION AND CONSTRUCTION OF A NEW SINGLE FAMILY RESIDENCE WITH A BASEMENT, ATTACHED GARAGE, NONEXEMPT GRADING, MAXIMUM FIVE-FOOT-HIGH RETAINING WALLS, AND OTHER SITE IMPROVEMENTS LOCATED AT 42 PORTUGUESE BEND ROAD, ROLLING HILLS, CA 90274 (LOT 120-RH) (HSU) AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

Presentation by Director Signo.

Chair Chelf opened the public hearing for comments.

Public Comments: George Sweeney, Miles Pritzkat, Dan Bolton

Assistant City Attorney Stager recommended the Commission continue the item to a date certain.

Motion by Commissioner Cardenas, seconded by Commissioner Douglass, to continue the item to the regularly scheduled Planning Commission meeting on June 20, 2023. Motion carried with the following roll call vote:

AYES: Cardenas, Cooley, Douglass, Kirkpatrick, Chair Chelf
NOES: None
ABSTAIN: None
ABSENT: None

11. OLD BUSINESS – NONE

12. NEW BUSINESS –

12.A. REQUEST FOR A TIME EXTENSION FOR A PREVIOUSLY APPROVED PROJECT FOR MAJOR MODIFICATION TO A SITE PLAN REVIEW, CONDITIONAL USE PERMIT AND VARIANCE ENTITLEMENTS BY THE PLANNING COMMISSION IN ZONING CASE NO. 20-08 LOCATED AT 20 UPPER BLACKWATER CANYON ROAD, ROLLING HILLS, CA 90274 (LOT 101-RH) (IANNITTI)

Presentation by Director Signo.

Motion by Commissioner Cardenas, seconded by Commissioner Cooley, to approve the time extension. Motion carried with the following roll call vote:

AYES: Cardenas, Cooley, Douglass, Kirkpatrick, Chair Chelf
NOES: None
ABSTAIN: None
ABSENT: None

13. SCHEDULED FIELD TRIPS – NONE

14. ITEMS FROM STAFF

Director Signo indicated he could be reached if any Commissioners were interested in upcoming South Bay Cities Council of Governments (SBCCOG) workshops. However, he indicated the City may be leaving SBCCOG soon.

15. ITEMS FROM THE PLANNING COMMISSION – NONE

16. ADJOURNMENT: 7:31 P.M.

The meeting was adjourned at 7:31 p.m. to the Planning Commission meeting on Tuesday, June 20, 2023, beginning at 6:30 p.m.

Respectfully submitted,

_____
Christian Horvath, City Clerk

Approved,

_____
Brad Chelf, Chair

Agenda Item No.: 9.A
Mtg. Date: 07/18/2023

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

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

THRU: **David H. Ready. Esq., Ph.D**

SUBJECT: **ZONING CASE NO. 22-51: REQUEST FOR APPROVAL OF A SITE PLAN REVIEW TO CONSTRUCT A NEW 7,290-SQUARE-FOOT SINGLE-FAMILY RESIDENCE WITH BASEMENT, ATTACHED GARAGE, FIVE-FOOT-HIGH RETAINING WALLS, NON-EXEMPT GRADING, AND RELATED IMPROVEMENTS; VARIANCE TO CONSTRUCT A SWIMMING POOL AND SPA IN THE FRONT YARD ON A PROPERTY LOCATED AT 4 POPPY TRAIL, ROLLING HILLS, CA 90274 (LOT 17-A-PT) (ARVIDSON), AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**

DATE: **July 18, 2023**

BACKGROUND:

March 21, 2023 Planning Commission Field Trip and Evening Meeting

This item was originally presented to the Planning Commission on March 21, 2023. At the morning field trip, the Commission and the public visited the site, walked the subject property, and asked questions of staff and the applicant. Those present included the project team consisting of Andy Arvidson (owner), Dan Bolton (engineer), and Criss Gunderson (architect). John Lacey of 7 Poppy Trail joined after the meeting was adjourned.

All Commissioners were in attendance at the evening meeting on March 21, 2023. Present from the public included:

- Greg Willis (9 Portuguese Bend Road)
- Andy Arvidson (owner of 4 Poppy Trail)
- Dan Bolton (Engineer for 4 Poppy Trail)
- Criss Gunderson (Architect for 4 Poppy Trail)
- John Lacey (7 Poppy Trail)
- James Aichele (14 Crest Road West)
- Councilmember Leah Mirsch

The following items were raised by the Commission:

- Amount of grading on the proposed building pad.
    - The project team indicated the finished grade would be 15 feet lower than the existing grade, plus another 10 feet for the basement.
- Why was the barn pad not selected? It is at a higher elevation (about 70 feet higher than the proposed building pad) and better views. It may also require less grading by utilizing the existing driveway and building pad.
    - The project team responded that the barn pad was considered but they were not sure it would be supported due to the variances needed to encroach into the required yards and proximity to property lines.
- Commissioners suggested grading be reduced even if involved development on the barn pad. The proposed building pad requires 42,000 cubic yards of grading.
    - The project team indicated it may be possible to reduce grading, but they would need to keep the retaining walls for the driveway and would request variances for encroachment.

Mr. John Lacey indicated anything to reduce grading would be better, but there is a concern with land movement.

Dan Bolton indicated RHCA reviewed the bridal trail that will be moved and they did approve the easements. He indicated the owner hired the same geologist, GMU, who worked on the Poppy Trail landslide. He explained that landslide was caused by a broken water pipe that saturated the area and the land had not been recompacted so that combination caused the land to fail. In reviewing the subject property, GMU concluded there were no unusual geological constraints that prohibited development on the proposed building pad. He explained that a Filterra system would be constructed at the base of the driveway to address storm water.

The Commission voted to continue the item to the April 18th meeting so the applicant could look into the issues discussed, particularly regarding development on the barn pad and reducing grading. The motion passed unanimously.

On April 18, 2023, the project team was still addressing the issues regarding grading and barn pad location so the item was not included on the agenda.

Proposed Project

An application was filed by the applicant, Dan Bolton of Bolton Engineering, on behalf of the property owner, Andy Arvidson, to request approval to construct a new 7,290-square-foot (SF) single-family residence with a 7,290 SF basement, 1,100 SF attached garage, 1,135 square feet of attached covered porches, 195 SF attached trellis, 850 SF accessory dwelling unit (ADU), 540 SF swimming pool/spa, pool equipment, service yard, lightwells, maximum five-foot-high retaining walls, driveway, walkways, landscaping, and other improvements. The project includes 41,874 cubic yards (CY) of grading to be balanced on site. This includes 22,340 CY cut and 19,534 CY fill. There will be 2,806 CY of export for excavation of the basement and swimming pool, which is exempt.

The ADU, swimming pool/spa, service yard and other minor improvements are not subject to discretionary review. However, the swimming pool/spa requires a variance for location in the

front yard, and certain retaining walls require a variance for location in the front yard and having an average height above two-and-one-half feet.

Building Pads/Driveway Access
The proposed project will create two new building pads: a 20,635 SF pad for the main residence and appurtenances located roughly in the middle of the property; and a 2,770 SF pad for the ADU located southeast of the main pad at an elevation approximately 9 feet lower. Both pads will be located outside of any required setbacks and will be accessible via a new 20-foot-wide driveway that connects to an existing driveway. There will be a turnaround for Fire Department access at the terminus of the new driveway on the main building pad. The existing driveway, which connects to Poppy Trail, will be widened to 20 feet. The length of the overall driveway from Poppy Trail to the main residence will be approximately 700 feet. The Traffic Commission will consider the widening of the driveway and apron at its meeting on Thursday, March 23, 2023.

Zoning, Location, and Lot Description

The property located at 4 Poppy Trail is zoned RAS-2 and has a net lot area of 6.37 acres (277,335 square feet). Only one building pad exists on the property and is located at the highest portion in rear of the property. This building pad is 16,200 square feet and is developed with a 3,330 SF stable.

The property is irregularly shaped and only has an 86-foot segment connected to Poppy Trail. The front property line is considered the portion that connects to Poppy Trail plus the eastern property line which parallels an equestrian dirt path known as the Sleepy Hollow Trail. Sleepy Hollow Trail traverses much of the front yard setback which is 50 feet wide. The 50-foot-wide rear yard setback is along the western property line and the 35-foot-wide side yard setback is along all other property lines. The property slopes upward from Poppy Trail to the existing barn in the southwestern corner. The elevation difference between Poppy Trail to the barn pad is approximately 172 feet with the proposed main building pad approximately 100 feet higher than Poppy Trail.

Previous Approvals
On May 18, 2004, the Planning Commission adopted Resolution Nos. 2004-13 A and B approving a lot line adjustment between three parcels and a variance to retain an existing stable on the subject property which is located in the side yard setback. The stable was constructed around 1977 for use by the property owner who lived on the abutting property at 8 Reata Lane. On September 14, 2010, the Planning Commission adopted Resolution No. 2010-18 approving a lot line adjustment between three properties, which included a lot owned by the City.

DISCUSSION:
Since the March 21, 2023 Planning Commission meeting, the applicant has explored options for placing the residence on the existing barn pad. This requires utilization of an access easement that traverses the neighboring properties owned by Sakamoto and connects to Poppy Trail. Additionally, offsite grading is needed to remediate the slope and provide stability on the Hsu and Constant properties as shows in Attachment 4. The applicant was successful in receiving approval from the LA County Fire Department for access to the barn pad. However, development of the barn pad will have challenges due to offsite remediation.

Applicant Request

The original request is for a Site Plan Review for construction of the residence and appurtenant structures and for grading. The project requires a variance request to locate the swimming pool and spa in the front yard.

The total structures will be 15, 180 SF or 5.47% of the net lot area.

The flatwork area, which includes the driveway, paved walkways, patios, and courtyards is 17,400 square feet. This covers 6.3% of the net lot area.

Total disturbance covers 109,995 SF and accounts for 39.7% of the net lot area.

The residential building pad will be 20,635 square feet and the residence and other structures will cover 51.9% of the pad.

The ADU pad will be 2,770 SF and structures will cover 36.1% of the pad.
The existing stable pad is 16,200 SF and the stable covers 21.5% of the pad.

New landscaping will cover 104,708 SF. A preliminary landscape plan has been prepared and reviewed by the City's landscape consultant for compliance with the Model Water Efficient Landscape Ordinance (MWELO). The plan was reviewed for appropriateness and adaptability of selected plants, water efficient irrigation design, and the use of design elements that enhance the character of the community. The preliminary landscape plan was found to be in compliance with MWELO and landscape conditions will be included for installation and maintenance.

Site Plan Review

Site Plan Review (SPR) is needed for construction of any new building or structures, and non-exempt grading per Rolling Hills Municipal Code (RHMC) Section 17.46.020.

Variance Requests
Variance requests are needed to construct: (1) a swimming pool/spa in the front yard, (2) retaining walls exceeding an average of 2½ feet in height, and (3) retaining walls in the front yard. However, since the applicant is still looking at options for the location of the residence, the variance requests may change.

Environmental Review

The proposed project has been determined to not have a significant effect on the environment and is categorically exempt from the provisions of CEQA pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines, which exempts a single-family residence, swimming pool, and accessory structures.

Public Participation

Mr. John Lacey was able to provide comments at the March 21, 2023 Planning Commission meeting regarding reducing grading and land movement.

An email was received from Mr. Dave Long who indicated his home is situated directly across

the project site. Mr. Long is opposed to the project. His email is attached.

CRITERIA FOR SITE PLAN REVIEW

17.46.050 - Required Site Plan Review findings.

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

1. The project complies with and is consistent with the goals and policies of the general plan and all requirements of the zoning ordinance;
2. The project substantially preserves the natural and undeveloped state of the lot by minimizing building coverage. Lot coverage requirements are regarded as maximums, and the actual amount of lot coverage permitted depends upon the existing buildable area of the lot;
3. The project is harmonious in scale and mass with the site, the natural terrain and surrounding residences;
4. The project preserves and integrates into the site design, to the greatest extent possible, existing topographic features of the site, including surrounding native vegetation, mature trees, drainage courses and land forms (such as hillsides and knolls);
5. Grading has been designed to follow natural contours of the site and to minimize the amount of grading required to create the building area;
6. Grading will not modify existing drainage channels nor redirect drainage flow, unless such flow is redirected into an existing drainage course;
7. The project preserves surrounding native vegetation and mature trees and supplements these elements with drought-tolerant landscaping which is compatible with and enhances the rural character of the community, and landscaping provides a buffer or transition area between private and public areas;
8. The project is sensitive and not detrimental to the convenient and safe movement of pedestrians and vehicles; and
9. The project conforms to the requirements of the California Environmental Quality Act.
10. If all of the above findings cannot be made with regard to the proposed project, or cannot be made even with changes to the project through project conditions imposed by City staff and/or the Planning Commission, the site plan review application shall be denied.

CRITERIA FOR VARIANCES

17.38.050 Required Variance findings.

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

1. That there are exceptional or extraordinary circumstances or conditions applicable to the property that do not apply generally to other properties in the same vicinity and zone;
2. That such variance is necessary for the preservation and enjoyment of substantial property rights possessed by other properties in the same vicinity and zone but which is denied the property in question;

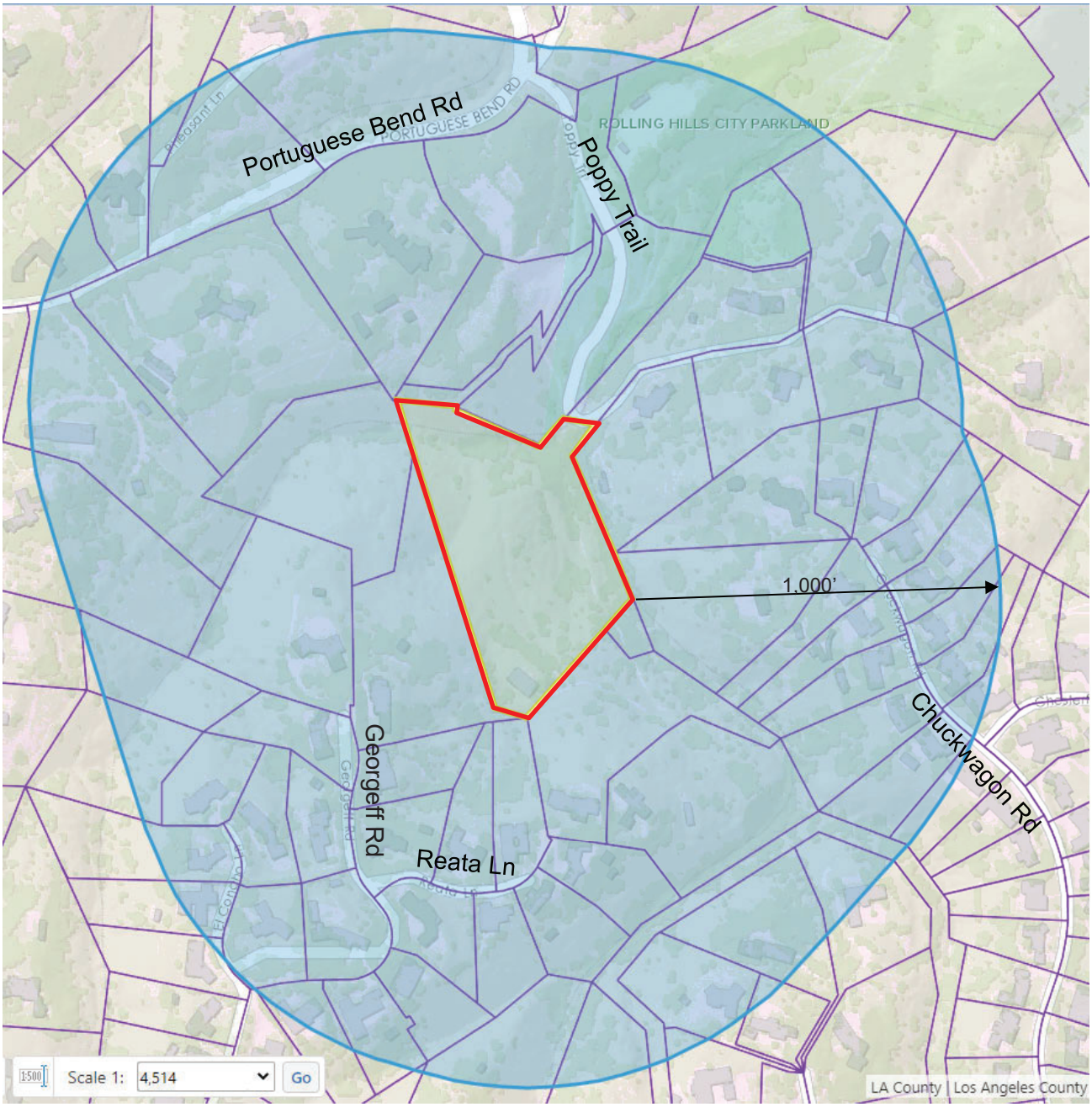
3. That the granting of such variance will not be materially detrimental to the public welfare or injurious to properties or improvements in the vicinity;
4. That in granting the variance, the spirit and intent of this title will be observed;
5. That the variance does not grant special privilege to the applicant;
6. That the variance is consistent with the portions of the County of Los Angeles Hazardous Waste Management Plan relating to siting and siting criteria for hazardous waste facilities; and
7. That the variance request is consistent with the general plan of the City of Rolling Hills.

FISCAL IMPACT:
None.

RECOMMENDATION:

Staff recommends the Planning Commission open the public hearing, receive public testimony, discuss the proposed project, provide direction to staff and the applicant, and continue the public hearing to the regularly scheduled Planning Commission meeting on August 15, 2023, or September 19, 2023.

ATTACHMENTS:
ATTACHMENT1_CL_PBN_230321_4PoppyTrail_ZC22-51_VicinityMap.pdf
ATTACHMENT2_PL_ADR_4PoppyTrail_ZC22-51_DevelopmentTable.pdf
ATTACHMENT3_PL_ADR_4PoppyTr_ZC22-51_230711_Email_DaveLong.pdf
ATTACHMENT4_PL_ADR_4PoppyTrail_ZC22-51_Alternate_Development_on_Barn_Pad.pdf
ATTACHMENT5_PL_ADR_4PoppyTrail_ZC22-51_ArchitecturalPlans.pdf
ATTACHMENT6_PL_ADR_4PoppyTrail_ZC22-51_LandscapePlan.pdf
ATTACHMENT7_PL_ADR_4PoppyTrail_ZC22-51_SitePlan_Grading.pdf



City of Rolling Hills

TITLE VICINITY MAP

CASE NO. ZONING CASE NO. 22-51
Site Plan Review, Variance

OWNER ARVIDSON

ADDRESS 4 POPPY TRAIL, ROLLING HILLS, CA 90274

SITE

DEVELOPMENT TABLE ZONING CASE NO. 22-51 (4 POPPY TRAIL)				
Site Plan Review and Variance	**PAD 1 (SF) Main Residence**	**PAD 2 (SF) ADU**	**PAD 3 (SF) Stable**	**TOTAL (SF)**
Uses RAS-2 Zone Setbacks Front: 50 ft. Side: 35 ft. Rear: 50 ft.	Single family residence, garage, pool *Meets all setbacks*	ADU *Meets all setbacks*	Existing Stable *Variance approved for yard encroachment*	
Pad Area/Net Lot Area	20,635	2,770	16,200	277,335
Residence	7,290			7,290
Garage	1,100			1,100
Swimming Pool/Spa	540			540
Pool Equipment	50			50
ADU		850		850
Stable (min. 450 SF)			3,330	3,330
Attached Covered Porches	985	150	150	1,285
Attached Trellises	195			195
Lightwell	445			445
Service Yard	95			95
Total Structure Area	10,700	1,000	3,480	15,180
Total Structural Coverage (20% max)				5.5%
Total Flatwork				17,400
% of Front Setback Covered (20% max)				13.2%
Total Structural and Flatwork				32,580
Total Lot Coverage (35% maximum)				11.8%
Building Pad Coverage (Policy: 30% maximum)	51.85%	36.1%	21.5%	
Disturbed Area (40% maximum; up to 60% with slopes less than 3:1)				109,995 39.7%
Grading 22,340 Cut / 19,534 Fill Export: 2,806 CY (export to excavate basement and pool exempt)				41,874 Total

John Signo

From: Dave Long <dlong@dblsearch.com>
Sent: Tuesday, July 11, 2023 2:00 PM
To: Planning
Subject: Zoning case no. 22-51

Caution: External (dlong@dblsearch.com)

First-Time Sender Details

Report This Email FAQ Protection by INKY

Dear Planning Commission,

Our home is situated directly across proposed the site in Zoning case no. 22-51. We are adamantly opposed to any construction of a family residence that is so low in the canyon and so close to our property. There are no other residences (only stables) that are like what the Arvidson's are proposing in the canyon, and it would permanently destroy the rural ambiance we have enjoyed for twenty plus years living in this beautiful community. Our property and our neighbors' homes will be negatively impacted by the construction noise for an extended period of time, not to mention the future noise associated with a new residence and swimming pool, so close to our properties. Our property values also would be adversely affected. Again, we are adamantly opposed to this project.

Thank you for your consideration.

David Long

ARVIDSON RESIDENCE

4 POPPY TRAIL
ROLLING HILLS, CA 90274

DRIVEWAY AND GRADING IF BARN PAD IS DEVELOPED

CONSTANT

GOREN

FILLER

HSU

ARVIDSON

SAKAMOTO

SAKAMOTO

MINKES

JONAS

AREA OF "Qd", IDENTIFIED BY GMU, TO BE REMEDIATED

RESIDENCE
FF=954.0(RESID.)
FF=942.0(GSMT.)
PAD=941.0

(E) BARN TO BE REMOVED

(P) FIRE DEPT. TURNAROUND

(P) Stable

STABLE ACCESS

(P) DRWY.

(P) FILTERRA

A.D.U.

LIM. OF GRADING

PARCEL 1

PARCEL 3
INGRESS/EGRESS EASEMENT

PARCEL 4
INGRESS/EGRESS EASEMENT

PARCEL 5
INGRESS/EGRESS EASEMENT

PARCEL 6
INGRESS/EGRESS EASEMENT

50' REAR YARD SETBACK

35' SIDE YARD SETBACK

15' RHCA EASEMENT

30' INGRESS/EGRESS EASEMENT

25' RHCA EASEMENT

SLEEPY HOLLOW TRAIL

Poppy Trail Rd. (Private Street)

N17°35'20"W 660.00'

N84°52'36"E 40.00'

N17°35'20"W 104.41'

N17°35'20"W 34.00'

N39° 38' 35"W 108.12'

N18° 14' 05"W 99.54'

S36° 14' 05"E 84.84'

S22°47'47"E 96.86'

S22° 50' 27"E 159.94'

S24°36'25"E 33.79'

S65°24'10"W 100.00'

S24°36'25"E 100.00'

S65°24'10"W 100.00'

S24°36'25"E 100.00'

S65°24'10"W 100.00'

S24°36'25"E 100.00

ARVIDSON RESIDENCE

4 POPPY TRAIL LANE , CALIFORNIA



CRISS C GUNDERSON • AIA ARCHITECT
2417 Sunnyside Ridge Road, Rancho Palos Verdes, CA 90275 • 310.373.8077 • Criss@Criss-Gunderson-Architect.com

ARVIDSON RESIDENCE
4 POPPY TRAIL LANE, CALIFORNIA

LICENSED ARCHITECT
CRISS C GUNDERSON
No. C-018374
REGIONAL DATE
STATE OF CALIFORNIA

1.1

Written dimensions take preference over scaled dimensions and shall be verified on the job site. Details take preference over plans, elevations and sections. Any discrepancy shall be brought to the attention of the architect prior to the commencement of any work. These drawings and specifications are the property of Criss C Gunderson AIA Architect and shall not be used on any other project.

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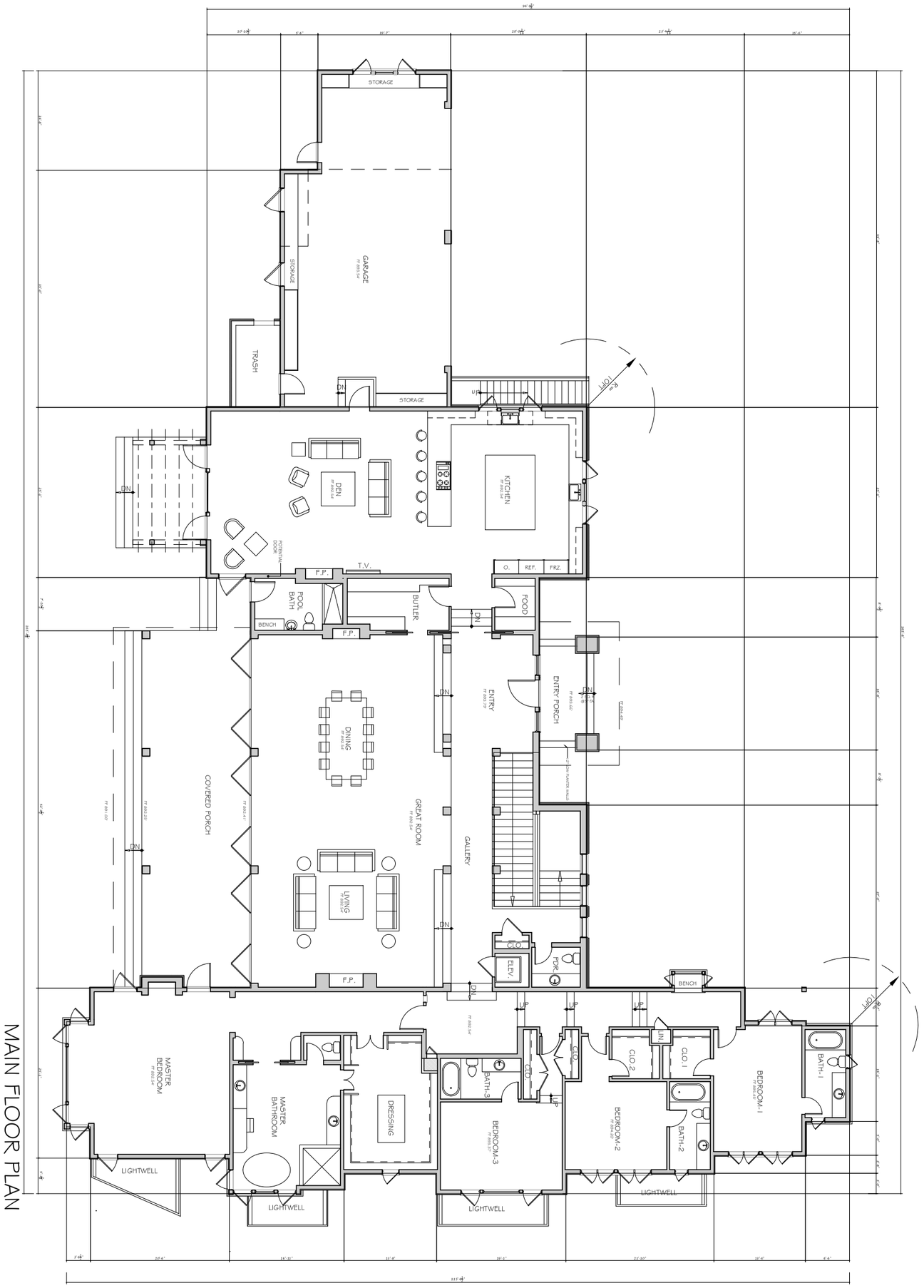

MAIN FLOOR PLAN

NORTH

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2.1

LICENSED ARCHITECT
CRISS C. GUNDERSON
No. C-018374
RENEWAL DATE
STATE OF CALIFORNIA

ARVIDSON RESIDENCE

4 POPPY TRAIL LANE, CALIFORNIA

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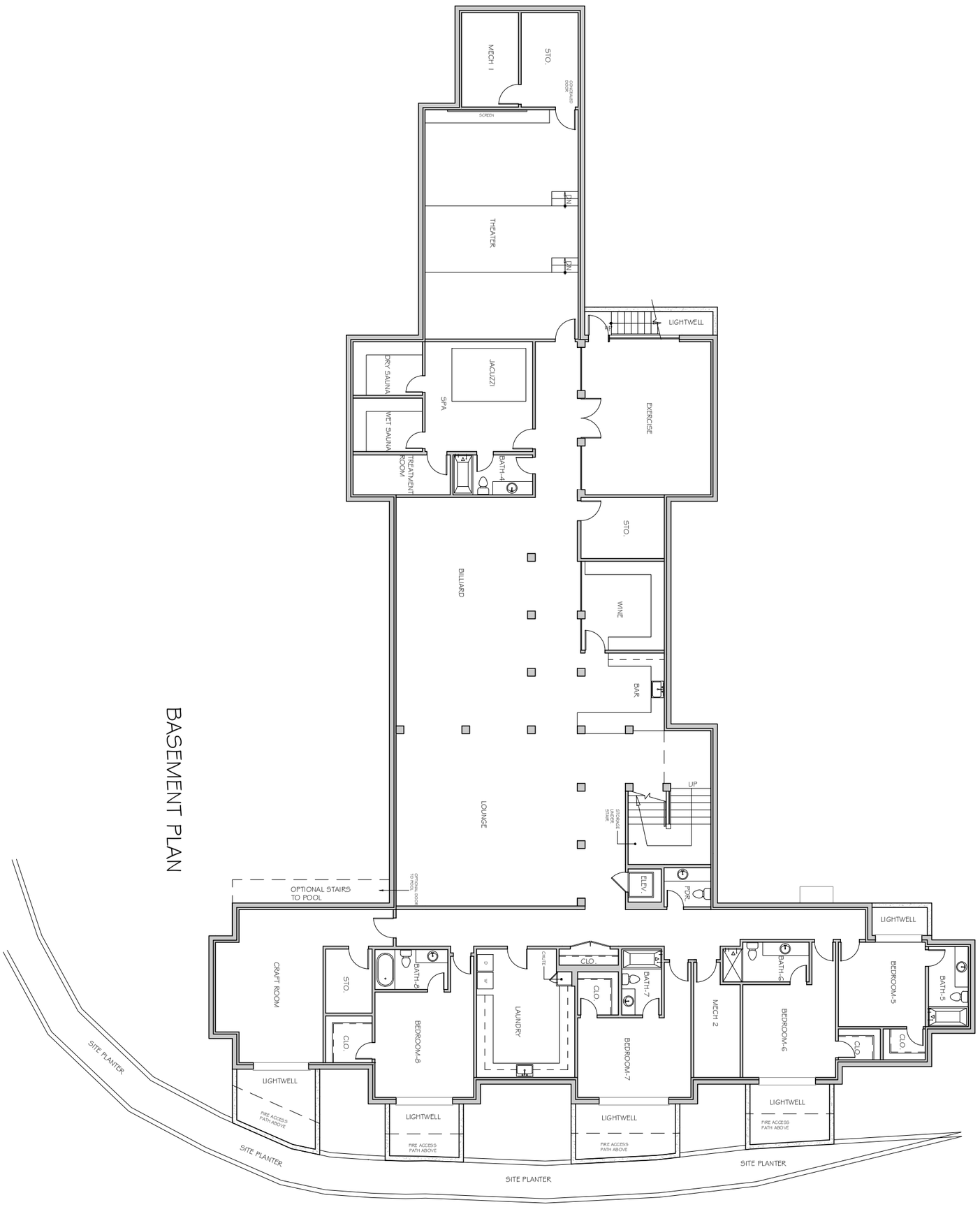

BASEMENT PLAN

NORTH

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2.2

LICENSED ARCHITECT
CRISS C. GUNDERSON
No. C-18374
RENEWAL DATE
STATE OF CALIFORNIA

ARVIDSON RESIDENCE

4 POPPY TRAIL LANE, CALIFORNIA

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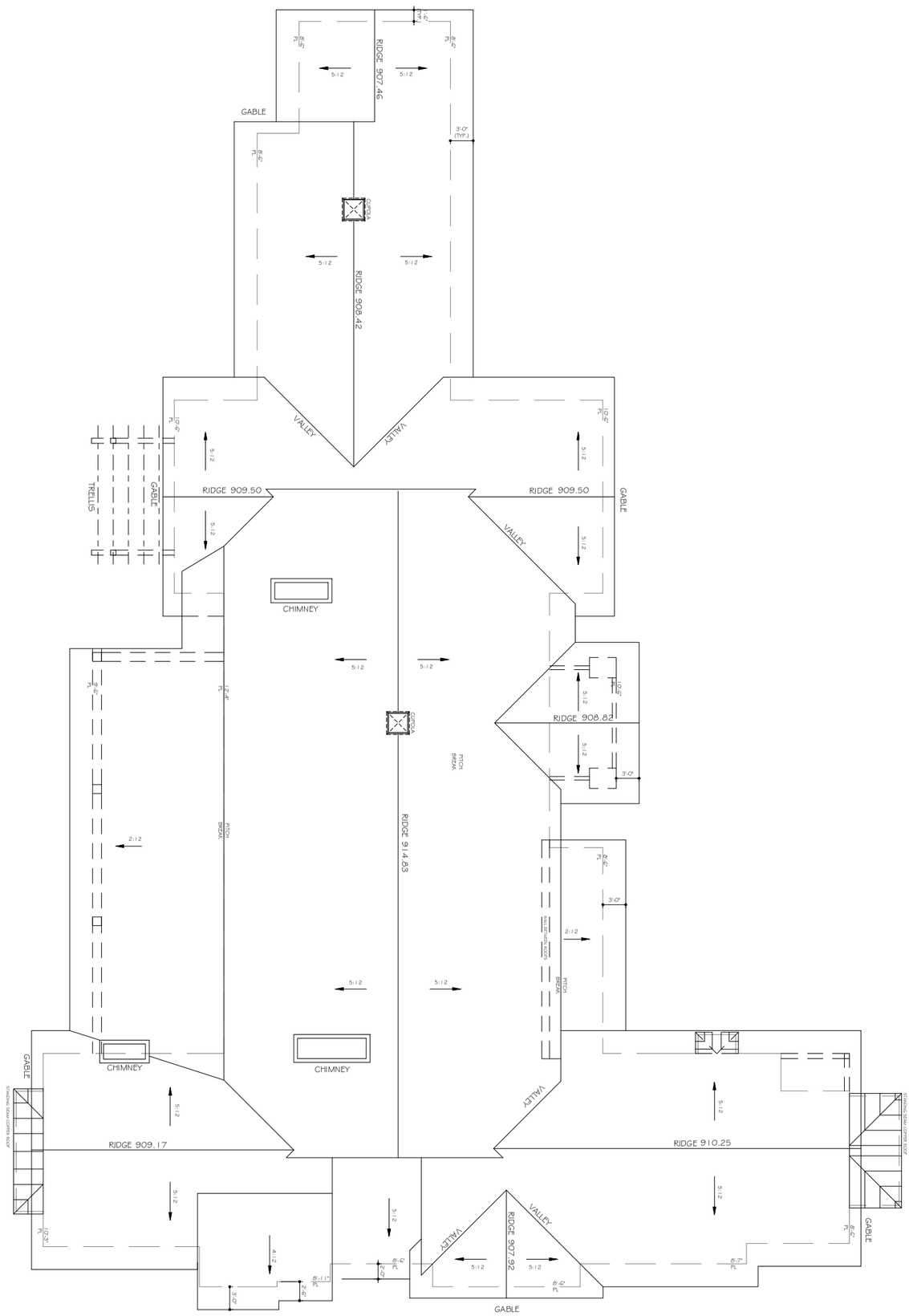

ROOF PLAN

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3.1

LICENSED ARCHITECT
CRISS C. GUNDERSON
No. C-018374
RENEWAL DATE
STATE OF CALIFORNIA

ARVIDSON RESIDENCE

4 POPPY TRAIL LANE, CALIFORNIA

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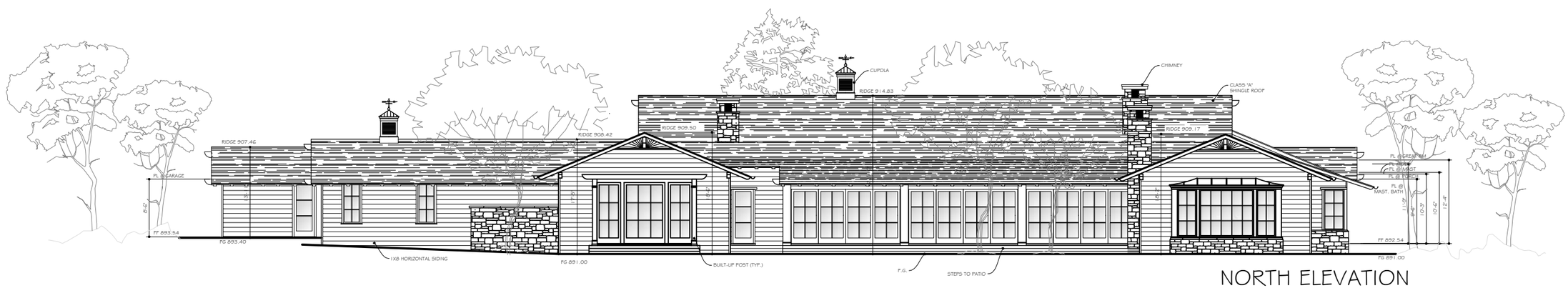
SOUTH ELEVATION



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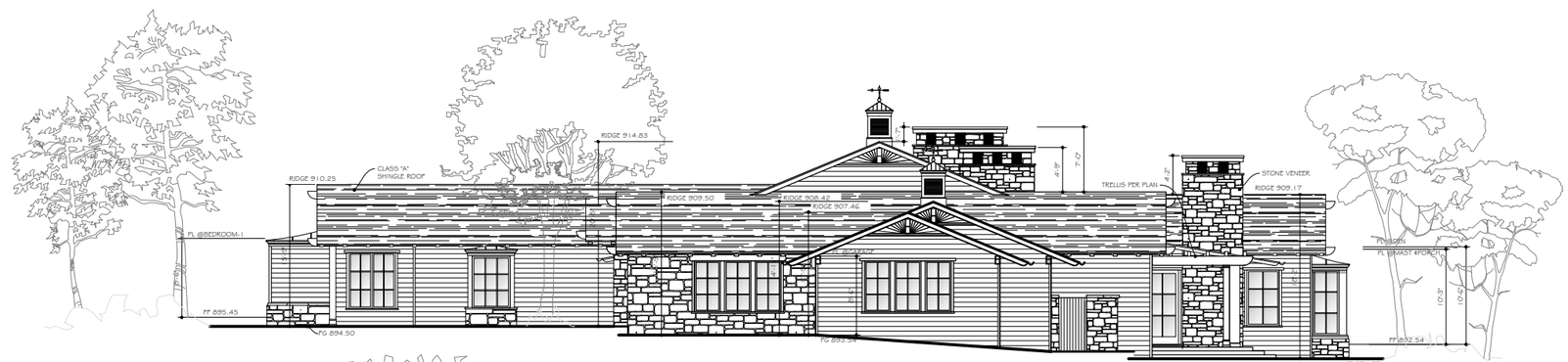
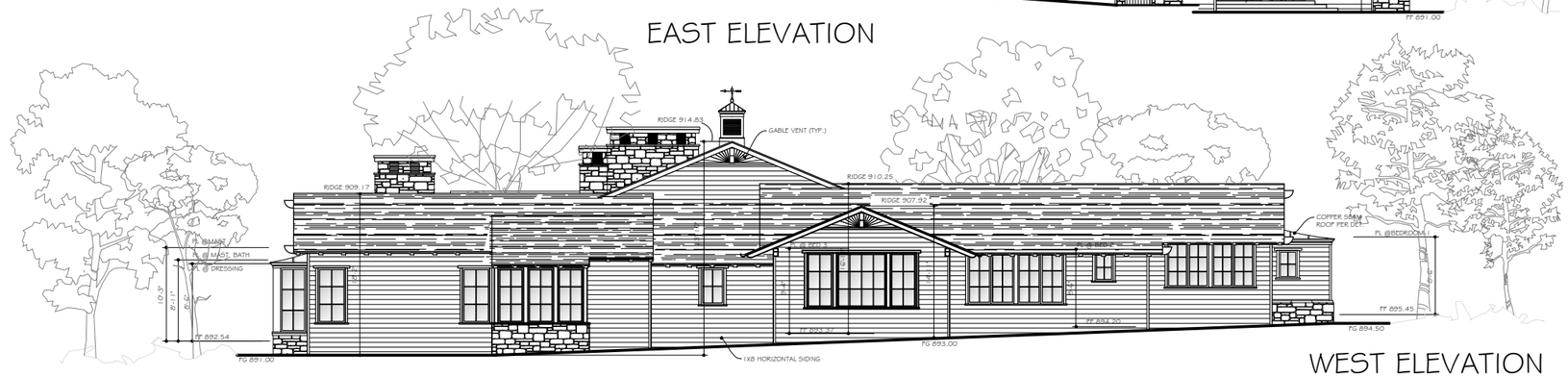


EAST ELEVATION



WEST ELEVATION

1/8" = 1'-0"

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ARVIDSON RESIDENCE

4 POPPY TRAIL LANE, CALIFORNIA

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LICENSED ARCHITECT CRISS CHRISTO GUNDERSON No. C-018374 RENEWAL DATE STATE OF CALIFORNIA

4.1

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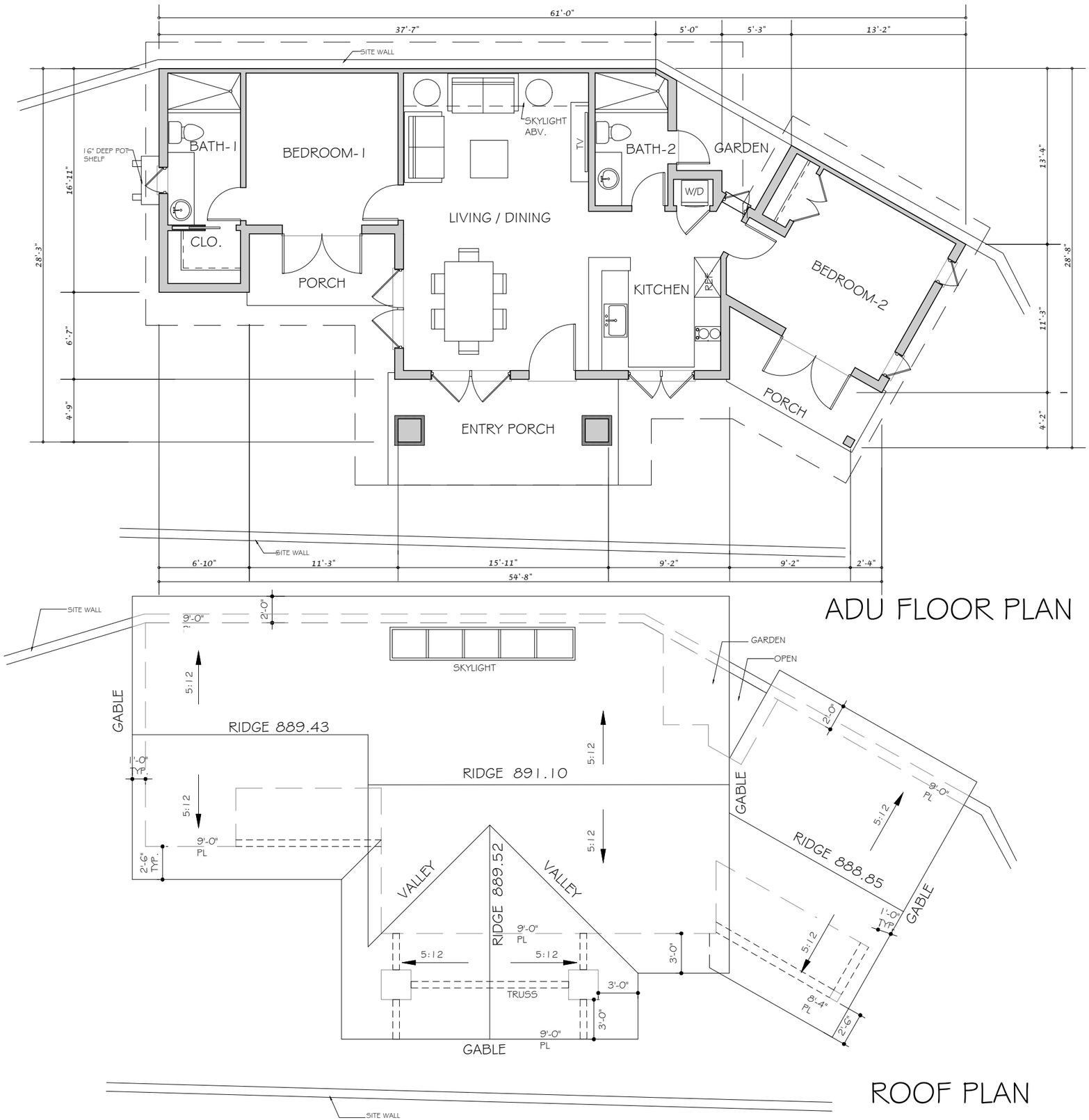

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ARVIDSON RESIDENCE

4 POPPY TRAIL LANE, CALIFORNIA

ADU1

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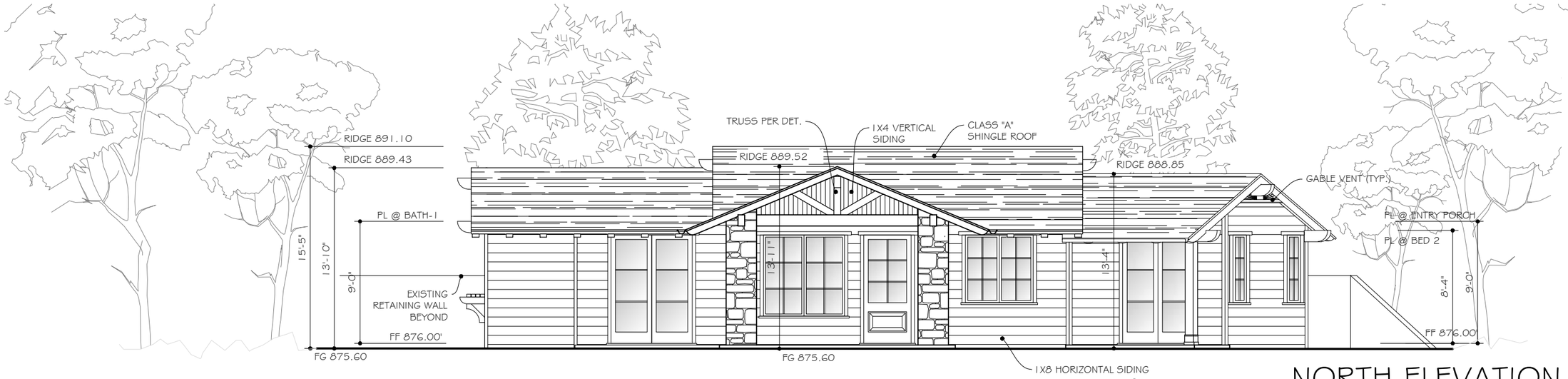
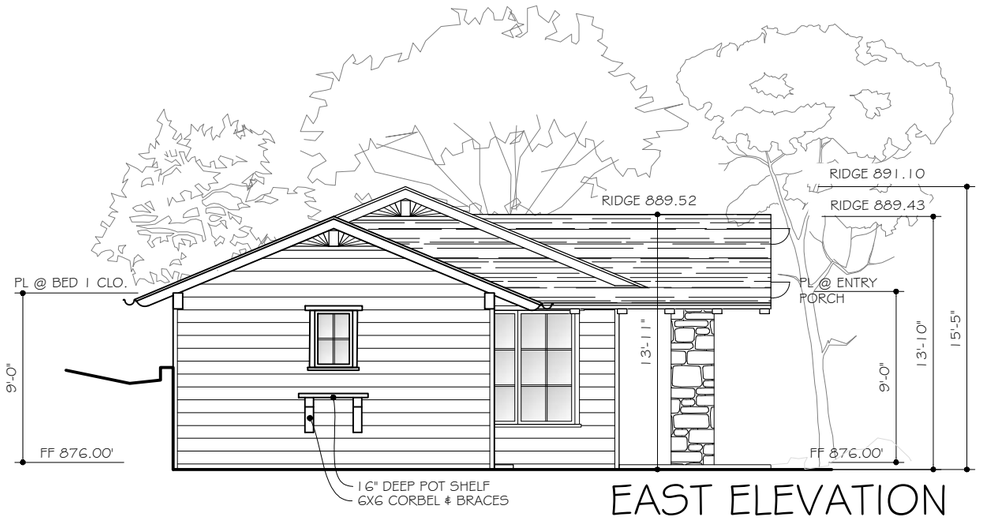
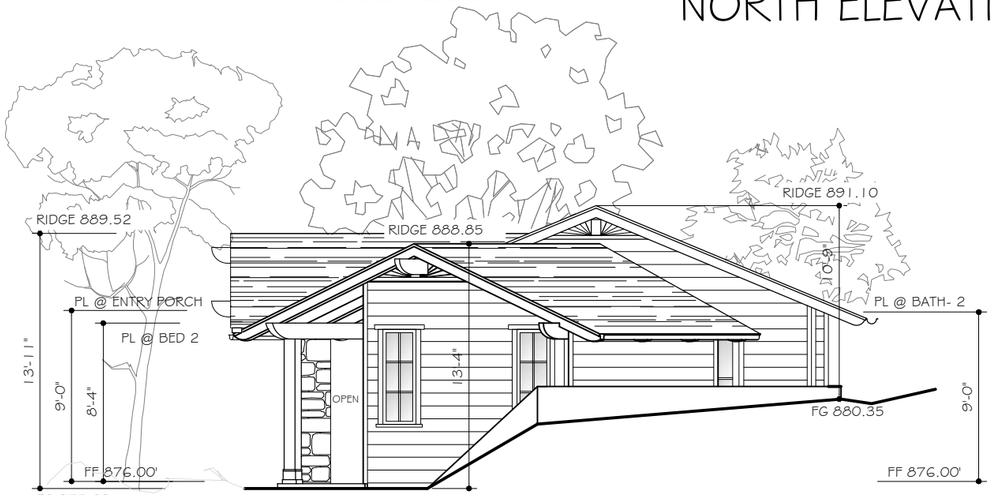


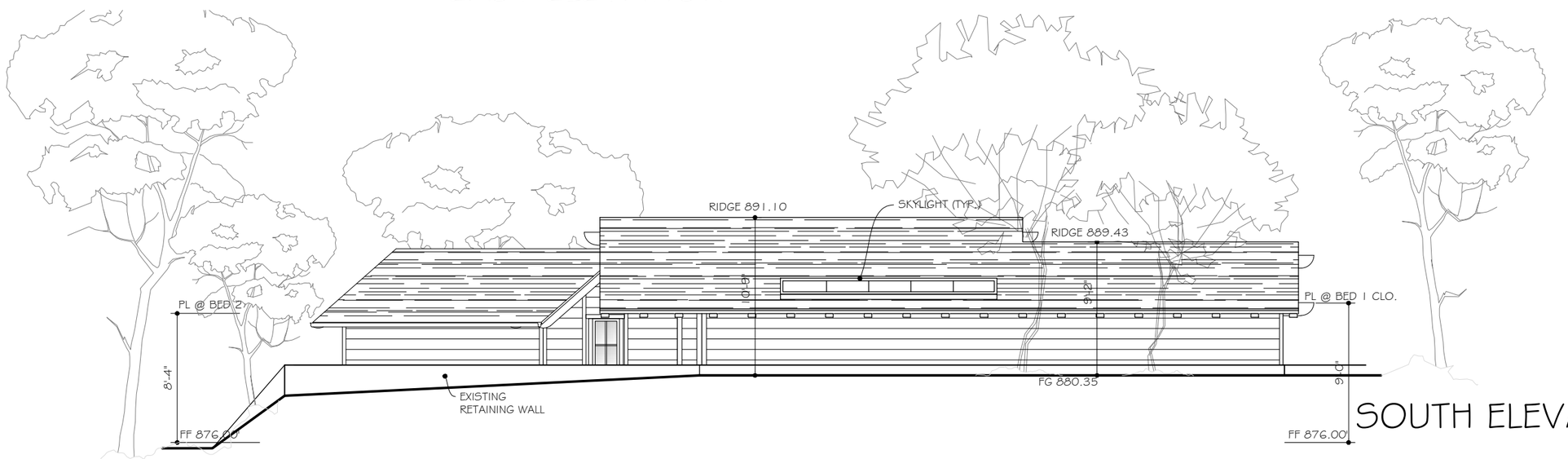
NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION

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ARVIDSON RESIDENCE

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LICENSED ARCHITECT CRISS C GUNDERSON No. C-18374 RENEWAL DATE STATE OF CALIFORNIA

ADU2

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HYDROZONE PLAN

SCALE: 1" = 30'-0"

Existing Landscape Areas & Slopes:

EX. Existing Trees, Shrubs, CA Native Shrubs and Grassland on sloped areas to remain undisturbed & non-irrigated(Very low water use VL).
Species noted: Heteromeles arbutifolia(Toyon), Sambucus mexicana(Blue elderberry), Sctinus molle(CA Pepper Tree), Rhus integrifolia(Lemonade Berry), Coastal Sage.
- Remove any dead or dying species and thin to remove any dead wood
- Remove any Eucalyptus in undisturbed areas n stump grind to prevent sprouting
- Remove any CA invasive species such a Morning Glory Groundcover Vines, Nasturtium Groundcover Vines, Tumbleweed, Milkweed, Pampas Grass, or Castor Bear

EX1. Existing Pines to remain(VL)

EX2: Remove two Mexican Fan Palms near the lower trail plus any others found growin on site *(CA Invasive Species Listed)*

Plant List for 4 Poppy Trail - Slopes and Adjacent Areas

Refer to full Plant List on Sheet L-2
 # - Botanical Name- Common Name - Wucols Water Use Rating(L)(M)

Trees:
1. Oak Trees along Access Road: 36" box min.
   a. Quercus agrifolia - **Coast Live Oak(VL)** - multi or low branch std.
   b. Quercus ilex - **Holly Oak(L)** - std.
2. **Multi-trunk Accent Tree on Slope:** 36" box
   • Koelreuteria paniculata - Golden Rain Tree(L)
3. **Medium Scale Accent Trees:**
   a. Cercis canadiensis **"Forest Pansy"** - F.P. Canadian Redbud (M) 24" box std.
   b. Lagerstroemia x fauriei hybrid **"Muskogee"** - Lavender Crape Myrtle(M) 36" box multi-trunk
6. **Avocado Trees - 24" box**, medium size 20' ht. max. *min A & B pollinators for best results*
   A Pollinators: Semi- Def. Gwen, Med. Hass
   B Pollinators: Semi-Dwf. Bacon, Med. Zutano

Shrubs in On-grade Planters near Residence & ADU:
8. Ornamental Grasses:
   a. Lomandra longifolia **"Breeze" - Dwarf Mat Rush(L)** 5 gal.
10. Flowering Row Shrubs & Fillers:
   d. Lavendula stoechis **"Otto Uvarsi" - Spanish Lavender(L)** 1 gal.
   f. Rhaphiolepis ovata(umbellata) - **Yeddo Hawthorne(L)** 5 gal.

Shrubs on New Graded Slopes & Adjacent Areas:
12. Scale Slope Shrubs & Spreaders(*Low water use hydrozone*)
   a. Agave **"Blue Flame"** – Agave(L) 5 gal.
   b. Arbutus unedo **"Compacta" Compact Strawberry Tree/Shrub form(L)** 5 gal.
   c. Crassula ovata **"Hummel Sunset" - Yellow Jade Plant(L)** 1 gal.
   d. Heteromeles arbutifolia - **Toyon(VL)** 15 gal.
   e. Olea **"Little Ollie"** - Dwarf Olive Shrub(L) 5 gal.
14. Slope Shrubs(*Medium water use hydrozone in 30' Zone A near structures*)
   a. Acanthus mollis - **Bear's Breech(M)** 5 gal.
   b. Coprosma repens **"Marble Queen"- Dwarf Variegated Mirror Plant (M)** 5 **gal.**
   c. Rosa x "Noaschnee - White Carpet Rose(M) 2 gal.
   d. Rosa x "Noatarum - Pink Carpet Rose(M) 2 gal.

Indicates Wucols Plant Water Use Rating for South Coastal Zone 83:
(VL) = low water requirements- Plant Factor: less than 0.1
(L) = low water requirements- Plant Factor: 0.1 to 0.3
(M)= moderate water use - Plant Factor: 0.4 to 0.6

G. Groundcovers/Slope Covers:
a. Botanical Name- Common Name – Wucols Water Use Rating(L)(M)- Size & spacing.
G2. Carissa macrophylla **"Green Carpet "- G.C. Prostrate Natal Plum(L)** 1 gal. @ 4' o.c.
G3. Cotoneaster dammeri **"Lowfast" - Bearberry Cotoneaster(L)** 5 gal. @ approx. 6' o.c.
G4. Lonicera japonica "Halliana" – Halls Honeysuckle(L) **Rooted cuttings @** 18" o.c.
G5. Myoporum parvifolium - NCN(L) **Rooted cuttings @** 18" o.c.
G6. Rhaphiolepis indica **"Ballerina" – Ballerina Indian Hawthorne(L)** 1 gal. @ 42" o.c.
G7. Rosmarinus officinalis **"Prostrata" - Prostrate Rosemary(L) Rooted cuttings @** 18" o.c.
G8. Senecio serpens - Blue chalksticks(L) *Fill in between Agave wi 4" pots @* 18" o.c.
G9. Trachelospermum jasminoides – Star Jasmine(M) 1 gal. @ 24" o.c.

HYDROZONE MAP LEGEND:

Graphic Symbol	Hydrozone#	Planting Description	Plant Factor	Sun Exposure	Irrigation Type	S.F. Landscape Area
	1.	Slope Planting	Low	Full Sun	Rotator Spray	71,670 s.f.
	2.	Slope Planting	Low	Part Shade	Rotator Spray	5368 s.f.
	3.	Slope Planting	Low	Full Sun	Spray Heads	2000 s.f.
	4.	Slope Planting	Medium	Full Sun	Dripline	8470 s.f.
	5.	Slope Planting	Medium	Part Shade	Dripline	2442 s.f.
	6.	Slope Planting w/ Avocado Trees	Low	Full Sun	Dripline	4200 s.f.
	7.	On-grade Planters	Low	Full Sun	Dripline	1705 s.f.
	8.	On-grade Planters	Medium	Full Sun	Dripline	4750 s.f.
	9.	On-grade Planters	Medium	Full Shade	Dripline	925 s.f.
	10.	On-grade Lawn	High(0.8)	Full Sun	Spray Heads	3178 s.f.
	11 .	Special Landscape: Pool & Spa	High	N/A	N/A	550 s.f.
	12.	Undisturbed Natural Shrub & Grass Areas	Low	Varies	None	138,895 s.f.

LANDSCAPE LOT COVERAGE CALCULATIONS(WELO):
- **TOTAL SITE: 304,920 S.F. (7 ACRES)**
- **TOTAL AREA of NEW + UNDISTURBED LANDSCAPE + POOL: 244,154 s.f.**
- **TOTAL AREA of UNDISTURBED NATURAL LANDSCAPE: 138,895 s.f.** *(non-irrigated)*
- **TOTAL AREA OF NEW IRRIGATED LANDSCAPE: 105,259 s.f.** *(Regraded slopes & adjacent areas + on-grade areas around structures + lawns + pool)*
- **TOTAL AREA of TURF***(New Residence and ADU)* **3178 S.F.**
  % Area of Turf of total new landscape areas: 3% *(25% max. permitted per WELO)*
- **TOTAL AREA OF LOW WATER HYDROZONE USE PLANTS: 80,744 s.f.**
- **% AREA OF LOW WATER USE PLANTS: 76.7%** *vs.105,259 area of new irrigated landscape*
  Note: This is greater than 75% min. low water use plants required and complies with the State of CA Model Efficient Landscape Ordinance & WELO Code requirements

MWELO Notes:

LARCH Note: I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plans.

Landscape Notes:
1. Recirculating water systems shall be used for water features*(N/A on this project)*
2. A minimum 3-inch layer of mulch shall be applied on all exposed soil surfaces of planting areas except turf areas, creeping or rooting groundcovers, or direct seeding applications where 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.

Irrigation Notes:
1. Pressure regulating devices are required if water pressure is below or exceeds the recommended pressure of the specified irrigation devices.
2. Check valves or anti-drain valves are required on all sprinkler heads where low point drainage could occur."
3. An 11x17 reduced laminated colored copy of The Hydrozone Plan showing color coded graphic hydrozone shall be kept with the irrigation controller for subsequent management purposes.
4. An irrigation audit report shall be completed at the time of final inspection.
5. A Certificate of Completion shall be filled out and certified by either the designer of the landscape plans, irrigation plans, or the licensed landscape contractor for the project.

Statement of Compliance with the Landscape Ordinance:
I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package.

Signed: _____ 2/14/2025
Thomas G. Dobos - Landscape Architect — Date

City of Rolling Hills Notes:
1. **Tree Heights: No trees shall be planted that exceed the roof ridgeline height of the new home or in this case because of the significant down sloping lot: No tall tree species shall be planted in locations that would grow to a height so that neighboring views are hindered or obstructed.**
   Roof Ridgeline Ht. = 23.83.
2. **No landscaping shall be allowed in the RHCA easement.**

WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

Reference Evapotranspiration (ETo)=39.7 (annual ETo for Signal Hill/Long Beach per State Reference Table)

Hydrozone# /Planting Descriptiona	Plant Factor (PF)	Irrigation Methodb	Irrigation Efficiency (IE)c	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)e
Regular Landscape Areas							
1. Slope Shrubs	0.03	Rotator Spray	0.75	0.33	71,670 s.f.	23,651	582,145
2. Slope Shrubs	0.03	Rotator Spray	0.75	0.33	5368 s.f.	1771	43,591
3. Slope Shrubs	0.30	Spray Heads	0.75	0.40	2000 s.f.	800	19,691
4. Slope Shrubs	0.50	Dripline	0.81	0.61	8470 s.f.	5167	127,180
5. Slope Shrubs	0.60	Dripline	0.81	0.98	2442 s.f.	2393	58,901
6. Slope Shrubs w/ Trees	0.30	Dripline	0.81	0.37	4200 s.f.	1554	38,250
7. Planters	0.20	Dripline	0.81	0.24	1705 s.f.	409	10,067
8. Planters	0.50	Dripline	0.81	0.61	4750 s.f.	2897	71,300
9. Planters	0.60	Dripline	0.81	0.74	925 s.f.	684	16,836
10. Lawn	0.80	Spray Heads	0.75	1.06	3178 s.f.	3368	82,899
				Totals	(A) 104,708	(B) 42,694	1,050,866
Special Landscape Areas							
11. Pool & Spa	1.0			1.0	550 s.f.	550	13,537
				Totals	(C) 550	(D) 550	13,537
						ETWU Total	1,064,403
				Maximum Allowed Water Allowance (MAWA)e			1,423,875

[a] *Hydrozone#/PlantingDescription*
E.g
1) front lawn
2) low water use plantings
3) medium water use planting

[b] *Irrigation Method*
overhead spray
or drip

[c] *Irrigation Efficiency*
0.75 for spray head
0.81 for drip

[d] *ETWU*(Annual Gallons Required)= *Eto x 0.62xETAFx Area*
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

[e] *MAWA(Annual Gallons Allowed) = (Eto) (0.62) [(ETAFx LA) + ((1-ETAF)x SLA)]*
where 0.62 is conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

ETAF Calculations

Regular Landscape Area

Total ETAFx Area	(B)	42,694
Total Area	(A)	104,708
Average ETAF	B/A	0.40

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

Regular Landscape Area

Total ETAFx Area	(B+D)	43,244
Total Area	(A+C)	105,258
Sitewide ETAF	B+D/A+C	0.41

REVISIONS	BY
Add Hydrozone & WAWA Calc. Revise	TD 2/14/25

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HYDROZONE PLAN & MAWA/ETWU CALCS.

Arvidson Residence
4 Poppy Trail
Rolling Hills, CA 90274

DRAWN: TOM DOBOS
CHECKED: —
DATE:
SCALE: 1" = 30'-0"
JOB NO.
SHEET: **L-1**
OF SHEETS

DIETERICH PCST

PRINTED ON CLEARPRINT 1000H

REVISIONS	BY
Rearrange per City Plan Check Comments 2/9/2023	TD

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LANDSCAPE PLAN

Arvidson Residence

4 Poppy Trail
Rolling Hills, CA 90274

DRAWN: Tom Dobos
CHECKED: -
DATE: 12/9/2022
SCALE: 1" = 20'-0"
JOB NO.
SHEET: L-2
OF SHEETS

Existing Landscape Areas & Slopes:

EX. Existing Trees, Shrubs, CA Native Shrubs and Grassland on sloped areas to remain undisturbed & non-irrigated (Very low water use VL). Species noted: Heteromeles arbutifolia(Toyon), Sambucus mexicana(Blue elderberry), Schinus molle(CA Pepper Tree), Rhus integrifolia(Lemonade Berry), Coastal Sage.
- Remove any dead or dying species and thin to remove any dead wood
- Remove any Eucalyptus in undisturbed areas n stump grind to prevent sprouting
- Remove any CA invasive species such a Morning Glory Groundcover Vines, Nasturtium Groundcover Vines, Tumbleweed, Milkweed, Pampas Grass, or Castor Bear

EX1. Existing Pines to remain(VL)

EX2: Remove two Mexican Fan Palms near the lower trail plus any others found growin on site *(CA Invasive Species Listed)*

Plant List for 4 Poppy Trail - Slopes and Adjacent Areas

Refer to full Plant List on Sheet L-2

# Botanical Name- Common Name – Wucols Water Use Rating(L/M) -Sizes	Mature Tree Height
Trees:	
1. Oak Trees along Access Road: 36" box min.	
a. Quercus agrifolia - **Coast Live Oak(VL)** - multi or low branch std.	23'
b. Quercus ilex - **Holly Oak(L)** -std.	23'
2. Multi-trunk Accent Tree on Slope: 36" box	
• Koelreuteria panniculata - **Golden Rain Tree(L)**	23'
3. Medium Scale Accent Trees:	
a. Cercis canadiensis **"Forest Pansy" - F.P. Canadian Redbud (M)** 24" box std.	15'
b. Lagerstroemia x faurei hybrid **"Muskogee" - Lavender Crape Myrtle(M)** 36" box multi-trunk	20'
4. Small Scale Accent Shrub/Tree: 36" box low branch std.	
• Magnolia grandiflora **"Little Gem" - Dwarf L.G. Magnolia(M)**	18'
6. Semi-Dwarf Avocado Trees - 24" box. *mix A & B pollinators*	20'
A& B: Littlecado, A Pollinators: Lamb Hass, Reed, Gwen, B Pollinator: Bacon	

Shrubs in On-grade Planters near Residence & ADU:

8. Ornamental Grasses:
e. Lomandra longifolia **"Breeze" - Dwarf Mat Rush(L) 5 gal.**

10. Flowering Row Shrubs & Fillers:
d. Lavendula stoechis **"Otto Uvarsi" - Spanish Lavender(L) 1 gal.**
f. Rhaphiolepis ovata(umbellata) – **Yeddo Hawthorne(L)) 5 gal.**

Shrubs on New Graded Slopes & Adjacent Areas:

12. Scale Slope Shrubs & Spreaders*(Low water use hydrozone)*
a. Agave **"Blue Flame" - Agave(L) 5 gal.**
b. Arbutus undeo **"Compacta" Compact Strawberry Tree/Shrub form(L) 5 gal.**
c. Crassula ovata **"Hummel Sunset" - Yellow Jade Plant(L) 1 gal.**
d. Heteromeles arbutifolia - **Toyon(VL) 15 gal.**
e. Olea **"Little Ollie" - Dwarf Olive Shrub(L) 5 gal.**

14. Slope Shrubs*(Medium water use hydrozone in 30' Zone A near structures)*
a. Acanthus mollis - **Bear's Breech(M) 5 gal.**
b. Coprosma repens **"Marble Queen"- Dwarf Variegated Mirror Plant (M) 5 gal.**
c. Rosa x **'Noaschnee - White Carpet Rose(M) 2 gal.**
d. Rosa x **'Noatarum - Pink Carpet Rose(M) 2 gal.**

Indicates Wucols Plant Water Use Rating for South Coastal Zone #3:
(VL) = low water requirements- Plant Factor: less than 0.1
(L) = low water requirements- Plant Factor: 0.1 to 0.3
(M)= moderate water use - Plant Factor: 0.4 to 0.6

G. Groundcovers/Slope Covers:

Botanical Name- Common Name – Wucols Water Use Rating(L)(M) Size & spacing
G2. Carissa macrophylla **"Green Carpet "- G.C. Prostrate Natal Plum(L) 1 gal. @ 4' o.c.**
G3. Cotoneaster dammeri **"Lowfast" - Bearberry Cotoneaster(L) 5 gal. @ approx. 6' o.c.**
G4. Lonicera japonica "Halliana"– **Halls Honeysuckle(L) Rooted cuttings @ 18" o.c.**
G5. Myoporum parvifolium - **NCN(L) Rooted cuttings @ 18" o.c.**
G6. Rhaphiolepis indica **"Ballerina" – Ballerina Indian Hawthorne(L) 1 gal. @ 42" o.c.**
G7. Rosmarinus officinalis **"Prostrata" - Prostrate Rosemary(L) Rooted cuttings @ 18" o.c.**
G8. Senecio serpens - **Blue chalksticks(L)** *Fill in between Agave w/ 4" pots @ 18" o.c.*
G9. Trachlospermum jasminoides – **Star Jasmine(M) 1 gal. @ 24" o.c.**

LANDSCAPE PLAN

GRADED SLOPES & ADJACENT SITE AREAS

SCALE: 1" = 20'-0"

PRINTED ON CLEARPRINT 1000H

PLANTING NOTES/SHORT SPECIFICATIONS:

-- The Landscape Contractor shall provide sufficient work force and proper tools to complete the project in a timely and efficient manner and perform the work per industry quality standard minimums
-- Demo and remove existing trees, shrubs and grasses on undisturbed slope areas to receive new plantings except those areas noted as "Naturalized areas to remain". Stump grind all stumps 6" min. below grade.
-- Adjust plant locations if required based on field conditions. Do not willfully install plant material as noted on the plans when it is obvious a filed obstruction or modification is present requiring a minor adjustment or modification to the plant quantities or locations. Contact the Landscape Architect for advice if required

Soil Preparation for on-grade planter areas around structures and slopes 3:1 or less:
Cultivate and prepare soil to a minimum depth of 8" incorporating the following per 1000 s.f.:
-- 4 c.y. Premium Nitrified Composted Mulch Soil Amendment*(Per WELO code)*
-- 20 lbs. Balanced NPK Fertilizer
-- "Ironite" Soil Additive—per mfg. recommended application
-- 4 lbs. Agricultural Gypsum

Thoroughly mix in amendments into top layer of soil and cultivate into top 8" of soil with rototiller or hand cultivate. Use care when working near paving and plant species to remain. Remove all roots, debris, etc. from top 3" of soil and haul.
All areas to be graded smooth and clean. Set finish grades 1" min. to 2" max. from top of adjacent paving. Slope areas to drains or sheet flow at 2% min.

Grow and Kill & Soil Preparation on all re-graded slope plus undisturbed slopes that are to be newly planted with gradient over 3:1: *(required to reduce native grasses and weeds in the top layer of soil that sprout when irrigation is applied to prevent overtaking new plantings and groundcovers)*
-- Do not begin grow and kill if heavy rains are expected in the next few weeks or month. The most effective time to perform the grow and kill is March- October when the soil is warmer and days are longer
-- Grub and remove native weeds and grasses where required.
-- Level out any bumps and fill any holes or depressions
-- Lightly cultivate top 1/2" layer of soil to disturb seeds in the soil
-- Install new permanent Rotor Irrigation System and install temporary impact rotor heads in section to be irrigated with dripline so that entire slope top layer of soil is moistened for a week to sprout any underlying existing weed and grasses seeds in the top layer of soil. Use a hand sprayer to apply liquid fertilizer after 4 days to encourage sprouting.
-- After seeds have germinated and before planting spray slope areas with Commercial Grade herbicide with glyphosate or equal per mfg. specs.*Applicator to wear proper safety gear such as face mask, gloves and protective spray gear to minimize inhaling and herbicide on skin.* Apply herbicide only during calm periods and no rain/fog Avoid areas near existing plant material and adjacent properties.
-- Allow herbicide to kill weeds for several days and then grub and remove. Allow herbicide to dissipate per mfg. spec.
-- Lightly dust slope areas with gypsum(clay soil only) and add a 1/2" layer of mulch soil amendment mixed with fertilizer and Ironite. Cultivate into top 1" layer of soil and lightly hand tamp or roll with lawn roller to compact.
-- Install Dripline irrigation for shrub rows and spreader shrubs areas.
-- Install jute matting as noted below & groundcovers and shrubs as noted

Planting:
-- All Plant materials shall be healthy, vigorous and free from pests and diseases. All groundcovers shall be well-rooted. Plant material shall be inspected and approved by Owner/Owner rep. prior to planting.
-- Dig plant pits 1 ½ times size of rootball(see detail)
-- Dust plant pits with Agricultural Gypsum
-- Add agrifrom tablets to all plant pits per mfg spec. and backfill with conditioned native soil as noted above
-- Backfill all Succulents w/ 30% mixture of washed sand and pea gravel*(also called roadbase)* and 70% conditioned native soil
-- Backfill Acid-soil loving plants as noted on the Plant List w/ with a mixture of 33% Peatmoss + 33% washed construction sand + 33% conditioned native soil
-- Install plants per details. Use care to install trees and shrubs plants at proper depth and ht. with crown slightly above adjacent grade. Do not cover tops of root balls with new soil
-- Lineal rows of plants and Foreground border plants all be installed in clean straight evenly spaced rows at on center spacing shown or noted on plan. Use strings lines for accuracy.
-- Apply BI "Super Thrive" on all new trees & 15 gal. shrubs to minimize installation shock

Real Fir Bark Top Dressing @ on grade areas around structures: Top dress all shrub planter beds with a 3" thk. layer min. of Real Medium Grind Fir bark*(per WELO stds.)* Provide a 1/2" layer of bark topper on area to be planted with groundcover cuttings.
Bark Top Dressing on Slope areas 3:1 or less: apply a 2" thk. layer of shredded brown painted green waste top dressing
Jute Mesh on new re-graded slopes 2:1 or steeper*(highly recommended to reduce surface soil run-off especially in first rainy season while new plantings and groundcovers establish)*: Install Jute mesh blanket on slope prior to planting. Overlap matting 6" min. and anchor with galv. hook stakes typical @ 5' o.c.
Stack Rubble Boulder Planter Walls for basins @ new trees on 2:1 slope: Utilize existing on-site PV stone type boulders and flat stones(if available) to construct 12" high max. dry stack retaining walls on the down slope and upslope side of new box trees to create level basins. Wall with slight arc curve to blend into slope.
Staking: Provide 10' single preservative treated lodgepole stakes on all 15 gal. vertical column shrubs/trees. Provide two 10' lodgepole stakes on all single trunk Trees. Secure with rubber cinch ties. Provide guy wires with dead man stakes and rubber hose branch protectors typical
on the multi-trunk trees per industry standard details. Cover wires with 1/2" PVC piping for safety typical.
Box Tree Water Monitoring Standpipes: Install 4" dia. PVC SCH 40 perforated pipe vertical standpipes @ all new box size trees to monitor and hand siphon pump remove excess water in plant pits especially if trees show stress. Vertical Perforated pipe in saran filter sock, Extend pipe down 6" min. below rootball
Fertilization After Planting: Owner's long term Maintenance company to fertilize new plantings at intervals not to exceed 45 days during the first year to establish plantings with BEST 12-12-12 slow release fertilizer or equal—apply per mfg. recommended rates
Pre-Emergence Weed Control:
-- Upon completion of plant installation but prior to applying bark topper, the Contractor shall apply Treflan or equal Pre-emergent Weed control with spreader to all newly planted areas per manufacturer's specs. Verify pre-emergent is permitted in Rolling Hills. Lightly cultivate immediately after application to a depth of 1".

Other Notes:
-- Comply with all city codes and restrictions for construction, erosion control, run-off BMP's, export soil, etc. as applicable to landscape installation

Clean-Up:
After installation is complete for the day, remove rubbish and excess soil, plant related debris, etc. and haul or dispose of in on-site dumpster. Sweep areas clean and neat at end of each day. Provide colored cones or hazard tape to identify areas that may pose a potential threat to adjacent users or passer bys.

60-Day Maintenance Period:
-- Upon the satisfactory completion of the job and final punch list items the Contractor shall provide the owner a 60-day Maintenance for the planting and irrigation system.
-- Contractor to meet with the owner rep. and the Maintenance Contractor assuming responsibility for the landscape near the end of the maintenance period to advise and parlay information about the project and any specific requirements for maintaining the landscape and irrigations systems.
-- Perform the following minimal maintenance tasks during the maintenance period: maintain the site and planting areas weed free, remove any trash and debris, replace any plants that have died or damaged, maintain lawns, fill and repair any areas of settlement, monitor irrigation system performance and adjust clock, nozzles or Driplines if required, and repair any damaged areas from work from other trades after notifying owner.

Plant Warranty:
-- All trees and 15 gallon shrubs shall be guaranteed by the Contractor to take root and grow in a healthy condition for one year after completion of all Contractor's landscape planting work provided said trees and shrubs have received normal care and proper watering and maintenance.
-- All other plantings including, but not necessarily limited to, shrubs and groundcover, shall be guaranteed by Contractor to take root and grow in a healthy condition for 90 days after completion of all Contractor's landscape planting work.
-- Any said trees, shrubs or planting which die back or lose form and size as originally specified shall be replaced without delay by Contractor when requested by the Owner or owner's representative at no cost to Owner.

Plant List for 4 Poppy Trail (Full Plant List)

Botanical Name- Common Name – Wucols Water Use Rating(L/M) -Sizes — Mature Tree Height

Trees:
1. **Oak Trees along Access Road: 36" box min.**
   a. Quercus agrifolia - **Coast Live Oak(VL)** - multi or low branch std. — 23'
   b. Quercus ilex - **Holly Oak(L)** -std. — 23'
2. **Multi-trunk Accent Tree on Slope: 36" box**
   • Koelreuteria paniculata - **Golden Rain Tree(L)** — 23'
3. **Medium Scale Accent Trees:**
   a. Cercis canadiensis **"Forest Pansy" - F.P. Canadian Redbud (M)** 24" box std. — 15'
   b. Lagerstroemia x faurei hybrid **"Muskogee" - Lavender Crape Myrtle(M)** 36" box multi-trunk — 20'
   c. Olea europaea "Swan Hill" - **Fruitless Olive** – multi**(L)** 36" box multi-trunk — 20'
4. **Small Scale Accent Shrub/Tree: 36" box low branch std.**
   • Magnolia grandiflora **"Little Gem" - Dwarf L.G. Magnolia(M)** — 18'
5. **Semi-Dwarf Citrus Trees: 24" box**
   a. **Valencia Orange** — 12'
   b. **Nagami Kumquat** — 10'
6. **Semi-Dwarf Avocado Trees - 24" box.** *mix A & B pollinators* — 20'
   A& B: Littlecado, A Pollinators: Lamb Hass, Reed, Gwen, B Pollinator: Bacon

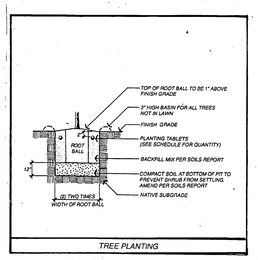
Shrubs in On-grade Planters near Residence & ADU:
7. **Columnar Shrubs: 15 gal. columnar form.**
   a. Pittosporum tenuifolium **"Marjorie Channon" - Marjorie Channon Kohuhu(M)**
   b. Podocarpus elongatus **"Monmal" - Icee Blue Shrubby Yellow-wood(M)**- column
8. **Ornamental Grasses & Lilies & Shade Fern:**
   a. Agapanthus campanulatus **"Cobalt Blue" - C.B. African Lily(M) 1 gal.**
   b. Cyrtomium falcatum – **Holly Fern(M) 5 gal.**
   c. Dianella tasmanica **" Variegata" - Variegated Flax Lily(M) 1 gal.**
   d. Liriope spicata **'Silver Dragon' - Silver Dragon Lily Turf(M) 1 gal.**
   e. Lomandra longifolia **"Breeze" - Dwarf Mat Rush(L) 5 gal.**
9. **Flowering Accent Shrubs:**
   a. Camellia sasanqua **"Cleopatra" – Camellia**"(M) 5 gal. columns**
   b. Hydrangea macrophylla – **Big Leaf Hydrangea**"(M) 5 gal.**
   c. Nandina domesticum **"Gulfstream" – G.S Heavenly Bamboo(L) 5 gal.**
   d. Rosa floribunda **"Iceberg" - White Iceberg Rose(M) 5 gal.**
   e. Rosa floribunda **"Iceberg" - White Iceberg Tree Rose(M) 15 gal. Patio Trees**
10. **Flowering Row Shrubs & Fillers:**
   a. Azalea southern indica **"George Tabor" - G.T. Azalea**"(M) 5 gal.**
   b. Azalea southern indica **"Pink Lace" - Azalea**"(M) 1 gal.**
   c. Ligustrum japonicum **"Texanum" - Texas Privet(M) 5 gal.**
   d. Lavendula stoechis **"Otto Uvarsi" - Spanish Lavender(L) 1 gal.**
   e. Rhaphiolepis indica **"Pink Lady – Pink Lady Indian Hawthorne(L/M) 5 gal.**
   f. Rhaphiolepis ovata(umbellata) – **Yeddo Hawthorne(L)) 5 gal.**
11. **Foreground Border Shrubs:** 1 gal.
   a. Buxus microphylla japonica - **Japanese Boxwood(M) 1 gal & 5 gal. as noted**
   b. Pittosporum crassifolium **"Nana" – Dwarf Karo(M)**

Shrubs on New Graded Slopes & Adjacent Areas:
12. **Scale Slope Shrubs & Spreaders***(Low water use hydrozone)*
   a. Agave **"Blue Flame" - Agave(L) 5 gal.**
   b. Arbutus undeo **"Compacta" Compact Strawberry Tree/Shrub form(L) 5 gal.**
   c. Crassula ovata **"Hummel Sunset" - Yellow Jade Plant(L) 1 gal.**
   d. Heteromeles arbutifolia - **Toyon(VL) 15 gal.**
   e. Olea **"Little Ollie" - Dwarf Olive Shrub(L) 5 gal.**
14. **Slope Shrubs***(Medium water use hydrozone in 30' Zone A near structures)*
   a. Acanthus mollis - **Bear's Breech(M) 5 gal.**
   b. Coprosma repens **"Marble Queen"- Dwarf Variegated Mirror Plant (M) 5 gal.**
   c. Rosa x **'Noaschnee - White Carpet Rose(M) 2 gal.**
   d. Rosa x **'Noatarum - Pink Carpet Rose(M) 2 gal.**

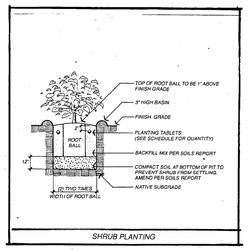
ESP. Espalier on Wall: 15 gal.
• Callinadra tweedii - **Pink Powder Puff(L)**
Secure to face of wall w/ rows of 1/8" stainless steel cable & screws into CMU wall @ 16" oc.

G. Groundcovers/Slope Covers:
Botanical Name- Common Name – Wucols Water Use Rating(L/M) - Size & Spacing
G1. Color Mix in planters near Pool: *Rows of 1 gal. @ 16" oc. to fill in area*
• Agapanthus africanus **"Tinkerbell"- Variegated Dwf. Lily of the Nile(M)**
• Pelargonium pelatatum - **Ivy geranium(M)** *Lavender/White Mix*
G2. Carissa macrophylla **"Green Carpet "- G.C. Prostrate Natal Plum(L)** 1 gal. @ 4' o.c.
G3. Cotoneaster dammeri **"Lowfast" - Bearberry Cotoneaster(L)** 5 gal. @ approx. 6' o.c.
G4. Lonicera japonica "Halliana"– **Halls Honeysuckle(L)** Rooted cuttings @ 18" o.c.
G5. Myoporum parvifolium - **NCN(L)** Rooted cuttings @ 18" o.c.
G6. Rhaphiolepis indica **"Ballerina" – Ballerina Indian Hawthorne(L)** 1 gal. @ 42" o.c.
G7. Rosmarinus officinalis **"Prostrata" - Prostrate Rosemary(L)** Rooted cuttings @ 18" o.c.
G8. Senecio serpens - **Blue chalksticks(L)** *Fill in between Agave w/ 4" pots @ 18" o.c.*
G9. Trachlospermum jasminoides – **Star Jasmine(M) 1 gal. @ 24" o.c.**

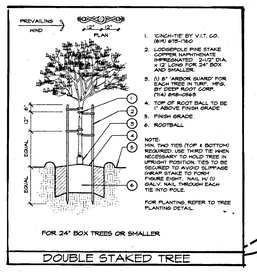
L. Sod Lawn – Marathon II Cool Season Dwarf Tall Grass(H)
Festuca arundenacea



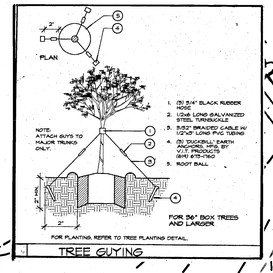
TREE PLANTING



SHRUB PLANTING



DOUBLE STAKED TREE



TREE GUYING

Plant List Notes:
Sizes and quantities noted are recommended sizes and subject to adjustment by owner based on the final landscape budget
****Indicates Acid loving plant** requiring backfill mix with 1/3 mulch conditioned native soil, 1/3 peat moss and 1/3 Washed construction sand
Indicates Wucols Plant Water Use Rating for South Coastal Zone #3:
(VL) = low water requirements- Plant Factor: less than 0.1
(L) = low water requirements- Plant Factor: 0.1 to 0.3
(M)= moderate water use - Plant Factor: 0.4 to 0.6

LANDSCAPE PLAN
ENLARGEMENT @ NEW RESIDENCE & ADU
SCALE: 1" = 10'-0"

SCALE: 1" = 10'- 0"

REVISIONS	BY
Revise per City Comments 8/15/22	TD

BY: THOMAS G. DOBOS
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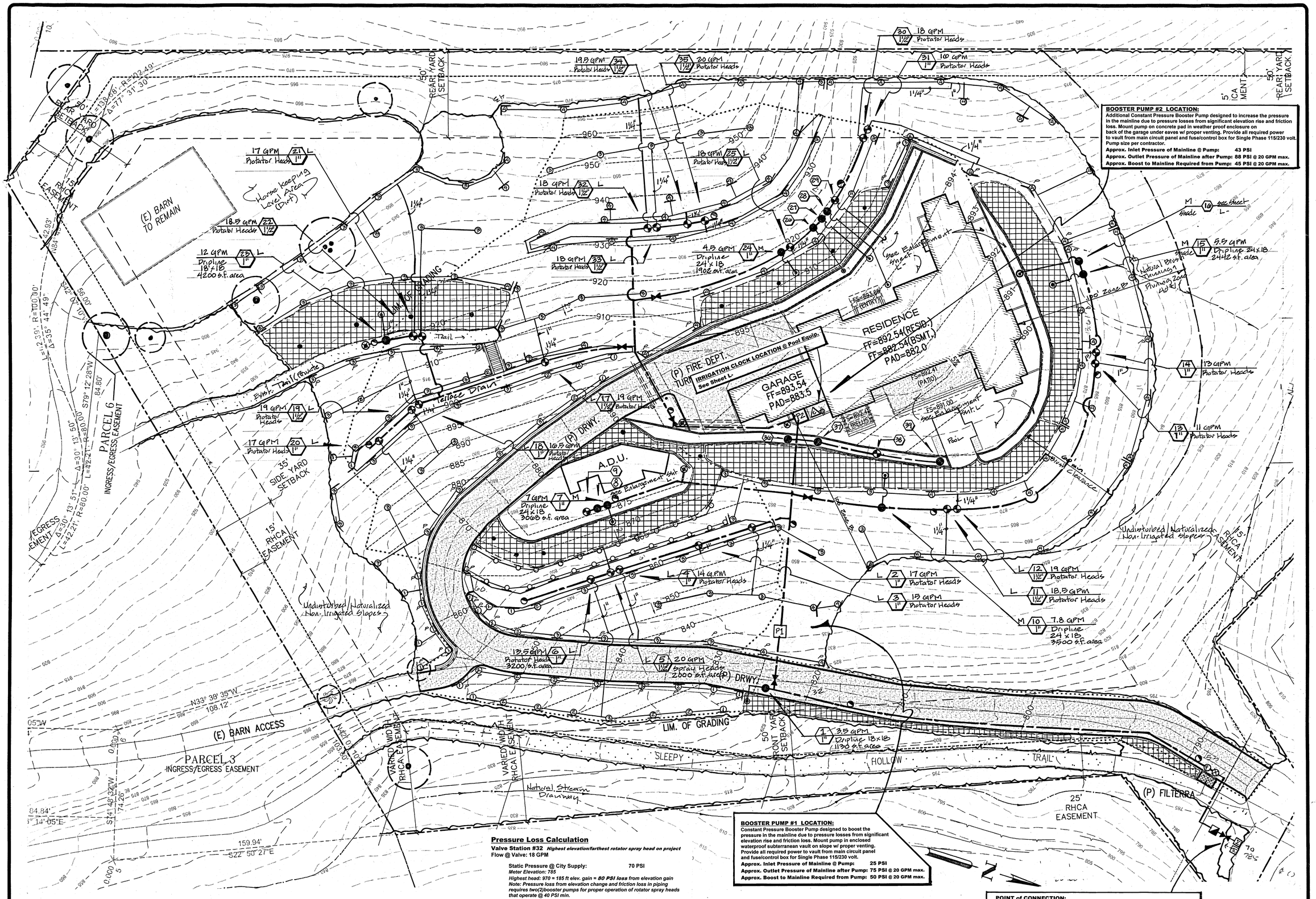
LANDSCAPE PLAN
Arvidson Residence
4 Poppy Trail
Rolling Hills, CA 90274

DRAWN: Tom Dobos
CHECKED:
DATE: 12/9/2022
SCALE: 1"=10'-0"
JOB NO.
SHEET: L-3
OF SHEETS

DIETRICH POST
PRINTED ON CLEARPRINT 1000H



BOOSTER PUMP #2 LOCATION:
Additional Constant Pressure Booster Pump designed to increase the pressure in the mainline due to pressure losses from significant elevation rise and friction loss. Mount pump on concrete pad in weather proof enclosure on back of the garage under eaves w/ proper venting. Provide all required power to vault from main circuit panel and fuse/control box for Single Phase 115/230 volt. Pump size per contractor.

Approx. Inlet Pressure of Mainline @ Pump: 43 PSI
Approx. Outlet Pressure of Mainline after Pump: 88 PSI @ 20 GPM max.
Approx. Boost to Mainline Required from Pump: 45 PSI @ 20 GPM max.

BOOSTER PUMP #1 LOCATION:
Constant Pressure Booster Pump designed to boost the pressure in the mainline due to pressure losses from significant elevation rise and friction loss. Mount pump in enclosed waterproof subterranean vault on slope w/ proper venting. Provide all required power to vault from main circuit panel and fuse/control box for Single Phase 115/230 volt.

Approx. Inlet Pressure of Mainline @ Pump: 25 PSI
Approx. Outlet Pressure of Mainline after Pump: 75 PSI @ 20 GPM max.
Approx. Boost to Mainline Required from Pump: 50 PSI @ 20 GPM max.

Pressure Loss Calculation

Valve Station #32 ***Highest elevation/farthest rotator spray head on project***
Flow @ Valve: 18 GPM

Static Pressure @ City Supply: 70 PSI
Meter Elevation: 785
*Highest head: 970 = 185 ft elev. gain = **80 PSI loss** from elevation gain*
Note: Pressure loss from elevation change and friction loss in piping requires two(2)booster pumps for proper operation of rotator spray heads that operate @ 40 PSI min.

Pressure Loss from Booster Pump #2

Size	Description - LF Pipe	PSI Loss
1 1/2"	Gate Valve	1.0
1 1/2"	Mainline Piping: *195 l.f. @ 18 GPM* *From Booster Pump #2 to Control Valve*	5.5
1 1/4"	Sch 40 Lateral Line Piping: 75 l.f. @ 18 GPM	2.9
1 1/2"	Control Valve:	2.0
3/4"	Sch 40 Lateral Line Piping: *80 l.f. @ 2 to 7 GPM*	1.5
	PSI Loss from Elevation Change: *76.5 ft. @ 0.433 From Booster Pump to highest head*	33
	Fittings loss allowance	1.0

Valve #32 Total Pressure Loss:	47 PSI
Min. Pressure Req. @ Highest/Farthest Rotator Head:	40 PSI
Min. Outlet pressure Required @ Booster Pump #2	88 PSI
Residual Pressure @ Highest/Farthest Head:	1 PSI

INDICATES PLANT HYDROZONE(Low or Medium)
INDICATES CONTROLLER STATION NUMBER
INDICATES FLOW in Gallons per minute
INDICATES VALVE SIZE
Station Description
Dripline Lateral Spacing x Emitter Spacing (Drip only)
Sq. Footage of Area Irrigated(Lawns & Drip only)

POINT of CONNECTION:
Connect 1 1/2" PVC Sch 40 Mainline Piping to Separate 1" WATER METER for Irrigation or SUB-WATER METER in this approximate location*(Field verify)*. Install Febco Reduced Pressure Backflow preventer in shrub area*(screen with shrubs)*. Install Master Valve "Open" to prime booster pumps with constant pressure in lines and flow meter tied into Irrigation Clock to shut-off master valve in the event unscheduled high flows are detected*(mainline leaks or breaks)*.
Static Water Pressure @ City Main on Poppy Trail: 70 PSI *(Field verify)*

IRRIGATION PLAN

GRADED SLOPES & ADJACENT SITE AREAS

SCALE: 1" = 20'-0"

REVISIONS	BY
Add Irrigation Plan TD per City comment 2/16/23	

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IRRIGATION PLAN

Arvidson Residence
4 Poppy Trail
Rolling Hills, CA 90274

DRAWN: Tom Dobos
CHECKED: —
DATE: 2-16-2023
SCALE: 1" = 20'-0"
JOB NO.
SHEET: L-4
OF SHEETS

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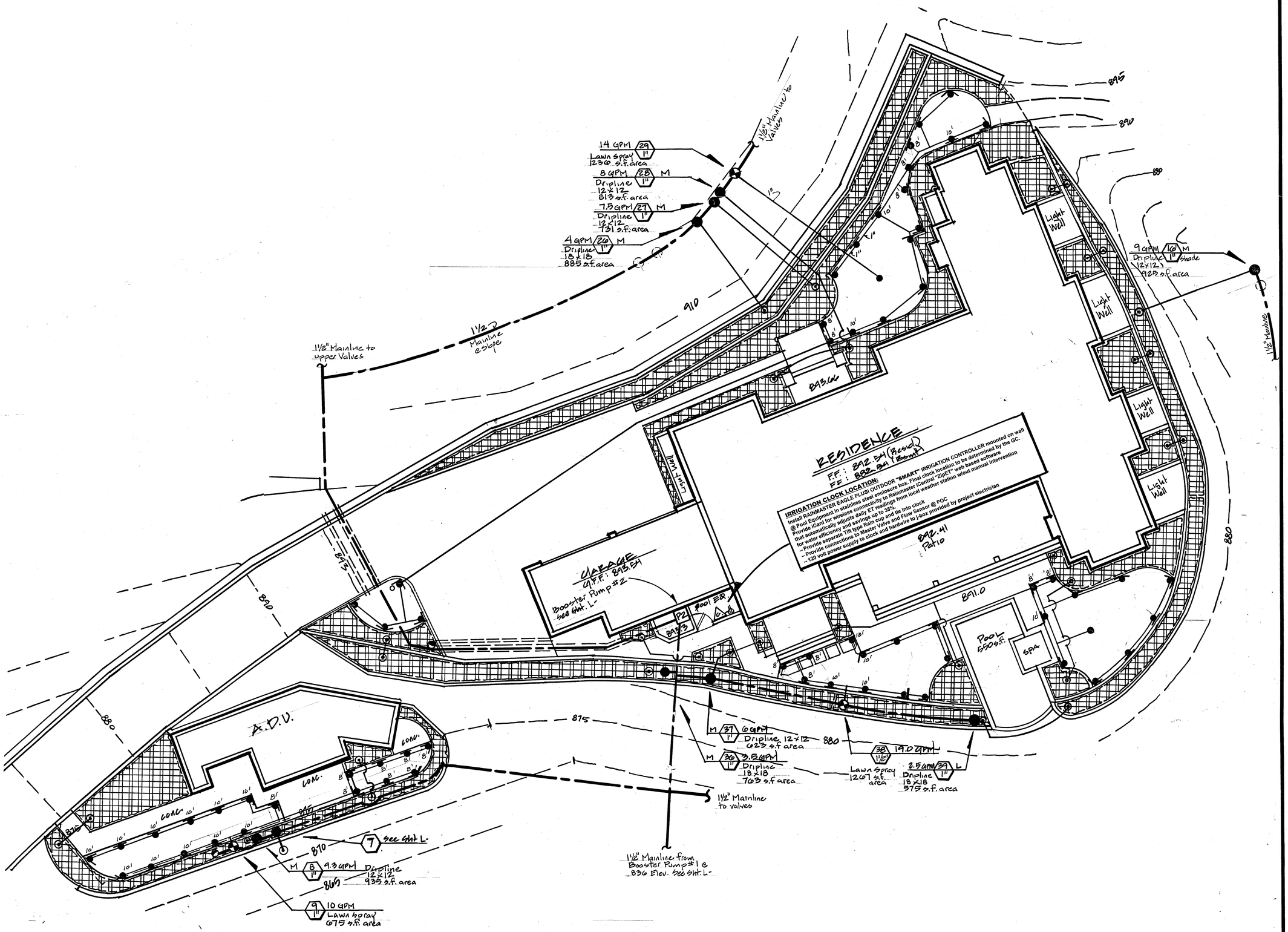

IRRIGATION PLAN

ENLARGEMENT @ NEW RESIDENCE & ADU

SCALE: 1" = 10'-0"

REVISIONS	BY
Add Irrigation Plan TP per City Comments	2/16/23

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IRRIGATION PLAN

Arvidson Residence
4 Poppy Trail
Rolling Hills, CA 90274

DRAWN: Tom Dobos
CHECKED: —
DATE: 2-16-2023
SCALE: 1" = 10'-0"
JOB NO.
SHEET: L-5
OF SHEETS

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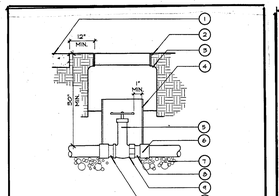
IRRIGATION NOTES/SHORT SPECIFICATIONS:

I. GENERAL
- A. Permits and Fees: The Contractor shall obtain and pay for any and all building permits as required.
- B. Manufacturer's Directions: Manufacturer's Directions and detailed drawings shall be followed in all cases where the manufacturer of articles used furnishes directions covering points not shown in the drawings and notes.
- C. Ordinance and Regulations: All local, municipal and state laws, rules and regulations governing or relating to any portion of irrigation work are hereby incorporated into and made part of these notes, and their provisions shall be carried out by the Contractor. Anything contained in these notes shall not be construed to conflict with any of the above rules and regulations and requirements of the same. However, when these notes call for or describe materials, workmanship or construction of a better quality, higher standards or larger size that is required by the above rules and regulations, the provisions of these notes shall take precedence.
- D. Explanation of Drawings:
  1. Due to the scale of drawings, it is not possible to indicate all offsets, fittings, sleeves, etc. which may be required. The Contractor shall carefully investigate the structural and finished conditions affecting all of his/her work and plan the work accordingly. Furnishings such as fittings, etc. as may be required to meet such conditions. Drawings are generally diagrammatic and indicative of the work to be installed. The work shall be installed in such a manner as to avoid conflicts between irrigations systems, planting and hardscape features.
  2. The Contractor shall not willfully install the irrigation system as shown on the drawings when it is obvious in the field that unforeseen obstructions, grade differences or discrepancies in area dimensions may exist. The Contractor shall bring all field discrepancies to the attention of the Owner and contact the Landscape Architect if necessary.

II. SUBMITTALS
- A. Material List:
  1. The Contractor shall furnish the articles and equipment, materials or processes specified by name in the drawings and notes. No substitutions will be allowed without prior approval by the Owner or Landscape Architect.
  2. Equipment or materials installed or furnished without prior approval may be rejected and removed at the cost of the Contractor.
  3. Manufacturer's warranties shall not relieve the contractor of his liability under the guarantee. Such warranties shall only supplement the guarantee.
- B. Record and As-Built Drawings:
  1. The Contractor shall provide and keep up-to-date complete as-built drawings indicating location, sizes and kinds of equipment installed. One set of drawings shall be kept on-site and used for this purpose.
  2. Before the date of final observation, the Contractor shall prepare a record "As-Built" drawing for the owner. All work shall be neat and legible and in waterproof ink.
  3. The Contractor shall dimensions from two permanent reference points the location of the following items:
     a. Connection to existing mainline piping
     b. Connection to existing control wires and wire routing
     c. Location of control valves and gate valves
     d. Location of quick coupling valves
     e. Other significant related items
  4. The Contractor shall deliver one set of reduced 11x17 "As-Built" plans to the Owner in a laminated seal at the end of the project.
- C. Equipment to be Furnished:
  1. Supply the appropriate maintenance personnel with the following tools:
     a. Two (2) sets of special tools required for removing, disassembling and adjusting valves supplied.
     b. Two (2) keys for automatic controller.
     c. One quick coupler key and matching hose swivel for quick coupling valves installed.
- D. Handling of PVC Pipe Fittings:
- The Contractor is cautioned to exercise care in handling, loading, unloading and storing of PVC fittings. all PVC pipe shall lie flat so as not to subject it to undue bending of concentrated external load at any point. Any section of pipe that has been dented or damaged will be discarded and, if installed, shall be replaced with new piping. Pipe and fittings shall not be stored in direct sunlight.

III. Materials:
- A. General: Use only new materials of brands and types noted on drawings, specified herein or approved equals.
  1. Pressure main line piping shall be PVC schedule 40 with solvent-welded joints.
  2. PVC solvent-weld fittings shall be Schedule 40, 1-2, 11-1 NSF approved conforming to meet ASTM test procedure D=2466 as manufactured by Dura Industries.
  3. Solvent cement and primer for PVC solvent-weld pipe and fittings shall be of type and installation method prescribed by the manufacturer.
  4. Non-pressure buried lateral line piping shall be PVC Class 200 with solvent-weld joints or Hydormaxx on-grade on slopes as noted in Legend
  5. Dripline shall as mfg. by Rainbird using only proper fittings, barbed connectors, compression type fittings and related.
  6. Quick Coupling Valves—quick coupling valves shall have a one or two piece body designed for working pressure of 150 P.S.I. operable with quick coupler key or swivel key. Quick Coupling Valves per detail.
  7. Backflow Prevention Unit—Backflow preventers shall be of size and type as indicated on the drawings. All backflow prevention units shall be installed in accordance with requirements set forth by local codes and County Health Department requirements.
  8. Gate Valves—Bronze as mfg. by Niboc or approved equal.
  9. Control Wiring—The electrical system shall be installed in accordance with the National Electrical Code most recently adopted by the City. Connections between automatic controllers and the electric control valves shall be made with direct burial copper with AWG-U.F. 600 volt. Common wires shall be white. Install in accordance with valve manufacturer's specifications and wire chart. In no case shall wire size be less than No. 14.
  - Wiring shall occupy the same trench and shall be installed along the same route as pressure supply or lateral lines wherever possible. Where more than one wire is placed in a trench, the wiring shall be taped together at intervals of 10 feet. An expansion curl should be provided within 3 feet of each wire connection and at each change in direction. Field splices between the automatic controller and electrical control valves are not to be allowed.
  10. Automatic Controller:
  - The automatic controller shall be as noted on plans with "Smart" clock technology controls for water efficient operations. Program the clock per mfg. instructions.
  11. Outdoor Automatic Controller Enclosure:
  - Controllers installed outside of a building shall be wall mounted within a Stainless Steel vandal resistant automatic controller enclosure as specified in the drawings. Enclosures shall be equipped with an on/off switch for 110-volt power supply to controller.
  12. Valve Boxes:
  - Use 9" diameter round box for all gate valves—Carson, Brooks (or approved equal).
  - Use 9 ½" x 16" x 11" rectangular box with green bolt-down cover for all electrical control valves, Carson Industries 1416-12B or approved equal.
  - Use Rainbird Round Emitter boxes for air relief valves and flushing end plugs as noted on plans.

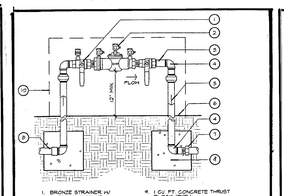
IV. PROCEDURES
- A. Site Conditions
  1. Exercise extreme care in excavating and working near existing utilities. Contractor shall be responsible for damages to utilities, which are caused by his operations or neglect. Check existing utility drawings for existing utility locations.
  2. Coordinate installation of the sprinkler irrigation materials, including pipe, so there shall be NO interference with the utilities or other construction or difficulty planting trees, shrubs or ground covers.
- B. Trenching
  1. Dig trenches straight and support pipe continuously on bottom trench. Lay pipe to an even grade. Trenching excavation shall follow layout indicated on drawings and as noted.
  2. Provide for a minimum of 18" of cover for all pressures supply lines 1" and smaller.
  3. Provide for a minimum cover of 12" for all non-pressure lines.
  4. Provide for a minimum cover of 18" for all cable wiring in conduit, and 24" for direct burial cables.
  5. Provide for a minimum cover of 4" for all sub-surface Driplines. Secure driplines in trenched with galv. metal stakes per details and mfg. specs.



1. CURB, SIDEWALK, ETC.
2. FINISH GRADE
3. ROUND PLASTIC VALVE BOX W/ LOCKING TOP (LABELED GATE VALVE)
4. PLASTIC PIPE SLEEVE (MIN. 4" DIA.)
5. GATE VALVE (REFER TO LEGEND)
6. 3/4" MAINLINE FITTING (TYP.)
7. 2 C.F. PEA GRAVEL SUMP
8. SCH. 80 PVC NIPPLE
9. SCH. 80 PVC UNION (MAY BE A PART OF VALVE)

NOTE: ALL VALVES TO BE INSTALLED IN SHRUB AREAS.

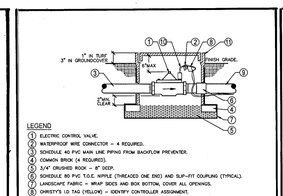
1 GATE VALVE



1. BRONZE STRAINER W/ CLEANOUT VALVE
2. PREVENTER UNIT
3. BRASS UNION
4. BRASS NO ELL (TYP.)
5. FLOW DIRECTION
6. FINISH GRADE
7. SCH. 80 PVC MALE ADAPTER (TO SPRINKLERS)
8. TO POINT OF CONNECTION - ADAPT AS REQUIRED
9. 4 - 1 CU. FT. CONCRETE THRUST BLOCK (TYP.)
10. STAINLESS STEEL ENCLOSURE

NOTES:
- LOCATE INSIDE STAINLESS STEEL ENCLOSURE IF NOTED ON PLANS.
- MAINTAIN MIN. 12" CLEARANCE ON ALL SIDES FROM BUILDINGS, WALLS, ETC.

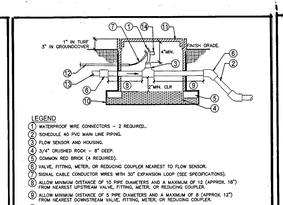
2 BACKFLOW PREVENTER



LEGEND
1. ELECTRIC CONTROL VALVE.
2. WATERPROOF WIRE CONNECTOR - 4 REQUIRED.
3. SCHEDULE 40 PVC MAIN LINE PIPING FROM BACKFLOW PREVENTER.
4. COMMON BROWN (+) REQUIRED).
5. 3/4" CRUSHED ROCK - 8" DEEP.
6. SCHEDULE 80 PVC T.O.C. NIPPLE (THREADED ONE END) AND SLIP-FIT COUPLING (TYPICAL)
7. LANDSCAPE FABRIC - WRAP SIDES AND BOX BOTTOM, COVER ALL OPENINGS.
8. CHRISTY'S I.D. TAG (YELLOW) = VERIFY CONTROLLER ASSIGNMENT.
9. SCHEDULE 40 PVC PIPE TO FLOW SENSOR OR SPRINKLERS. ANGLE PIPE TO SPECIFIED DEPTH WITH 45 DEGREE ELBOWS AS REQUIRED.
10. CONTROLLER WIRING - COIL 36-INCH MIN. LENGTH OF WIRES IN BOX.
11. RECTANGULAR VALVE BOX, WITH BOLT-DOWN COVER - BLACK IN COLOR = HEAT BRAND CONTROLLER ASSIGNMENT AND THE LETTERS "MV" ON COVER IN 2" HIGH CHARACTERS.

NOTES:
1. PROVIDE 2 FOOT MINIMUM CLEAR DISTANCE BETWEEN VALVE BOXES.
2. ARRANGE VALVE BOXES AT RIGHT ANGLE TO HARDSCAPE EDGES.
3. USE TEFLON TAPE ON THREADED FITTINGS. DO NOT USE PIPE DOPE.

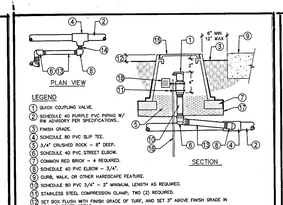
3 MASTER VALVE N.T.S. MVDG



LEGEND
1. WATERPROOF WIRE CONNECTORS - 2 REQUIRED.
2. SCHEDULE 40 PVC MAIN LINE PIPING.
3. FLOW SENSOR AND HOUSING.
4. 3/4" CRUSHED ROCK - 8" DEEP.
5. COMMON RED BRICK (-) REQUIRED).
6. VALVE, FITTING, METER, OR REDUCING COUPLER NEAREST TO FLOW SENSOR.
7. SIGNAL CABLE CONDUCTOR WIRES WITH 30" EXPANSION LOOP (SEE SPECIFICATIONS).
8. ALLOW MINIMUM DISTANCE OF 5 PIPE DIAMETERS AND A MAXIMUM OF 9 (APPROX. 18") FROM NEAREST DOWNSTREAM VALVE, FITTING, METER, OR REDUCING COUPLER.
9. LANDSCAPE FABRIC - WRAP AROUND SIDES AND BOX BOTTOM AND COVER ALL OPENINGS.
10. BOLT-DOWN RECTANGULAR VALVE BOX - BLACK IN COLOR = IDENTIFY THE LETTERS "FS" AND CONTROLLER DESIGNATION ON COVER WITH 2" TALL CHARACTERS.
11. SIGNAL CABLE CONDUIT - SCHEDULE 40 PVC. ROUTE TO CONTROLLER. PROVIDE PULL BOX EVERY 200 FEET AND AT CHANGES OF DIRECTION AS REQUIRED.
12. SCHEDULE 40 PVC MAIN LINE PIPING FROM MASTER VALVE.
13. CHRISTY'S I.D. TAG (YELLOW) = IDENTIFY CONTROLLER ASSIGNMENT.

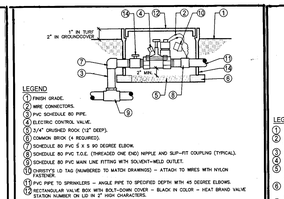
NOTES:
1. LOCATE MAIN LINE TO SPECIFIED DEPTH WITH 45 DEGREE FITTINGS.
2. USE TEFLON TAPE ON THREADED FITTINGS. DO NOT USE PIPE DOPE.

4 FLOW SENSOR N.T.S. FSDG



LEGEND
1. QUICK COUPLING VALVE.
2. SCHEDULE 40 PURPLE PVC PIPING W/ RW ADVISORY PIPE SPECIFICATIONS.
3. FINISH GRADE.
4. SCHEDULE 80 PVC SLIP TEE.
5. 3/4" CRUSHED ROCK - 6" DEEP.
6. SCHEDULE 40 PVC STREET ELBOW.
7. COMMON RED BRICK (-) REQUIRED.
8. SCHEDULE 80 PVC T.O.E. (THREADED ONE END) NIPPLE AND SLIP-FIT COUPLING (TYPICAL).
9. SCHEDULE 80 PVC MAIN LINE FITTING WITH SOLVENT-WELD OUTLET.
10. CHRISTY'S I.D TAG (NUMBERED TO MATCH DRAWINGS) - ATTACH TO WIRES WITH NYLON FASTENER.
11. PVC PIPE TO SPRINKLERS - ANGLE PIPE TO SPECIFIED DEPTH WITH 45 DEGREE ELBOWS.
12. RECTANGULAR VALVE BOX WITH BOLT-DOWN COVER - BLACK IN COLOR = HEAT BRAND VALVE STATION NUMBER ON LID IN 2" HIGH CHARACTERS.
13. LANDSCAPE FABRIC - WRAP SIDES AND BOX BOTTOM, COVER ALL OPENINGS.
14. SCHEDULE 80 PVC NIPPLE - 4" MINIMUM LENGTH.
15. SCHEDULE 80 PVC NIPPLE - 3/4" x 1" LENGTH.
16. BOLT-DOWN ROUND VALVE BOX, PURPLE IN COLOR WITH WORDS "RECYCLED WATER" = IDENTIFY THE LETTERS "QCV" ON COVER PER SPECIFICATIONS.
17. REBAR STAKE - #4 X 36" MINIMUM LENGTH. SECURE AT QUICK COUPLER BODY ONLY.
18. LANDSCAPE FABRIC - WRAP SIDES & BOTTOM OF BOX TO COVER ALL OPENINGS.
19. RECYCLED WATER WARNING IDENTIFICATION TAG IN ENGLISH AND SPANISH PER SPECIFICATIONS.

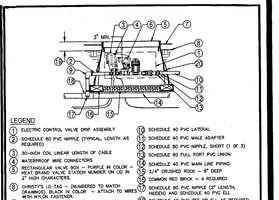
5 QUICK COUPLING VALVE N.T.S. QCVDG



LEGEND
1. FINISH GRADE.
2. WIRE CONNECTORS.
3. PVC SCHEDULE 80 PIPE.
4. ELECTRIC CONTROL VALVE.
5. 3/4" CRUSHED ROCK (½" DEEP).
6. COMMON BROWN (-) REQUIRED).
7. SCHEDULE 80 PVC 6 X 6 90 DEGREE ELBOW.
8. SCHEDULE 80 PVC T.O.E. (THREADED ONE END) NIPPLE AND SLIP-FIT COUPLING (TYPICAL).
9. SCHEDULE 80 PVC MAIN LINE FITTING WITH SOLVENT-WELD OUTLET.
10. SCHEDULE 40 PVC 3/4" - 2" MINIMUM LENGTH AS REQUIRED.
11. STAINLESS STEEL COMPRESSION CLAMP, TWO (2) REQUIRED.
12. SET BOX FLUSH WITH FINISH GRADE OF TURF, AND SET 2" ABOVE FINISH GRADE IN LANDSCAPE AREAS.
13. LANDSCAPE FABRIC - WRAP SIDES AND BOX BOTTOM, COVER ALL OPENINGS.
14. SCHEDULE 80 PVC NIPPLE - 3/4" x 1" LENGTH.
15. BOLT-DOWN RECTANGULAR VALVE BOX, PURPLE IN COLOR WITH WORDS "RECYCLED WATER" = IDENTIFY THE LETTERS "EVC" ON COVER IN 2" HIGH CHARACTERS.

NOTES:
1. PROVIDE 2 FOOT CLEAR DISTANCE BETWEEN VALVES. EACH VALVE SHALL HAVE ITS OWN CONNECTION TO MAIN LINE. INSTALL NO MULTIPLE ASSEMBLIES.
2. ARRANGE VALVE BOXES AT RIGHT ANGLE TO HARDSCAPE EDGES.
3. USE TEFLON TAPE ON THREADED FITTINGS. DO NOT USE PIPE DOPE.

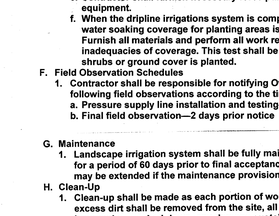
6 ELECTRIC CONTROL VALVE N.T.S. ECVDG



LEGEND
1. ELECTRIC CONTROL VALVE DRIP ASSEMBLY
2. SCHEDULE 40 PVC NIPPLE (TYPICAL LENGTH AS REQUIRED)
3. SCHEDULE 80 PVC REDUCING BUSHING
4. SCHEDULE 80 PVC ELBOW
5. SCHEDULE 80 PVC MAIN LINE PIPING
6. 3/4" CRUSHED ROCK - 8" DEEP
7. COMMON RED BRICK = 4 REQUIRED
8. CHRISTY'S I.D. TAG = (NUMBERED TO MATCH DRAWINGS), BLACK IN COLOR = HEAT BRAND VALVE STATION NUMBER ON LID IN 2" HIGH CHARACTERS.
9. TOP OF MULCH
10. SCHEDULE 40 PVC LATERAL
11. SCHEDULE 40 PVC MALE ADAPTER
12. SCHEDULE 80 PVC NIPPLE, SHORT (1 OF 3)
13. SCHEDULE 80 FULL PORT PVC UNION
14. SCHEDULE 40 PVC ELBOW
15. 3/4" CRUSHED ROCK - 8" DEEP
16. COMMON RED BRICK = 4 REQUIRED
17. SCHEDULE 40 PVC PIPE, (3" LENGTH, HIDDEN) AND SCHEDULE 40 PVC ELL
18. SCHEDULE 40 PVC TEE OR ELL AS REQUIRED
19. 3-INCH IN SHRUB AREAS.
20. LANDSCAPE FABRIC - WRAP SIDES AND BOX BOTTOM - COVER ALL OPENINGS.

NOTES:
1. PROVIDE 2-FOOT CLEAR DISTANCE BETWEEN VALVES. EACH VALVE SHALL HAVE ITS OWN CONNECTION TO MAIN LINE - INSTALL NO MULTIPLE ASSEMBLIES.
2. ARRANGE VALVE BOXES AT RIGHT ANGLE TO HARDSCAPE EDGES.
3. USE TEFLON TAPE ON THREADED FITTINGS. DO NOT USE PIPE DOPE.

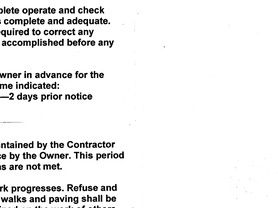
7 ELECTRIC CONTROL VALVE - DRIP N.T.S. ECVDD-reg



LEGEND
1. SHRUB STREAM ROTOR.
2. LATERAL LINE PIPING AND FITTING.
3. FINISH GRADE.
4. PVC SCHEDULE 80 T x 1 STREET ELBOW.
5. PVC SCHEDULE 80 NIPPLE - LENGTH AS REQUIRED.
6. GALVANIZED STEEL STAKE = 1/2" X 36" LENGTH.
7. STAINLESS STEEL COMPRESSION CLAMP - TWO (2) REQUIRED.
8. ANTI-DRAIN VALVE.

NOTE:
1. USE TEFLON TAPE ON THREAD FITTINGS.
2. INSTALL NOZZLE 3-INCHES ABOVE FINISH GRADE IN TURF AND 2-INCHES ABOVE GROUND COVER PLANTING AREAS.
3. INSTALLATION SHALL COMPLY WITH RECYCLED WATER USE REQUIREMENTS.

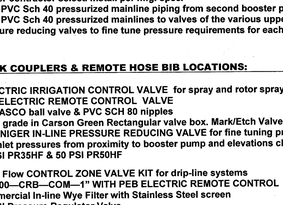
8 SHRUB STREAM ROTOR on SLOPE N.T.S. SPRSG



LEGEND
1. POP-UP SPRINKLER.
2. SCHEDULE 40 PVC TxT ELL.
3. SCHEDULE 80 PVC NIPPLE - 6-INCH MINIMUM, AND 12-INCHES MAXIMUM LENGTH.
4. SCHEDULE 40 PVC STREET ELL.
5. SCHEDULE 40 PVC LATERAL LINE PIPE AND FITTING.
6. SCHEDULE 80 PVC SHORT NIPPLE.
7. FINISH GRADE.
8. ADJACENT PAVING EDGE OR CURB.
9. INSTALL TOP OF SPRINKLER 4" AWAY FROM PAVING EDGE IN TURF AREAS AND SET 8" AWAY FROM PAVING EDGE IN PLANTING BEDS.
10. SET SPRINKLER 1/2-INCH ABOVE FINISH GRADE IN TURF AND 2-INCHES ABOVE GROUND IN SHRUB AND GROUND COVER PLANTING AREAS.

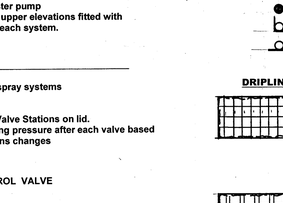
NOTE:
1. USE TEFLON TAPE ON THREADED FITTINGS.

9 POP-UP SPRINKLER & Rotor N.T.S. SPRSG



LEGEND
1. SCHEDULE 40 PVC RISER - LENGTH AS REQUIRED.
2. SCHEDULE 40 PVC TEE OR ELBOW FITTING FROM PVC RISER TO DRIPLINE TUBING. FITTING INCLUDES DRIPLINE ADAPTER(S) AS REQUIRED.
3. DRIPLINE TEE, ELL OR COUPLER FITTING AS REQUIRED.
4. DRIPLINE EMITTER TUBING.
5. SCHEDULE 40 PVC PIPING SUPPLY LINE TO ELECTRIC CONTROL VALVE.
6. LIMIT OF PLANTER OR PAVEMENT EDGE.
7. SOIL COVER OVER DRIPLINE TUBING - INSTALL AT 2-INCHES DEPTH.
8. FINISH GRADE.
9. MULCH LAYER.

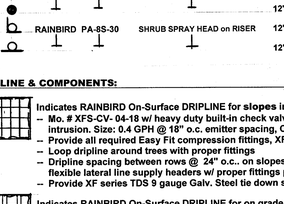
10 DRIPLINE - TYPICAL PIPING CONNECTIONS N.T.S. DRPiping1.dwg



LEGEND
1. DRIPLINE TUBING.
2. ELBOW FITTING (BARB TYPE) - TYPICAL.
3. TEE FITTING (BARB TYPE) - TYPICAL.
4. SCHEDULE 40 PVC PIPING TO DRIPLINE SYSTEM.
5. CONTROL VALVE DRIP ASSEMBLY.
6. EDGE OF PLANTING AREA ASSIGNED TO DRIPLINE STATION.
7. METER TO EQUIPMENT LEGEND FOR TUBING ROW SPACING.
8. CLEARANCE FROM DRIPLINE TUBING TO EDGE OF ASSIGNED PLANTING AREA EQUAL TO 1/2 TUBING ROW SPACING UNLESS NOTED ON PLAN.
9. EXISTING UTILITY BOX OR PAVEMENT - ROUTE TUBING AROUND OBJECT. TYP. - SEE NOTE #3 BELOW.
10. PROVIDE ONE (1) PVC PIPING CONNECTION PER SPECIFIED LENGTH OF DRIPLINE TUBING AS LISTED IN EQUIPMENT LEGEND - REQUIRED TO NOT EXCEED TUBING DESIGN FLOW SPECIFICATION.

NOTES:
1. REFER TO STATION CALLOUTS ON PLANS FOR SPECIFIC PERFORMANCE REQUIREMENTS AND CONFIGURATION OF DRIPLINE LAYOUTS PER VALVE STATION.
2. PROVIDE COUPLING FITTING (BARB TYPE) = WHERE REQUIRED.
3. INSTALL DRIPLINE TUBING IN ROWS SQUARE AND TRUE. DO NOT INSTALL TUBING OVER NON-IRRIGATION ITEMS SUCH AS VALVES, FOOTINGS, OR PAVEMENT

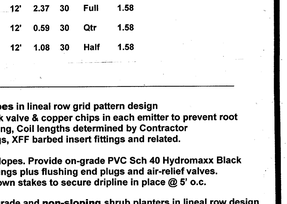
11 SCHEMATIC DRIPLINE LAYOUT - TYPICAL N.T.S. DRPiping2.dwg



LEGEND
1. AUTOMATIC CONTROLLER MOUNTED TO OUTDOOR WALL.
2. ELECTRICAL POWER SUPPLY WIRES IN CONDUIT.
3. PVC CONDUIT.
4. FINISH GRADE.
5. PVC CONDUIT ON SWEEP ELBOW BEND ABOVE GRADE WITHIN PLANTING AREA.
6. DIRECT BURIAL CONTROL WIRES TO CONTROL VALVES.
7. WALL OR EDGE OF BUILDING.
8. WALL MOUNTED CONTROLLER SECURITY ENCLOSURE.

NOTE: INSTALL ALL WIRING PER LOCAL CODE.

12 IRRIGATION CONTROLLER N.T.S. ACWALLDWG



LEGEND
1. FINISH GRADE.
2. PRESSURE MAIN LINE PIPING.
3. TOP OF MULCH - MAIN LINE PIPING @ 24" MINIMUM DEPTH, INCLUDING BELOW PEDESTRIAN PAVEMENT.
4. NON-PRESSURE LATERAL LINE PIPING.
5. PROVIDE 3" DEPTH OF CLEAN BACKFILL BELOW PIPING, TYPICAL.
6. FLOW SENSOR SIGNAL CABLE AND CONDUIT.
7. CLEAN COMPACTED BACKFILL - SEE SPECIFICATIONS FOR BACKFILL & COMPACTION REQUIREMENTS.
8. CONTROL WIRES = BUNDLE AND TAPE EVERY 10'-TEET - INSTALL ADJACENT TO PRESSURE MAIN LINE
9. CURB, PAVING OR WALL.
10. NATIVE SOIL.

NOTES:
1. LOCATE SIGNAL CABLE WITHIN MAIN LINE AND CONTROL WIRE TRENCH WHERE POSSIBLE.
2. INSTALL WIRES AND CABLE WITH 36" EXPANSION LOOPS EVERY 200 FEET.
3. COORDINATE TRENCHING WITH ALL OTHER EXISTING/NEW UTILITIES AND UNDERGROUND STRUCTURES.

13 TRENCHING N.T.S. TRNWD

IRRIGATION NOTES/SHORT SPECS.(cont.):

- C. Backfilling
  1. The trenches shall not be backfilled until all required tests are performed. Trenches shall be carefully backfilled with the excavated materials approved for backfilling, consisting of earth, loam, sandy clay, sand or other approved materials, free from large clods of earth or stones. Backfill shall be mechanically compacted in landscaped areas to a dry density equal to adjacent undisturbed soil in planting areas. Backfill will conform to adjacent grades without dips, sunken areas, humps or other surface irregularities.
  2. If settling occurs and subsequent adjustments in pipe, valves, sprinkler heads, lawn or planting, or other construction are necessary, the Contractor shall make all required adjustments without cost to Owner.
- D. Trenching and Backfill Under Paving
  1. Trenches located under areas where paving, asphaltic concrete, or concrete will be installed shall be backfilled with sand (a layer 6" below the pipe and 3" above the pipe) and compacted to equal the compaction of the existing adjacent undisturbed soil and shall be left in a firm unyielding condition. All trenches shall be left flush with the adjoining grade. The sprinkler irrigation Contractor shall set in place, cap and pressure test all piping under paving prior to the paving work.
  2. Where any cutting or breaking of sidewalks and/or concrete is necessary, it shall be done and replaced by the Contractor as part of the contract cost. No hydraulic driving permitted under concrete paving or A.C. paving.
- E. Field Quality Control
  1. Testing of Irrigation System
     a. Test all pressure lines under hydrostatic pressure of 150 lbs. per square inch and prove watertight. Testing of pressure main lines shall occur prior to installation of electrical control valves.
     b. All piping under paved areas shall be tested under hydrostatic pressure of 150 lbs. per square inch and proved watertight prior to paving.
     c. Sustaining pressure in lines for not less than 2 hours. If leaks develop replace joints and repeat test until entire system is proven watertight.
     d. All hydrostatic tests shall be made only in the presence of the Owner/Owner Rep. No pipe shall be backfilled until it has been inspected, tested and approved.
     e. Contractor shall furnish necessary force pump and all other test equipment.
     f. When the dripline irrigations system is complete operate and check water soaking coverage for planting areas is complete and adequate. Furnish all materials and perform all work required to correct any inadequacies of coverage. This test shall be accomplished before any shrubs or ground cover is planted.
- F. Field Observation Schedules
  1. Contractor shall be responsible for notifying Owner in advance for the following field observations according to the time indicated:
     a. Pressure supply line installation and testing—2 days prior notice
     b. Final field observation—2 days prior notice
- G. Maintenance
  1. Landscape irrigation system shall be fully maintained by the Contractor for a period of 60 days prior to final acceptance by the Owner. This period may be extended if the maintenance provisions are not met.
- H. Clean-Up
  1. Clean-up shall be made as each portion of work progresses. Refuse and excess dirt shall be removed from the site, all walks and paving shall be broomed or washed down, any damage sustained on the work of others shall be repaired to original conditions.
- I. Final Observation Prior to Acceptance
  1. The Contractor shall operate each system in its entirety for the Owner at time of final field inspection. Any items deemed not acceptable shall be reworked to the complete satisfaction of the Owner.
  2. The Contractor shall show evidence that the Owner has received all charts, accessories, record drawings and equipment as required before final field observation can occur.
  3. End of maintenance shall occur only on the written acceptance by the Owner.

Guarantee:
The entire irrigation system shall be guaranteed by the contractor to give complete and satisfactory service as to material and workmanship for a period of one year from the date of final acceptance of the work by the Owner.

Should any trouble develop within the specified guarantee period which in the opinion of the Owner is due to inferior or faulty material and/or workmanship, the trouble shall be corrected, without delay, by the Contractor to the satisfaction of and at no expense to the Owner as part of the Contract.

IRRIGATION LEGEND:

Symbol — Description w/ Mfg., Model #'s & Size if applicable

POINT OF CONNECTION(P.O.C.):

Proposed Domestic WATER METER location and section of domestic supply line to new home & ADU. Field verify actual meter size & location.

Proposed Separate 1" WATER METER for Irrigation or SUB-WATER METER location.
-- Separate meter or sub-meter required per City of RH WELO code as landscape areas exceed 5000 s.f
-- Provide Point of Connection(P.O.C.) to Mainline piping in planting area(See P.O.C. note on plans)

BRASS 1" GATE VALVE—NIBCO T-113 IN ROUND VALVE BOX - Locate on mainline in planter areas

REDUCED PRESSURE BACKFLOW PREVENTER- 1" FEBCO 825Y
-- Locate in planter area and Screen with shrubs

SUPERIOR(BUCKNER) 3200 - 1" MASTER VALVE w/ FPT CX - Bronze Globe body - Normally open
-- No minimum flow. OK for use with reclaimed water if available in the future
-- Connect to controller with dedicated signal cable in 1" SCH 40 Conduit with waterproof connectors and Flow Sensor for automatic shutdown in the event of unscheduled high flow detection
-- Install in CARSON Valve box w/ Flow Sensor

F — CST FLOW SENSOR FS1-T10-001 - 1" CREATIVE SENSOR TECHNOLOGY - PVC housing

P1 — IRRIGATION MAINLINE BOOSTER PUMP #1 - In-line self-priming centrifugal Booster Pump w/ stainless components as mfg. by Grundfos, Flotec, Davey Pumps, Pentair or equal.
-- Constant Pressure Booster Pump is required to increase the pressure from city municipal supply due to pressure losses from the significant elevation rise from P.O.C. @ Poppy Trail.
-- See Plan for approximate PSI inlet pressure and PSI boost requirement for proper operation of the system and designed to provide 40 PSI min. to rotator nozzle spray head at the highest elevations
-- Single Phase 115/230 volt. Provide all required power to vault from main circuit panel @ house w/ GFCI J-box and proper fuse/control box per project electrician
-- Up to 20 GPM flows. Pump size(hp) to be determined by the Irrigation Contractor and Pump Supplier Rep.
-- Install per mfg. details and specs. Install in-line pressure relief valve if required
-- Mount pump in enclosed waterproof subterranean vault @ base of slope behind retaining wall w/ proper venting. Vault w/ per contractor select. Install per mfg. spec.
-- Route 1 1/2" PVC Sch 40 pressurized mainline piping from P.O.C. @ Poppy Trail to first booster pump and route 1 1/2" PVC Sch 40 mainline from pump to valves and 2nd booster pump @ residence

P2 — IRRIGATION MAINLINE BOOSTER PUMP #2 - In-line self-priming centrifugal Booster Pump w/ stainless components as mfg. by Grundfos, Flotec, Davey Pumps, Pentair or equal.
-- A second Constant Pressure Booster Pump is required to increase pressure in mainline at the mid level elevation of the site due to pressure losses from the significant elevation rise to higher rotator systems.
-- See Plan for approximate PSI inlet pressure and PSI boost requirement for proper operation of the system and to provide 40 PSI min. to each rotator nozzle spray head
-- Single Phase 115/230 volt. Provide all required power from main circuit panel @ house w/ GFCI J-box and proper fuse/control box per project electrician
-- Up to 20 GPM flows. Pump size to be determined by the Irrigation Contractor and Pump Supplier Rep.
-- Install per mfg. details and specs. Install in-line pressure relief valve if required
-- Mount pump on concrete pad in weather proof enclosure on back of the garage under eaves w/ venting. Enclosure per contractor select. Install per mfg. spec.
-- Route 1 1/2" PVC Sch 40 pressurized mainline piping from second booster pump
-- Route 1 1/2" PVC Sch 40 pressurized mainlines to valves of the various upper elevations fitted with in-line pressure reducing valves to fine tune pressure requirements for each system.

CONTROL VALVES, QUICK COUPLERS & REMOTE HOSE BIB LOCATIONS:

RAINBIRD ELECTRIC IRRIGATION CONTROL VALVE for spray and rotor spray systems
-- Model: PEB ELECTRIC REMOTE CONTROL VALVE
-- Provide 1" LASCO ball valve & PVC SCH 80 nipples
-- Install below grade in Carson Green Rectangular valve box. Mark/Etch Valve Stations on lid.
-- Provide SENNIGER IN-LINE PRESSURE REDUCING VALVE for fine tuning pressure after each valve based on varying inlet pressures from proximity to booster pump and elevations changes
-- Model: 35 PSI PR35HF & 50 PSI PR50HF

RAINBIRD Low Flow CONTROL ZONE VALVE KIT for drip-line systems
Model: XCZ—100—CRB—COM—1" WITH PEB ELECTRIC REMOTE CONTROL VALVE
-- RBY-C Commercial In-line Wye Filter with Stainless Steel screen
-- PSI-M40X PSI Pressure Regulator Valve
-- Provide 1" LASCO ball valve & PVC SCH 80 nipples
-- Install below grade in Carson Green Rectangular valve box. Mark/Etch Valve Stations on lid.

RAINBIRD 1" BRASS QUICK COUPLING VALVE WITH LOCKING RUBBER COVER—44LRC
-- Locate in round valve box in planting area

CHAMPION BRASS HOSE SPIGOT on PVC Sch 80 Riser
-- secure to face of wall or 4x4 redwood post secured in soil w/ stainless steel clamps & screws/anchors

IRRIGATION CONTROLLER:

RAINMASTER EAGLE PLUSI OUTDOOR **"SMART"** IRRIGATION CONTROLLER mounted on wall @ Pool Equipment in stainless steel enclosure box. All installation hardware and screws to be stainless steel. Final clock location to be determined by the GC & approved by Owner in the field
-- Allow for up to 48 stations with 4 programs with multiple start times plus automatic shut-down in the event an unscheduled high flow is detected from the master valve & flow sensor.
-- Provide iCard for wireless connectivity to Rainmaster iCentral "ZipET" web based software that can be accessed from any remote location on any smart devices and web browser. Requires an annual service contract to be started and maintained by the long term maintenance contractor after the 60-day maintenance turnover. Program clock per mfg. instructions/specs. and historical ET data for the area.
-- see www.rainmaster.com
-- EPA water sense qualified "SMART" clock. Connection to iCentral "ZipET" automatically adjusts scheduling, station run times and frequency based on daily ET readings from local weather station in the same zip code without manual intervention for water efficiency and savings up to 35%.
-- Provide separate Tilt type Rain cup an tie into clock to automatically shuts-off watering during times of precipitation.
-- Provide connections to Master Valve and Flow Sensor as required
-- Enclosed 120 v. power supply provided by project electrician
-- Connect valve wires from control valves to clock. All wire runs to be concealed neat and vertical in SCH 80 conduit stub-ups and secured to wall with stainless steel clamps. Paint any exposed conduit to match wall.
-- Provide 6 AWG bare copper wire and tie into grounding rod in valve box 12' max away - *see Controller detail*
-- Clocks carries a 5 year mfr. warranty

SLOPE SHRUB ROTATOR SPRAYHEAD LEGEND:

| Symbol | Mfg. | Model No. | Description | Nozzle | Radius GPM | P.S.I. | Arc | Prec

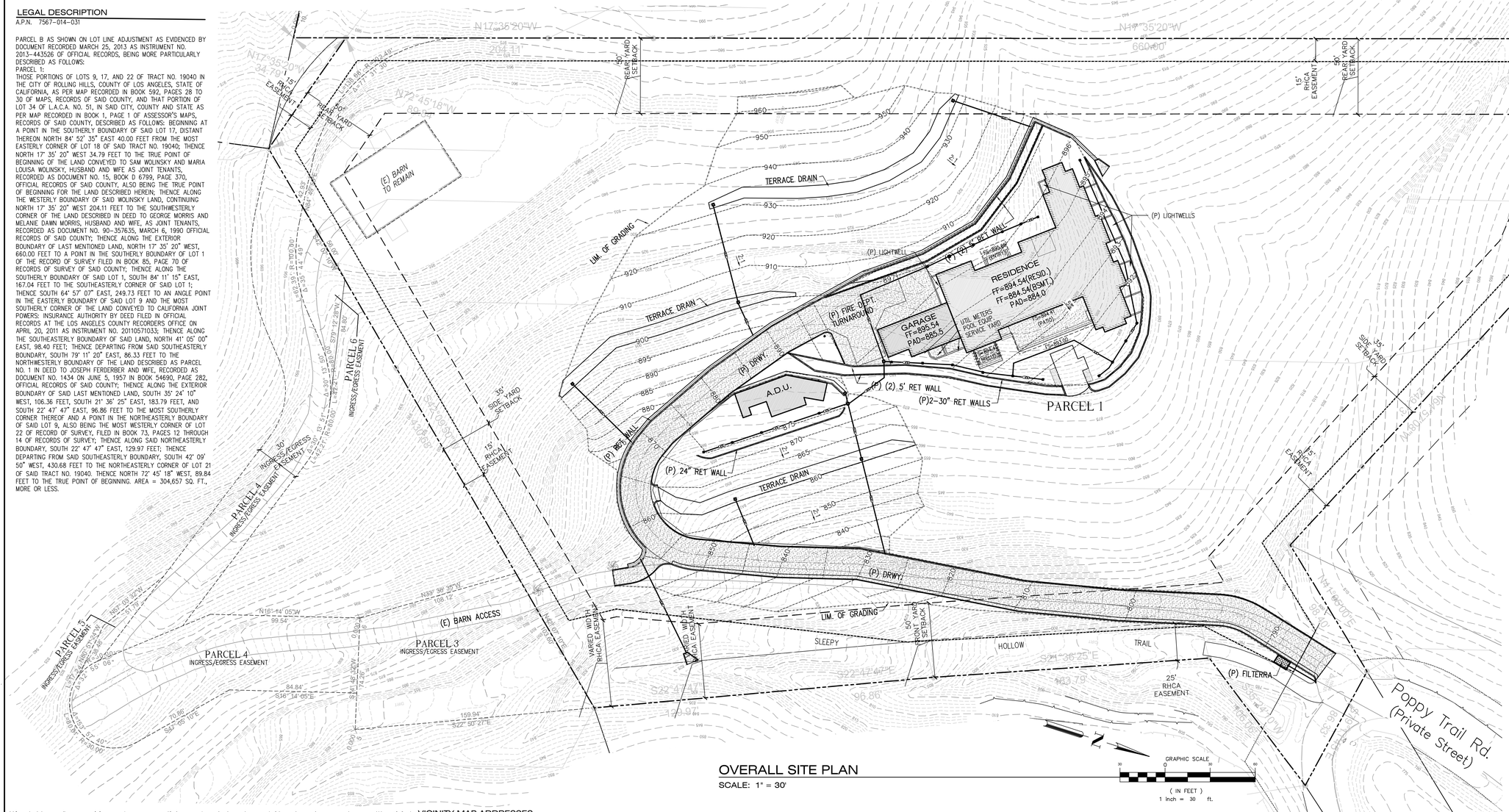
ARVIDSON RESIDENCE

4 POPPY TRAIL
ROLLING HILLS, CA 90274

LEGAL DESCRIPTION

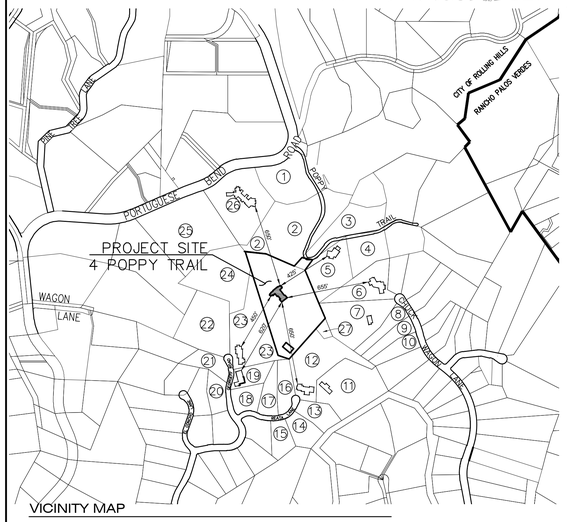
A.P.N. 7567-014-031

PARCEL B AS SHOWN ON LOT LINE ADJUSTMENT AS EVIDENCED BY DOCUMENT RECORDED MARCH 25, 2013 AS INSTRUMENT NO. 2013-443526 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
PARCEL 1:
THOSE PORTIONS OF LOTS 9, 17, AND 22 OF TRACT NO. 19040 IN THE CITY OF ROLLING HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 592, PAGES 28 TO 30 OF MAPS, RECORDS OF SAID COUNTY, AND THAT PORTION OF LOT 34 OF L.A.C.A. NO. 51, IN SAID CITY, COUNTY AND STATE AS PER MAP RECORDED IN BOOK 1, PAGE 1 OF ASSESSOR'S MAPS, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTHERLY BOUNDARY OF SAID LOT 17, DISTANT THEREON NORTH 84° 52' 35" EAST 40.00 FEET FROM THE MOST EASTERLY CORNER OF LOT 18 OF SAID TRACT NO. 19040; THENCE NORTH 17° 35' 20" WEST 34.79 FEET TO THE TRUE POINT OF BEGINNING OF THE LAND CONVEYED TO SAM WOLINSKY AND MARIA LOUISA WOLINSKY, HUSBAND AND WIFE AS JOINT TENANTS, RECORDED AS DOCUMENT NO. 15, BOOK D 6799, PAGE 370, OFFICIAL RECORDS OF SAID COUNTY, ALSO BEING THE TRUE POINT OF BEGINNING FOR THE LAND DESCRIBED HEREIN; THENCE ALONG THE WESTERLY BOUNDARY OF SAID WOLINSKY LAND, CONTINUING NORTH 17° 35' 20" WEST 204.11 FEET TO THE SOUTHWESTERLY CORNER OF THE LAND DESCRIBED IN DEED TO GEORGE MORRIS AND MELANIE DAWN MORRIS, HUSBAND AND WIFE, AS JOINT TENANTS, RECORDED AS DOCUMENT NO. 90-357635, MARCH 6, 1990 OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG THE EXTERIOR BOUNDARY OF LAST MENTIONED LAND, NORTH 17° 35' 20" WEST, 660.00 FEET TO A POINT IN THE SOUTHERLY BOUNDARY OF LOT 1 OF THE RECORD OF SURVEY FILED IN BOOK 85, PAGE 70 OF RECORDS OF SURVEY OF SAID COUNTY; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 1, SOUTH 84° 11' 15" EAST, 167.04 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 1; THENCE SOUTH 64° 57' 07" EAST, 249.73 FEET TO AN ANGLE POINT IN THE EASTERLY BOUNDARY OF SAID LOT 9 AND THE MOST SOUTHERLY CORNER OF THE LAND CONVEYED TO CALIFORNIA JOINT POWERS: INSURANCE AUTHORITY BY DEED FILED IN OFFICIAL RECORDS AT THE LOS ANGELES COUNTY RECORDERS OFFICE ON APRIL 20, 2011 AS INSTRUMENT NO. 20110571033; THENCE ALONG THE SOUTHEASTERLY BOUNDARY OF SAID LAND, NORTH 41° 05' 00" EAST, 98.40 FEET; THENCE DEPARTING FROM SAID SOUTHEASTERLY BOUNDARY, SOUTH 79° 11' 20" EAST, 86.33 FEET TO THE NORTHWESTERLY BOUNDARY OF THE LAND DESCRIBED AS PARCEL NO. 1 IN DEED TO JOSEPH FERDERER AND WIFE, RECORDED AS DOCUMENT NO. 1434 ON JUNE 5, 1957 IN BOOK 54690, PAGE 282, OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG THE EXTERIOR BOUNDARY OF SAID LAST MENTIONED LAND, SOUTH 35° 24' 10" WEST, 106.36 FEET, SOUTH 21° 36' 25" EAST, 183.79 FEET, AND SOUTH 22° 47' 47" EAST, 96.86 FEET TO THE MOST SOUTHERLY CORNER THEREOF AND A POINT IN THE NORTHEASTERLY BOUNDARY OF SAID LOT 9, ALSO BEING THE MOST WESTERLY CORNER OF LOT 22 OF RECORD OF SURVEY, FILED IN BOOK 73, PAGES 12 THROUGH 14 OF RECORDS OF SURVEY; THENCE ALONG SAID NORTHEASTERLY BOUNDARY, SOUTH 22° 47' 47" EAST, 129.97 FEET; THENCE DEPARTING FROM SAID SOUTHEASTERLY BOUNDARY, SOUTH 42° 09' 50" WEST, 430.68 FEET TO THE NORTHEASTERLY CORNER OF LOT 21 OF SAID TRACT NO. 19040. THENCE NORTH 72° 45' 18" WEST, 89.84 FEET TO THE TRUE POINT OF BEGINNING. AREA = 304,657 SQ. FT., MORE OR LESS.



OVERALL SITE PLAN

SCALE: 1" = 30'



VICINITY MAP

SCALE: 1" = 500'

VICINITY MAP ADDRESSES

ID No.	Address/APN
1	7567-001-017 #0 POPPY TRAIL
2	7567-001-018 #1 POPPY TRAIL
3	7567-001-016 #2 POPPY TRAIL
4	7567-001-013 #7 POPPY TRAIL
5	7567-001-008 #3 POPPY TRAIL
6	7567-006-024 #44 CHUCKWAGON
7	7567-006-025 VACANT LAND
8	7567-006-026 #40 CHUCKWAGON
9	7567-006-027 #38 CHUCKWAGON
10	7567-006-028 #36 CHUCKWAGON
11	7567-014-026 #9 REATA LANE
12	7567-014-025 #8 REATA LANE
13	7567-014-027 #7 REATA LANE
14	7567-014-028 #5 REATA LANE
15	7567-015-007 #3 REATA LANE
16	7567-014-024 #6 REATA LANE
17	7567-014-023 #2 REATA LANE
18	7567-014-022 #23 GEORGEFF ROAD
19	7567-014-021 #25 GEORGEFF ROAD
20	7567-014-010 #22 GEORGEFF ROAD
21	7567-014-018 #24 GEORGEFF ROAD
22	7567-014-012 #26 GEORGEFF ROAD
23	7567-014-019 #27 GEORGEFF ROAD
24	7567-014-013 VACANT LAND
25	7569-007-003 26 PORTUGUESE BEND RD
26	7569-007-002 24 PORTUGUESE BEND RD
27	7567-014-017 VACANT LOT

Owner: Andy Arvidson
4 Poppy Trail

Legal Description

Address: 4 Poppy Trail
Rolling Hills, CA 90274

APN: 7567-014-031

Tract: No. 19040

Lot: Portion of Lots 9, 17 and 22

Zoning Summary

Zone: RAS-2

Setbacks:
Front: 50'
Rear: 50'
Side: 35'
Equestrian: N/A

Required Reviews:
Site Plan Review:
~ New Residence
~ New Pool
~ New Retaining Walls
~ Proposed Grading

Variance: Pool in Front Yard

Conditional Use Permit: N/A

Project Summary

Work Description: Construction of new residence w/ basement, new garage, new ADU & service yard, new pool & spa, new covered porches & trellis and new site

Low Impact Development

Designated Project: Yes

Selected BMPs: Filterra

Consultants

Civil Engineer
Dan Bolton RCE63290
Bolton Engineering Corporation
25834 Narbonne Ave. Suite 210
Lomita, CA 90717

Architect
Criss C Gunderson
Criss C Gunderson Architects
2417 Sunnyside Ridge Road
Rancho Palos Verdes, CA 90275

Soils & Geology N/A

LEGEND

- PROPERTY LINE
- EASEMENT
- SETBACK
- EXISTING STRUCTURE
- PROPOSED CONCRETE
- PROPOSED COVERED PORCH
- PROPOSED STRUCTURE
- PROPOSED BASEMENT
- PROPOSED POOL
- PROPOSED RETAINING WALL
- 800 EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- 800 FUTURE MAJOR CONTOUR

ACRONYMS

(E)	EXISTING
EP	EDGE OF PAD
(P)	PROPOSED
FF	FINISHED FLOOR
FG	FINISHED GRADE
FS	FINISHED SURFACE

INDEX OF SHEETS:

C0.0	OVERALL SITE PLAN
C0.1	EXISTING SITE CONDITIONS
C1.0	PROPOSED SITE PLAN
C1.1	SECTIONS
C1.2	SECTIONS (cont'd)
C2.0	CIVIL DETAILS
CM	COLOR SITE MAP
CN	CUT FILL COLOR MAP

Revisions	By

BOLTON ENGINEERING CORP.
BEC

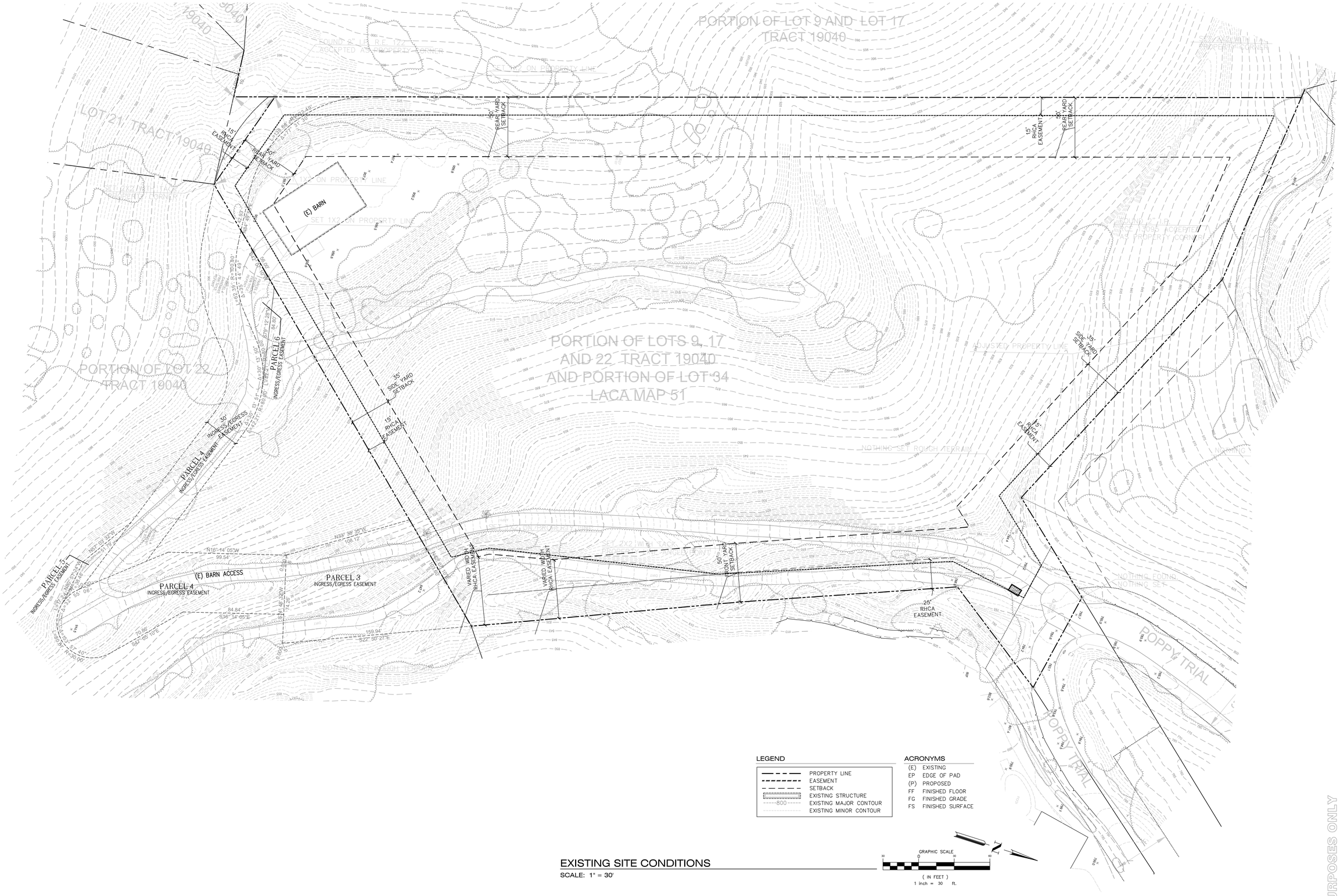
DANIEL BOLTON No. 63290 CIVIL STATE OF CALIFORNIA

CLIENT: ANDY ARVIDSON
4 POPPY TRAIL
ROLLING HILLS, CALIF.

FOR PLANNING PURPOSES ONLY

TITLE: OVERALL SITE PLAN
NEW RESIDENCE
4 POPPY TRAIL
ROLLING HILLS, CA 90274

Date: March 7, 2023
Scale: AS SHOWN
Drawn: JPD
Checked: DJB
Job No. 20333
Sheet
C0.0
Of 7 Sheets



LEGEND

- PROPERTY LINE
- EASEMENT
- SETBACK
- EXISTING STRUCTURE
- 800 EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR

ACRONYMS

(E)	EXISTING
EP	EDGE OF PAD
(P)	PROPOSED
FF	FINISHED FLOOR
FG	FINISHED GRADE
FS	FINISHED SURFACE

GRAPHIC SCALE
30 0 30 60
(IN FEET)
1 inch = 30 ft.

EXISTING SITE CONDITIONS

SCALE: 1" = 30'

Revisions	By

BOLTON ENGINEERING CORP.

BEC

DONALD J. BOLTON
LS 8958
EXP 9/30/24
STATE OF CALIFORNIA

CLIENT: ANDY ARVIDSON
4 POPPY TRAIL
ROLLING HILLS, CALIF.

TITLE: EXISTING SITE CONDITIONS
NEW RESIDENCE
4 POPPY TRAIL
ROLLING HILLS, CA 90274

FOR PLANNING PURPOSES ONLY

Date: March 7, 2023
Scale: AS SHOWN
Drawn: JPD
Checked: DJB
Job No. 20333
Sheet C0.1
Of 7 Sheets

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Revisions	By

BOLTON ENGINEERING CORP.

BEC



CLIENT: ANDY ARVIDSON

4 POPPY TRAIL

ROLLING HILLS, CALIF.

TITLE: PROPOSED SITE PLAN

NEW RESIDENCE

4 POPPY TRAIL

ROLLING HILLS, CA 90274

FOR PLANNING PURPOSES ONLY

Date:	March 7, 2023
Scale:	AS SHOWN
Drawn:	JPD
Checked:	DJB
Job No.	20333
Sheet	C1.0
Of	7 Sheets

N17°35'20"W 204.11'

N17°35'20"W 660.00'

N72°45'18"W 89.04'

S42°09'50"W 430.69'

S22°47'47"E 129.97'

S22°47'47"E 96.86'

S21°36'25"E 98.40'

S35°24'10"W 106.06'

N41°56'00"E 83.79'

(E) BARN

(E) BARN ACCESS TO REMAIN

RESIDENCE
TF=894.54(RESID.)
FF=894.54(BSMT.)
PAD=884.0

GARAGE
FF=895.54
PAD=885.5

A.D.U.
FF=876.0
PAD=875.0

(P) POOL

(P) CONCRETE SWALE

(P) FIRE DEPT. TURNAROUND

(P) DRIVEWAY

(P) LIGHTWELL

(P) 6x10 FILTERRA see detail, sheet C2.0

(P) 6" CURB

(E) BRIDLE TRAIL CROSSING

WALL A
(P) 5' RETAINING WALL

WALL B
(P) 2.5' RETAINING WALL

WALL C
(P) 5' RETAINING WALL

WALL E
(P) 6" CURB

WALL F
(P) 24" CURB

WALL G
(P) 6" CURB

50' REAR YARD SETBACK

35' SIDE YARD SETBACK

15' RHCA EASEMENT

VARIED WIDTH RHCA EASEMENT

RHCA EASEMENT LINE

NEW EASEMENT LINE

RELOCATE EXISTING BRIDLE TRAIL

25' RHCA EASEMENT

PROPOSED SITE CONDITIONS

SCALE: 1" = 20'

GRAPHIC SCALE
20 0 20 40
(IN FEET)
1 inch = 20 ft.

Landscape Planting Notes:

Landscape recommendations for slope grading:

SOIL

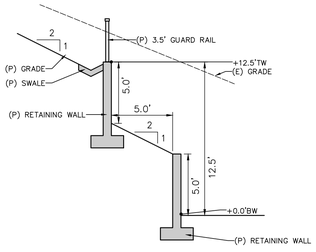
- Once onsite slopes are rough graded with native material, the slopes shall be topped with non-expansive local sand-based soil that is free of organic materials and is free of weed seeds. The top soil material shall be anchored with jute mesh or equivalent material to minimize erosion and transport.
- B.D. White Topsoil Company, 19205 South Prairie Ave., Torrance, stockpiles sub-soils that have been excavated in South Bay cities and that fits the soil profile of the existing soil of the slope.

PLANT MATERIAL

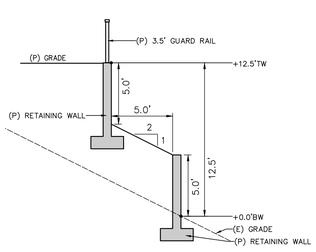
- Due to the size of the proposed slopes, hydro-seeding is anticipated to be the optimum method for vegetative coverage.
- The species composition will be ideally the same species that were native historically to this area and will be sourced locally from local seed stock.
- The main benefit of the above include the ability to survive a challenging environment without supplemental water after they have been established. A supplemental benefit will be that local wildlife will be attracted to this island of natural habitat.
- Local seed stock should be available from the Palos Verdes Peninsula Land Conservancy or Natural Landscapes can supply the material with advance notice.

Below is a list of native coastal bluff and dune species that will be at home on the slope:

Eriogonum parvifolium	Dune Buckwheat
Eriogonum cinereum	Ashy-leaf Buckwheat
Acmispon glaber var. glaber	Deer Vetch
Encelia californica	Bush Sunflower
Ericameria ericoides	Mock Heather
Isocoma menziesii var. vernonoides	Coast Goldenbush
Artemisia californica	Coastal Sagebrush
Nassella pulchra	Purple Needle Grass
Eschscholtzia californica	Coastal California Poppy



TYP. RETAINING WALL 1



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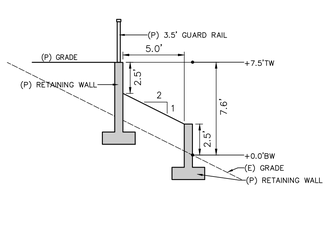


TYP. RETAINING WALL 3

WALL HEIGHT COMPUTATION

WALL	H, height (feet)	L, length (feet)	A HxL (sq.ft.)
WALL A	5.0'	626'	3,130
WALL B	2.5'	585'	1,463
WALL C	5.0'	220'	1,100
WALL D	2.5'	94'	235
WALL E	0.5'	462'	231
WALL F	2.0'	130'	260
WALL G	0.5'	450'	225
TOTAL:		1,987'	6,390
AVG. HEIGHT	= TOTAL A / TOTAL L = 6,644s.f. / 2,567ft. = 2.5'		

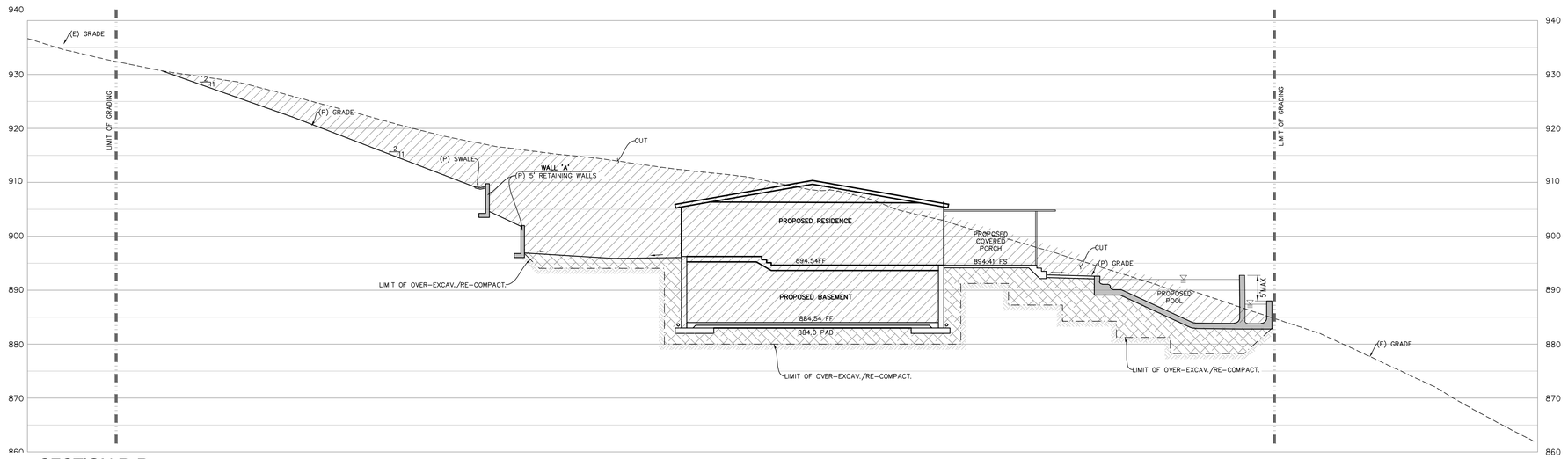
LEGEND

- PROPERTY LINE
- EASEMENT
- SETBACK
- EXISTING STRUCTURE
- PROPOSED CONCRETE
- PROPOSED COVERED PORCH
- PROPOSED STRUCTURE
- PROPOSED BASEMENT
- PROPOSED POOL
- PROPOSED RETAINING WALL
- 800 EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- 800 FUTURE MAJOR CONTOUR

ACRONYMS

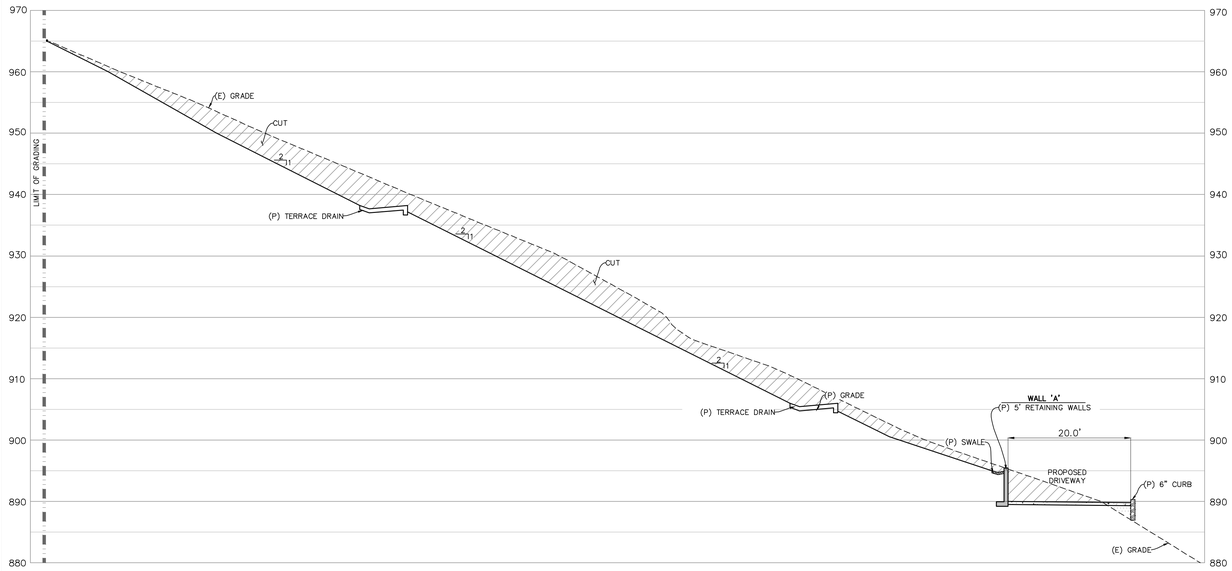
(E)	EXISTING
EP	EDGE OF PAD
(P)	PROPOSED
FF	FINISHED FLOOR
FG	FINISHED GRADE
FS	FINISHED SURFACE
WL	WATER LEVEL

J:\20333_Arvidson-4 Poppy Trail\dwg\C-SITE PLAN_[A5]FINAL.dwg 3/15/2023 10:23:52 A



SECTION B-B

SCALE: 1" = 10'



SECTION C-C

SCALE: 1" = 10'

SECTION A-A

SCALE: 1" = 10'

SECTIONS LEGEND

- PROPERTY LINE
- EASEMENT
- SETBACK
- EXISTING GRADE
- PROPOSED GRADE
- (P) LIMIT OF GRADING
- (P) FENCE
- (P) CUT
- (P) FILL
- (P) OVER-EXCAVATION

SECTION A-A

SCALE: 1" = 10'

Revisions	By

BOLTON ENGINEERING CORP.
BEC

CLIENT: ANDY ARVIDSON
4 POPPY TRAIL
ROLLING HILLS, CALIF.

TITLE: SECTIONS
NEW RESIDENCE
4 POPPY TRAIL
ROLLING HILLS, CA 90274

FOR PLANNING PURPOSES ONLY

Date:	March 7, 2023
Scale:	AS SHOWN
Drawn:	JPD
Checked:	DJB
Job No.	20333
Sheet	C1.1
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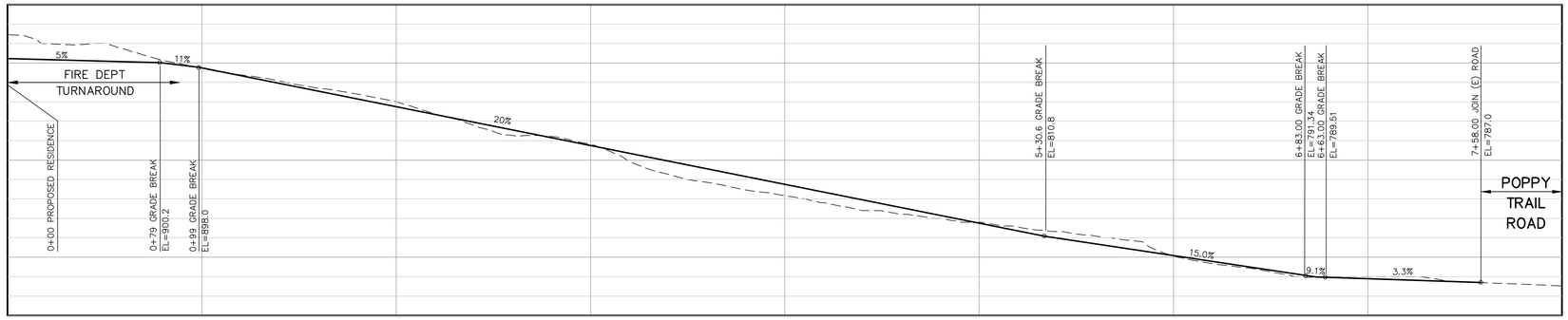
Revisions	By

BOLTON ENGINEERING CORP.

BEC

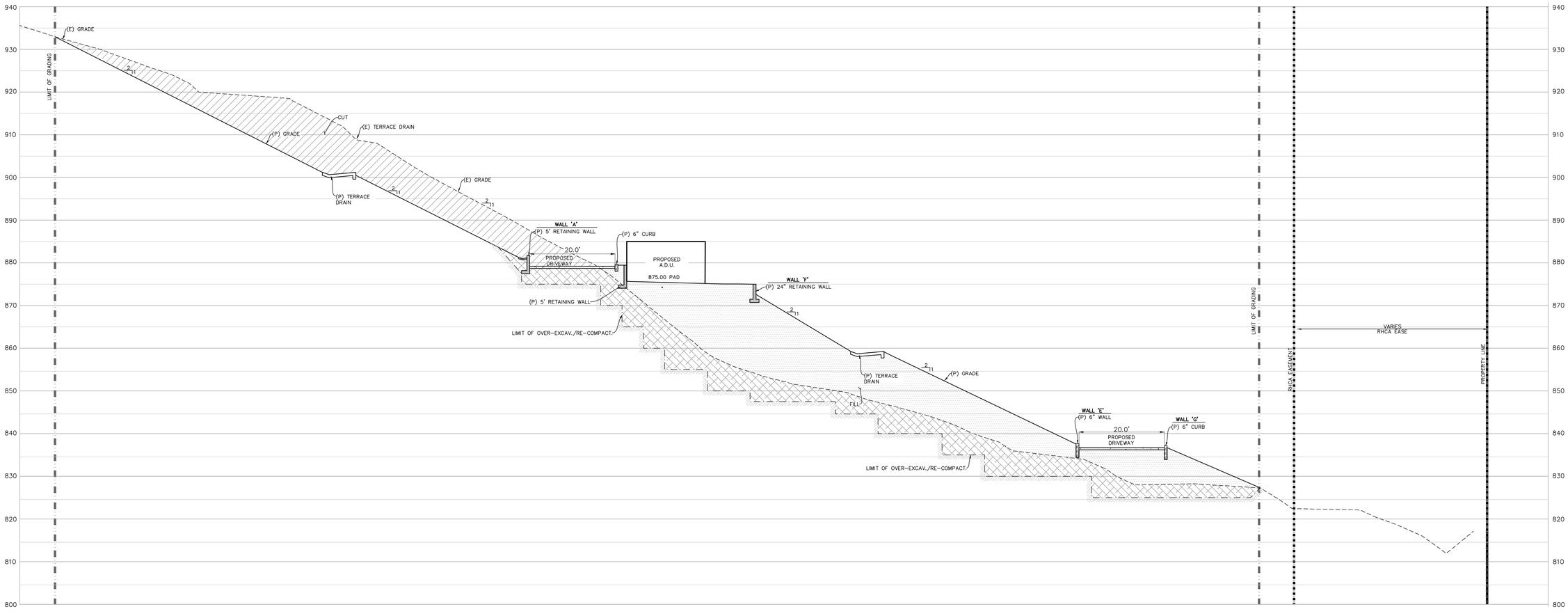
SECTIONS LEGEND

- PROPERTY LINE
- EASEMENT
- SETBACK
- EXISTING GRADE
- PROPOSED GRADE
- (P) LIMIT OF GRADING
- (P) FENCE
- (P) CUT
- (P) FILL



DRIVEWAY PROFILE

SCALE: 1" = 30'



SECTION D-D

SCALE: 1" = 10'

CLIENT: ANDY ARVIDSON
4 POPPY TRAIL
ROLLING HILLS, CALIF.

TITLE: SECTIONS (cont'd)
NEW RESIDENCE
4 POPPY TRAIL
ROLLING HILLS, CA 90274

FOR PLANNING PURPOSES ONLY

Date: March 7, 2023
Scale: AS SHOWN
Drawn: JPD
Checked: DJB
Job No. 20333

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C1.2
Of 7 Sheets

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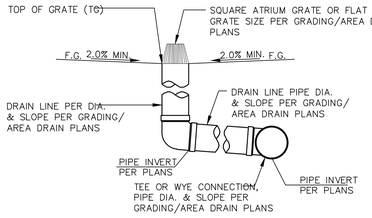
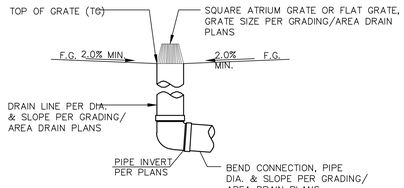
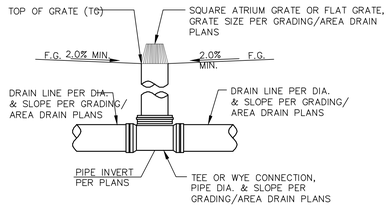


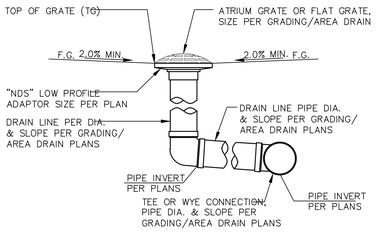
ROUND LANDSCAPE AREA DRAIN (OFF–LINE)



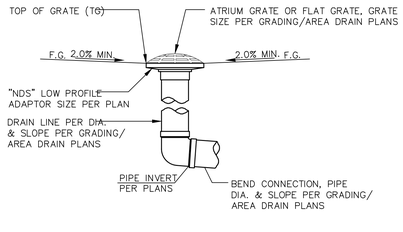
ROUND LANDSCAPE AREA DRAIN (TERMINAL)



ROUND LANDSCAPE AREA DRAIN (IN–LINE)



SQUARE LANDSCAPE AREA DRAIN (OFF–LINE)



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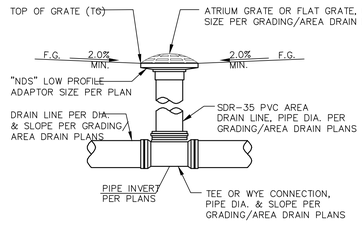

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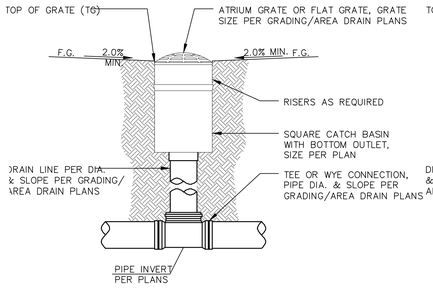
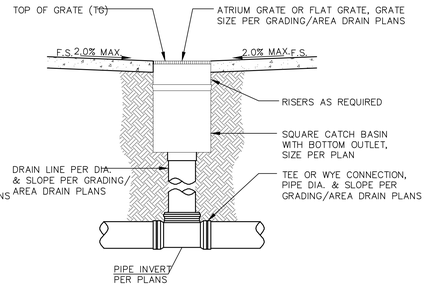


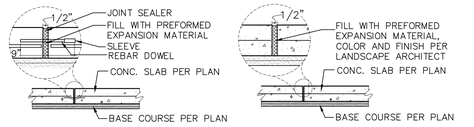
SUMP BOX LANDSCAPE AREA DRAIN

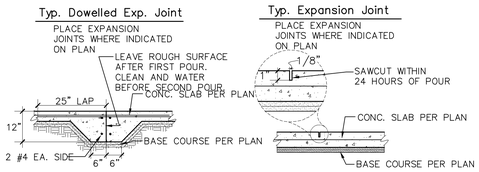


SUMP BOX PEDESTRIAN AREA DRAIN

Area Drain Details (7 / C2.1)

N.T.S.





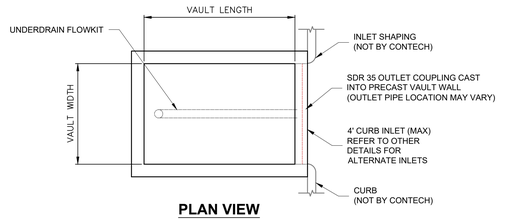
Typ. Construction Joint

Typ. Control Joint

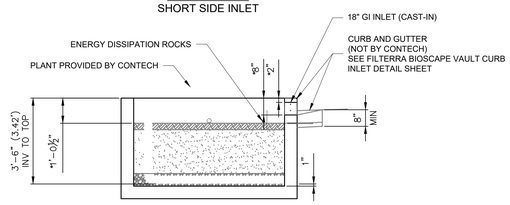
SPACE CONTROL JOINTS 10' MAX. BOTH DIRECTIONS AND AT ALL INSET CORNERS.

Typical PCC Joints (6 / C2.1)

N.T.S.



PLAN VIEW
SHORT SIDE INLET



SECTION A-A
GREEN INFRASTRUCTURE INLET - TOP FLUSH WITH TOP OF CURB, NOT INTENDED FOR SIDEWALK APPLICATIONS

FTBSV CONFIGURATION
(OPTIONS: BASIN "-B", GREEN INFR. INLET "-I", PIPE INLET "-P", SLOTTED THROAT INLET "-T")

MEDIA BAY SIZE	VAULT SIZE (L x W)	LONG SIDE INLET DESIGNATION	SHORT SIDE INLET DESIGNATION	AVAILABILITY	OUTLET PIPE DIA	MIN. NO. OF INLET PIPES (-P ONLY)
4 x 4	4 x 4	FTBSV0404	FTBSV0404	ALL	4" SDR 35	1
6 x 4	6 x 4	FTBSV0604	FTBSV0406	N/A CA	4" SDR 35	1
6.5 x 4	6.5 x 4	FTBSV06504	FTBSV04065	CA ONLY	4" SDR 35	1
7.83 x 4.5	7.83 x 4.5	FTBSV078045	FTBSV045078	DE,MD,NJ,PA,VA,WV ONLY	4" SDR 35	1
8 x 4	8 x 4	FTBSV0804	FTBSV0408	N/A DE,MD,NJ,PA,VA,WV	4" SDR 35	1
6 x 6	6 x 6	FTBSV0606	FTBSV0606	ALL	4" SDR 35	1
8 x 6	8 x 6	FTBSV0806	FTBSV0608	ALL	4" SDR 35	1
10 x 6	10 x 6	FTBSV1006	FTBSV0610	ALL	6" SDR 35	2
12 x 6	12 x 6	FTBSV1206	FTBSV0612	ALL	6" SDR 35	2
13 x 7	13 x 7	FTBSV1307	FTBSV0713	ALL	6" SDR 35	2
14 x 8	14 x 8	FTBSV1408[1]	N/A	ALL	6" SDR 35	3
16 x 8	16 x 8	FTBSV1608[1]	N/A	N/A OR,WA	6" SDR 35	3
15 x 9	15 x 9	FTBSV1509[1]	N/A	OR,WA ONLY	6" SDR 35	3
18 x 8	18 x 8	FTBSV1808[1]	N/A	CALL CONTECH	6" SDR 35	3
20 x 8	20 x 8	FTBSV2008[1]	N/A	CALL CONTECH	6" SDR 35	4
22 x 8	22 x 8	FTBSV2208[1]	N/A	CALL CONTECH	6" SDR 35	4

[1]UTILIZES (2) CURB OPENINGS WITH MIN 1' SPACING N/A = NOT AVAILABLE

Filterra Detail (1 / C2.1)

N.T.S.

Typical Top of Slope Berm (2 / C2.1)

N.T.S.

A subdrain system shall be installed behind the proposed fill slope. The subdrain system shall consist of a drain located at the rear of the keyway above the toe of the slope. The subdrain shall consist of 4–inch perforated pipes, with perforations facing downward. It shall be surrounded by a minimum of 3 cubic feet of gravel for each linear foot of pipe. The gravels shall be wrapped by filter fabric. The subdrain shall exit to the face of the fill slope through non–perforated pipes. Subdrain outlets shall be provided every 25 linear feet along the length of the slope.

Typical Key and Benching (3 / C2.1)

N.T.S.

NOTES:
1. PORTLAND CEMENT CONCRETE, f'(c)=2500psi
2. EXPANSION JOINTS @ 20' ON CENTER
3. CONTROL JOINTS 4" O.C. MINIMUM
4. FINISH: MEDIUM BROOM PER APWA 303–5.5 < 6% SLOPE
   HEAVY BROOM PER APWA 303–5.5>6% SLOPE
   SEE ARCHITECT FOR COLORING AND SCORE PATTERNS/STAMPING

Typical PCC Paving (4 / C2.1)

N.T.S.

NOTES:
1. FOR ALL OTHER CURBS, PLEASE SEE SPPWC STANDARD DETAILS.
2. LOCATE EXPANSION JOINTS AT 30'-0" (MAXIMUM) ON CENTER. SEE DETAIL 5.

Typical PCC Curbs (5 / C2.1)

N.T.S.

Revisions	By

BOLTON ENGINEERING CORP.

BEC

CLIENT: ANDY ARVIDSON
4 POPPY TRAIL
ROLLING HILLS, CALIF.

FOR PLANNING PURPOSES ONLY

TITLE: CIVIL DETAILS
NEW RESIDENCE
4 POPPY TRAIL
ROLLING HILLS, CA 90274

Date:	March 7, 2023
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Sheet	C2.0
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ARVIDSON RESIDENCE

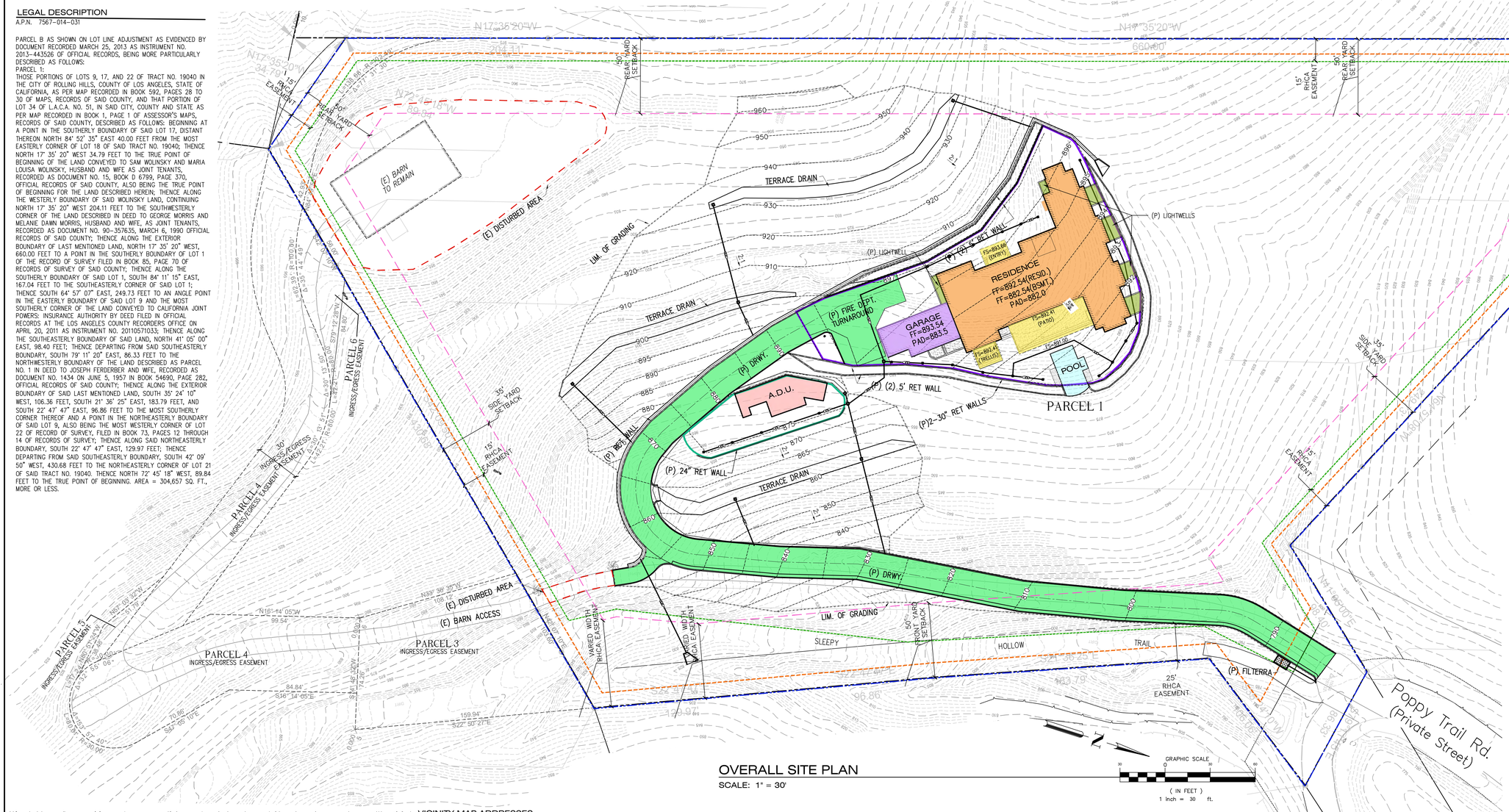
4 POPPY TRAIL

ROLLING HILLS, CA 90274

LEGAL DESCRIPTION

A.P.N. 7567-014-031

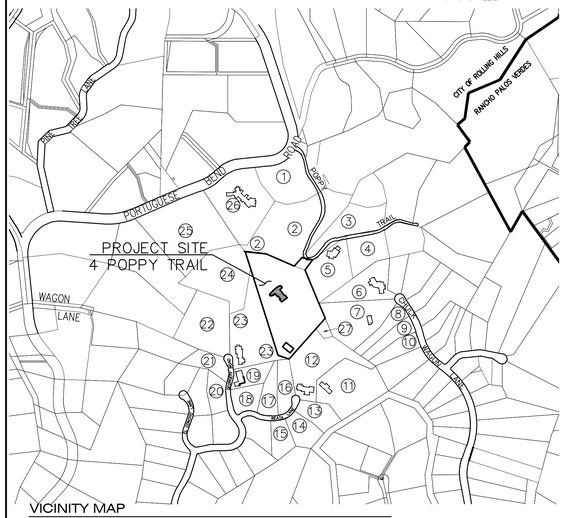
PARCEL B AS SHOWN ON LOT LINE ADJUSTMENT AS EVIDENCED BY DOCUMENT RECORDED MARCH 25, 2013 AS INSTRUMENT NO. 2013-443526 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
PARCEL 1:
THOSE PORTIONS OF LOTS 9, 17, AND 22 OF TRACT NO. 19040 IN THE CITY OF ROLLING HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 592, PAGES 28 TO 30 OF MAPS, RECORDS OF SAID COUNTY, AND THAT PORTION OF LOT 34 OF L.A.C.A. NO. 51, IN SAID CITY, COUNTY AND STATE AS PER MAP RECORDED IN BOOK 1, PAGE 1 OF ASSESSOR'S MAPS, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTHERLY BOUNDARY OF SAID LOT 17, DISTANT THEREON NORTH 84° 52' 35" EAST 40.00 FEET FROM THE MOST EASTERLY CORNER OF LOT 18 OF SAID TRACT NO. 19040; THENCE NORTH 17° 35' 20" WEST 34.79 FEET TO THE TRUE POINT OF BEGINNING OF THE LAND CONVEYED TO SAM WOLINSKY AND MARIA LOUISA WOLINSKY, HUSBAND AND WIFE AS JOINT TENANTS, RECORDED AS DOCUMENT NO. 15, BOOK D 6799, PAGE 370, OFFICIAL RECORDS OF SAID COUNTY; ALSO BEING THE TRUE POINT OF BEGINNING FOR THE LAND DESCRIBED HEREIN; THENCE ALONG THE WESTERLY BOUNDARY OF SAID WOLINSKY LAND, CONTINUING NORTH 17° 35' 20" WEST 204.11 FEET TO THE SOUTHWESTERLY CORNER OF THE LAND DESCRIBED IN DEED TO GEORGE MORRIS AND MELANIE DAWN MORRIS, HUSBAND AND WIFE, AS JOINT TENANTS, RECORDED AS DOCUMENT NO. 90-357635, MARCH 6, 1990 OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG THE EXTERIOR BOUNDARY OF LAST MENTIONED LAND, NORTH 17° 35' 20" WEST, 660.00 FEET TO A POINT IN THE SOUTHERLY BOUNDARY OF LOT 1 OF THE RECORD OF SURVEY FILED IN BOOK 85, PAGE 70 OF RECORDS OF SURVEY OF SAID COUNTY; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 1, SOUTH 84° 11' 15" EAST, 167.04 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 1; THENCE SOUTH 64° 57' 07" EAST, 249.73 FEET TO AN ANGLE POINT IN THE EASTERLY BOUNDARY OF SAID LOT 9 AND THE MOST SOUTHERLY CORNER OF THE LAND CONVEYED TO CALIFORNIA JOINT POWERS: INSURANCE AUTHORITY BY DEED FILED IN OFFICIAL RECORDS AT THE LOS ANGELES COUNTY RECORDERS OFFICE ON APRIL 20, 2011 AS INSTRUMENT NO. 20110571033; THENCE ALONG THE SOUTHEASTERLY BOUNDARY OF SAID LAND, NORTH 41° 05' 00" EAST, 98.40 FEET; THENCE DEPARTING FROM SAID SOUTHEASTERLY BOUNDARY, SOUTH 79° 11' 20" EAST, 86.33 FEET TO THE NORTHWESTERLY BOUNDARY OF THE LAND DESCRIBED AS PARCEL NO. 1 IN DEED TO JOSEPH FERDERBER AND WIFE, RECORDED AS DOCUMENT NO. 1434 ON JUNE 5, 1957 IN BOOK 54690, PAGE 282, OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG THE EXTERIOR BOUNDARY OF SAID LAST MENTIONED LAND, SOUTH 35° 24' 10" WEST, 106.36 FEET, SOUTH 21° 36' 25" EAST, 183.79 FEET, AND SOUTH 22° 47' 47" EAST, 96.86 FEET TO THE MOST SOUTHERLY CORNER THEREOF AND A POINT IN THE NORTHEASTERLY BOUNDARY OF SAID LOT 9, ALSO BEING THE MOST WESTERLY CORNER OF LOT 22 OF RECORD OF SURVEY, FILED IN BOOK 73, PAGES 12 THROUGH 14 OF RECORDS OF SURVEY; THENCE ALONG SAID NORTHEASTERLY BOUNDARY, SOUTH 22° 47' 47" EAST, 129.97 FEET; THENCE DEPARTING FROM SAID SOUTHEASTERLY BOUNDARY, SOUTH 42° 09' 50" WEST, 430.68 FEET TO THE NORTHEASTERLY CORNER OF LOT 21 OF SAID TRACT NO. 19040. THENCE NORTH 72° 45' 18" WEST, 89.84 FEET TO THE TRUE POINT OF BEGINNING. AREA = 304,657 SQ. FT., MORE OR LESS.



OVERALL SITE PLAN

SCALE: 1" = 30'

GRAPHIC SCALE
30 0 30 60
(IN FEET)
1 inch = 30 ft.



VICINITY MAP

SCALE: 1" = 500'

VICINITY MAP ADDRESSES

ID No.	Address/APN
1	7567-001-017 #0 POPPY TRAIL
2	7567-001-018 #1 POPPY TRAIL
3	7567-001-016 #2 POPPY TRAIL
4	7567-001-013 #7 POPPY TRAIL
5	7567-001-008 #3 POPPY TRAIL
6	7567-006-024 #44 CHUCKWAGON
7	7567-006-025 VACANT LAND
8	7567-006-026 #40 CHUCKWAGON
9	7567-006-027 #38 CHUCKWAGON
10	7567-006-028 #36 CHUCKWAGON
11	7567-014-026 #9 REATA LANE
12	7567-014-025 #8 REATA LANE
13	7567-014-027 #7 REATA LANE
14	7567-014-028 #5 REATA LANE
15	7567-015-007 #3 REATA LANE
16	7567-014-024 #6 REATA LANE
17	7567-014-023 #2 REATA LANE
18	7567-014-022 #23 GEORGEFF ROAD
19	7567-014-021 #25 GEORGEFF ROAD
20	7567-014-010 #22 GEORGEFF ROAD
21	7567-014-018 #24 GEORGEFF ROAD
22	7567-014-012 #26 GEORGEFF ROAD
23	7567-014-019 #27 GEORGEFF ROAD
24	7567-014-013 VACANT LAND
25	7569-007-003 26 PORTUGUESE BEND RD
26	7569-007-002 24 PORTUGUESE BEND RD
27	7567-014-017 VACANT LOT

Owner: Andy Arvidson
4 Poppy Trail

Legal Description

Address: 4 Poppy Trail
Rolling Hills, CA 90274

APN: 7567-014-031

Tract: No. 19040

Lot: Portion of Lots 9, 17 and 22

Zoning Summary

Zone: RAS-2

Setbacks:
Front: 50'
Rear: 50'
Side: 35'
Equestrian: N/A

Required Reviews:
Site Plan Review:
~ New Residence
~ New Pool
~ New Retaining Walls
~ Proposed Grading

Variance: N/A

Conditional Use Permit: N/A

Project Summary

Work Description: Construction of new residence w/ basement, new garage, new ADU & service yard, new pool & spa, new covered porches & trellis and new site

Low Impact Development

Designated Project: Yes

Selected BMPs: Filterra

Consultants

Civil Engineer
Dan Bolton RCE63290
Bolton Engineering Corporation
25834 Narbonne Ave. Suite 210
Lomita, CA 90717

Architect
Criss C Gunderson
Criss C Gunderson Architects
2417 Sunnyside Ridge Road
Rancho Palos Verdes, CA 90275

Soils & Geology N/A

ACRONYMS

(E)	EXISTING
EP	EDGE OF PAD
(P)	PROPOSED
FF	FINISHED FLOOR
FG	FINISHED GRADE
FS	FINISHED SURFACE

COLOR MAP LEGEND

- PROPERTY LINE
- EASEMENT
- SETBACK
- NET LOT AREA
- EXISTING DISTURBANCE
- PROPOSED BUILDING PAD 1
- PROPOSED BUILDING PAD 2
- EXISTING STABLE
- PROPOSED RESIDENCE
- PROPOSED GARAGE
- PROPOSED POOL
- PROPOSED GUEST HOUSE
- PROPOSED DRIVEWAY
- PROPOSED CONCRETE
- PROPOSED COVERED PORCH
- PROPOSED LIGHTWELLS
- PROPOSED RETAINING WALL
- 800 EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- 800 FUTURE MAJOR CONTOUR

Revisions	By

BOLTON ENGINEERING CORP.
BEC

CLIENT: ANDY ARVIDSON
4 POPPY TRAIL
ROLLING HILLS, CALIF.

FOR PLANNING PURPOSES ONLY

TITLE: COLOR MAP
NEW RESIDENCE
4 POPPY TRAIL
ROLLING HILLS, CA 90274

Date: March 7, 2023
Scale: AS SHOWN
Drawn: JPD
Checked: DJB
Job No. 20333
Sheet: CM
Of 7 Sheets

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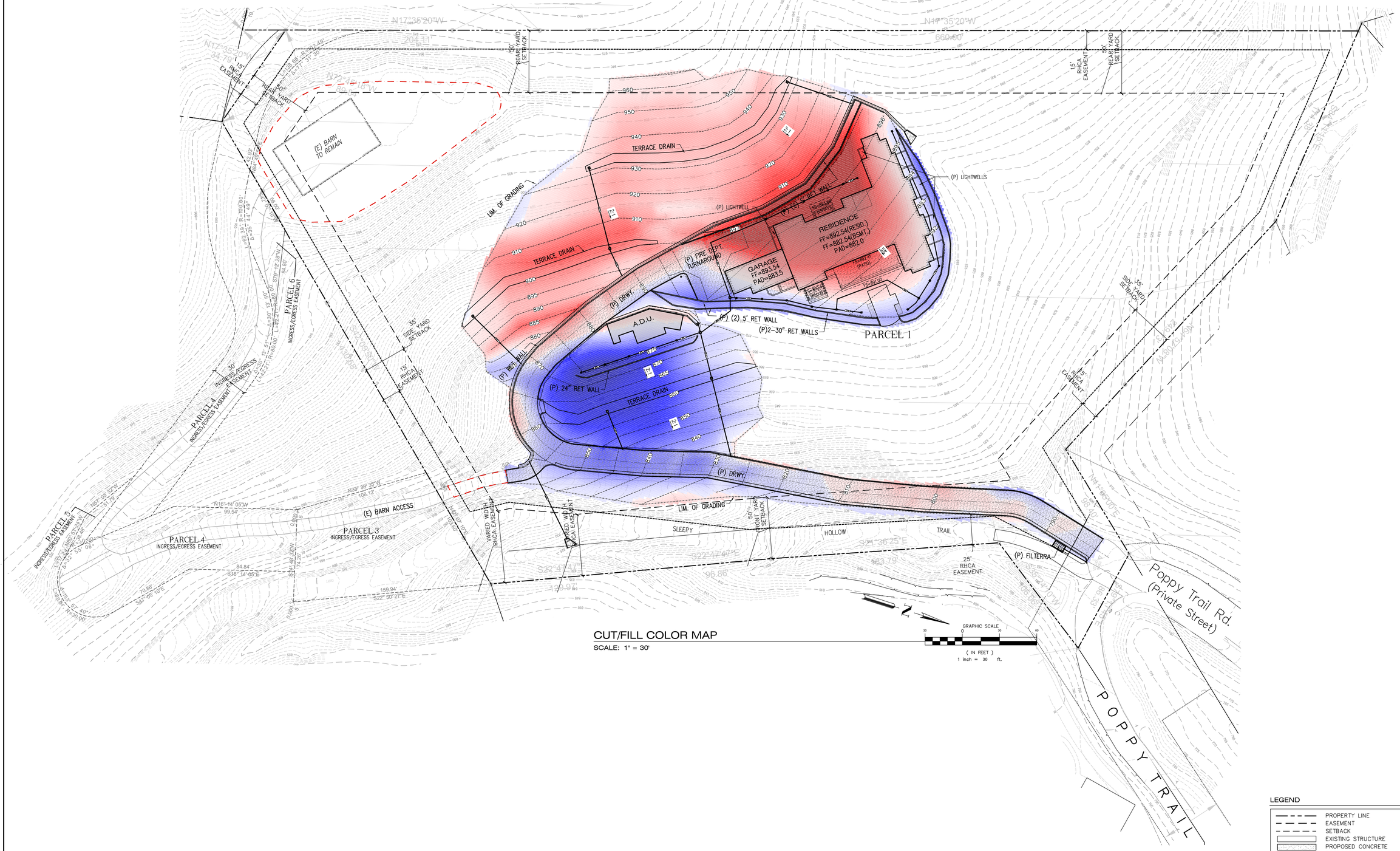
ARVIDSON RESIDENCE

4 POPPY TRAIL
ROLLING HILLS, CA 90274



CUT/FILL COLOR MAP
SCALE: 1" = 30'

CUT/FILL LEGEND

	CUT AREA
	FILL AREA

ACRONYMS

(E)	EXISTING
EP	EDGE OF PAD
(P)	PROPOSED
FF	FINISHED FLOOR
FG	FINISHED GRADE
FS	FINISHED SURFACE

LEGEND

- PROPERTY LINE
- EASEMENT
- SETBACK
- EXISTING STRUCTURE
- PROPOSED CONCRETE
- PROPOSED COVERED PORCH
- PROPOSED STRUCTURE
- PROPOSED BASEMENT
- PROPOSED POOL
- PROPOSED RETAINING WALL
- EXISTING MAJOR CONTOUR (800)
- EXISTING MINOR CONTOUR
- FUTURE MAJOR CONTOUR (800)

Revisions	By

BOLTON ENGINEERING CORP.

BEC

CLIENT: ANDY ARVIDSON
4 POPPY TRAIL
ROLLING HILLS, CALIF.

TITLE: OVERALL SITE PLAN
NEW RESIDENCE
4 POPPY TRAIL
ROLLING HILLS, CA 90274

FOR PLANNING PURPOSES ONLY

Date:	March 7, 2023
Scale:	AS SHOWN
Drawn:	JPD
Checked:	DJB
Job No.	20333
Sheet	CN
Of	7 Sheets

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City of Rolling Hills INCORPORATED JANUARY 24, 1957

Agenda Item No.: 14.A
Mtg. Date: 07/18/2023

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

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

THRU: **David H. Ready. Esq., Ph.D**

SUBJECT: **ITEMS FROM STAFF**

DATE: **July 18, 2023**

BACKGROUND:
None.

DISCUSSION:
- Interim City Manager David Ready
- City Hall staffing
- SBCCOG membership
- Upcoming projects
    - Wireless Communication Facilities Ordinance
    - Continued items
        - 4 Poppy Trail
        - 42 Portuguese Bend Road
        - 12 Upper Blackwater Canyon Road
    - New items
        - Time extension for 79 Eastfield Drive
        - 19 Portuguese Bend Road
        - 20 Portuguese Bend Road
        - 10 Pine Tree Lane - Lot Line Adjustment

FISCAL IMPACT:
None.

RECOMMENDATION:
None.

ATTACHMENTS: