CITY OF RANCHO PALOS VERDES

HYBRID CIVIC CENTER ADVISORY COMMITTEE MEETING

FRED HESSE COMMUNITY PARK, MCTAGGART HALL
WILL BE OPEN TO THE PUBLIC

29301 HAWTHORNE BOULEVARD,
RANCHO PALOS VERDES 90275

The regular meeting of the Civic Center Advisory Committee for July 28, 2022 will take place remotely, in accordance with Government Code section 54953(e) et seq. (AB 361) and Resolution 2021-59, adopted by the City Council on November 16, 2021, and as renewed by subsequent resolution(s) thereafter. The meeting will be conducted through a *hybrid combination of in-person and/or all virtual attendance of the seven members of the Civic Center Advisory Committee and staff liaison at McTaggart Hall, Fred Hesse Community Park, 29301 Hawthorne Boulevard and via teleconference using the Zoom platform..

For instructions on how to view and participate in the meeting, please fill out the form at http://rpvca.gov/participate

AGENDA

29301 HAWTHORNE BOULEVARD, RANCHO PALOS VERDES 90275
THURSDAY, JULY 28, 2022

6:00 P.M. -REGULAR MEETING

ADJOURNED REGULAR MEETING

CALL TO ORDER: Chair Greg O'Brien

ROLL CALL:
Member Cohu
Member Jankovich
Member LaCombe
Member Petru
Member Rodich
Vice-Chair Seo
Chair Gregory O'Brien

PLEDGE OF ALLEGIANCE: To be announced

CHAIR'S ANNOUNCEMENTS:

APPROVAL OF AGENDA:

PUBLIC COMMENTS ON NON-AGENDA ITEMS:

During Public Comments any person may address the Committee, provided that the item is within the subject matter jurisdiction of the Council and is not otherwise on the agenda. Each speaker will be limited to three (3) minutes to address the Committee. Those wishing to speak are asked to complete a REQUEST TO ADDRESS THE COMMITTEE form located on the table across at the entrance and submit it to the Committee Staff Liaison. You will be called at the appropriate time to make your remarks.

STAFF LIAISON REPORT:

REGULAR BUSINESS:

This section contains items of general business. Prior to the vote of an item, each speaker will be limited to three (3) minutes to address the Committee. Those wishing to speak are asked to complete a REQUEST TO ADDRESS THE COMMITTEE form located on the table across from the entrance and submit it to the COMMITTEE STAFF LIAISON. You will be called at the appropriate time to make your remarks.

1. Approval of Minutes (Waters) (5 mins.)
   Recommendation: Approve the Minutes of the May 26, 2022 Civic Center Advisory Committee meeting.

2. Receive a report on the Civic Center Geotechnical Investigation Report (Waters) (15 minutes)
   Recommendation: Receive and file a report on the Civic Center Geotechnical Investigation Report

3. Review a report on the development of the Civic Center Master Plan conceptual budget (Waters) (30 mins.)
   Recommendation:
   1. Receive a status report on the development of the Civic Center Master Plan's conceptual budget; and,
   2. Provide Staff input in developing the conceptual budget based on categorizing the project's various programmatic components by potential costs to be borne by the City, other agencies and organizations, and/or shared by the City and other agencies.

4. Consider potential modifications to the preliminary site plans (Waters) (30 minutes)
   Recommendation:
   1. Receive an update and provide input on potential programming changes to the preliminary site plan that would not include the Los Angeles County Fire Department and Los Angeles County Sheriff's Department substations and a parking structure;
   2. Request staff prepare an amendment to the Gensler contract for the City Council's consideration to provide added services to modify the preliminary site plans to include an alternative option that does not include public safety facilities and a parking structure; and,

3. Direct staff to reach out to the Department of Justice (DOJ) and Federal Emergency Management Administration (FEMA) to clarify public safety zone requirements on the Civic Center site.

FUTURE AGENDA ITEMS:

This section is designated for individual Committee Members to request that an item be placed on a future Committee meeting agenda. 5 minutes has been allotted for this section.

COMMITTEE MEMBER ORAL REPORTS:

This section is designated for oral reports from Committee Members, to report action taken at intergovernmental organizations, committee, or association meetings.

ADJOURNMENT:

Adjourn to 6:00 P.M. on August 25, 2022, for a Regular meeting.

Advisory Board Agendas and Agenda Reports:

Agendas and agenda reports are available for public review within 72 hours of the meeting at City Hall, 30940 Hawthorne Boulevard during regular business hours, 7:30 A.M. to 5:30 P.M. Monday – Thursday and 7:30 A.M. to 4:30 P.M. on Friday; Saturday and Sunday from 10:00 A.M. until dusk; and at the City's website www.rpvca.gov

Materials related to an item on an agenda submitted after distribution of the agenda packet are available for public inspection at the front counter of the lobby of the City Hall Administration Building at 30940 Hawthorne Boulevard, Rancho Palos Verdes during normal business hours.

Public Correspondence:

We highly encourage written materials regarding Advisory Board Agenda items be submitted no later than 4:00 P.M. the Monday prior to an Advisory Board meeting to allow the Advisory Board Members ample time to review and consider the issues raised prior to making decisions at the Advisory Board meeting. Please keep in mind that it is difficult for Advisory Board Members to carefully review materials submitted after that deadline or at the meeting. Written materials, including emails, submitted to the City are public records and may be posted on the City's website. Accordingly, you may wish to omit personal information from your written materials or oral presentation as it may become part of the public record regarding an agendized item. In addition, City meetings may be recorded and may be accessed through the City's website.

Public Participation:

Participants must speak from the podium using the lectern microphone; comments are to be directed to the Advisory Board Members and not to the staff or the public; repetition should be avoided; and reading a submission that has been copied or contained in the agenda will be discouraged.

Public Comments:

The Advisory Board may limit the public input on any item based on the number of people requesting to speak, the length of the agenda, or the business of the Advisory Board.

Conduct at the Advisory Board Meeting:

The Chair shall order removed from the Meeting any person(s) who commit the following acts at a meeting of the Advisory Board: Disorderly, contemptuous or insolent behavior toward the Advisory Board or any member thereof, tending to interrupt the due and orderly course of said meeting; a breach of the peace, boisterous conduct or violent disturbance, tending to interrupt the due and orderly course of said meeting; disobedience of any lawful order of the Chair, which shall include an order to be seated or to refrain from addressing the Advisory Board from the audience; any other unlawful interference with the due and orderly course of the meeting.

Time Estimates:

The time noted next to an agenda item is only an estimate of the amount of time that will be spent during the meeting on that particular item. Accordingly, these estimates should not be relied on in determining when a matter will be heard, especially since agenda items are often re-ordered during a meeting and may be discussed at any time.

Continuation of Meeting:

The Advisory Board will adjourn its meetings on or before 11:00 p.m. and will not consider new business items after 10:15 p.m., unless the majority of the Advisory Board members who are present affirmatively vote either to extend the meeting after 11:00 p.m. or to consider new business after 10:15 p.m. If the meeting ends before all of the items listed on the agenda are completed, any unfinished business will be continued to the next succeeding day that is not a holiday, at a location to be determined.

American with Disabilities Act:

In compliance with the Americans with Disabilities Act, if you require a disability-related modification or accommodation to attend or participate in this meeting, including auxiliary aids or services, please contact the Administration Department at least 48 hours prior to the meeting at any of the following: kbanales@rpvca.gov; 310-544-5273; 30940 Hawthorne Blvd., Rancho Palos Verdes, CA 90275.

DRAFT
MINUTES
RANCHO PALOS VERDES CIVIC CENTER ADVISORY COMMITTEE
REGULAR MEETING
MAY 26, 2022

CALL TO ORDER:

A meeting of the Rancho Palos Verdes Civic Center Advisory Committee was called to order by at 6:00 p.m. by Vice-Chair Seo. This meeting took place at McTaggart Hall in Fred Hesse Community Park, 29301 Hawthorne Boulevard.

Civic Center Advisory Committee roll call was answered as follows:

PRESENT: Cohu, LaCombe, Petru, Rodich, and Vice-Chair Seo

ABSENT: Jankovich and O'Brien

PLEDGE OF ALLEGIANCE: Led by Member LaCombe.

Staff present: Karina Bañales, Deputy City Manager, Matt Waters, Senior Administrative Analyst, and Mary Hirsch, Administrative Assistant.

CHAIR'S ANNOUNCEMENTS: None

APPROVAL OF AGENDA:

Member Petru moved, and seconded by Member Rodich to approve the agenda as presented. The motion passed.

Member Jankovich and Chair O'Brien were absent.

PUBLIC COMMENTS ON NON-AGENDA ITEMS: None

STAFF LIAISON REPORT: None

REGULAR BUSINESS:

1. Approval of Minutes (Waters)

   Member LaCombe moved, seconded by Member Rodich, to approve the Minutes of the April 28, 2022 Special Civic Center Advisory Committee meeting as amended. Motion passed 4-0, with Vice-Chair Paul Seo abstaining.

Member Jankovich and Chair O'Brien were absent.

Updates and Actions Taken

2. Receive a presentation on the updated preliminary Civic Center site plans

   Recommendation: Provide input on the updated preliminary Civic Center site plans and select recommended option.

Senior Admin Analyst Waters made opening remarks and presented an overview of the project's status. He clarified that the recommendation is for CCAC to recommend a preferred option for Council's consideration in July.

Gensler Architect Michael Volk made a detailed presentation.

CCAC Member Petru asked about the orientation of Hawthorne Boulevard shown in strategy B-2.

Michael Volk answered that it was southbound past the Interpretive Center.

Member Rodich made the following observations:

- Two of the plans require a double move involving a temporary City Hall while the new one is built. He stated this would be a costly and unwise approach.
- Liked Radial Plan. Recommended moving the west portion of the Radial plan to the northeast.
- Consider refurbishment of existing City Hall for possible storage, community center, or office use.
- Recommended consideration of parking for Terranea Resort be included in the design.
- Thought location of sheriff and fire station on the roof of the overflow lot area is sensible.

Member LaCombe echoed Member Rodich's comments about Radial Plan-liked its open plan.
Member Petru made the following observations:

- Stated that she also liked the radial plan and agreed with moving it northeast to create more open space.
- Like opening up the north ridge for additional community space and to increase the distance from the Preserve edge.
- Her second choice was B-1. She emphasized that budget is an important factor-comparing the cost of moving vs. renovation and re-use.

- Prefers that the views from Hawthorne Blvd. and the property emphasize open space, not buildings. She noted that people tend to naturally gravitate towards the edges of a site to maximize views. She noted that the Radial Bar plan if shifted, would achieve that goal. She stated that she liked its natural feel.

Member Seo made the following observations:

- Clarified that shifting the elements to the northeast meant moving all the buildings from the west side as a unit.
- Preferred Radial Bar plan-noted that the design's curvature captures the view well.
- Shared concerns about the costs associated with relocation.

Member LaCombe stated that costs would likely be a determining factor. She opined that all three plans were thoughtfully designed.

Public Comment: Ralph Grippo, Terranea Resort Executive Director, expressed his appreciation for the City's longstanding cooperation and partnership with Terranea and noted that parking is an important concern.

Public Comment: Maria Chura stated that it would be nice if the café and community center were located more centrally in the Radial Design plan.

Member Petru asked about bringing refined plans back to the June CCAC meeting. Senior Analyst Waters said that that could be done and noted that the geo-technical investigative report should be completed by that time. He noted that the staff report incorrectly stated that all the borings had been completed. He clarified that one boring near Hawthorne Blvd. still needs to take place.

Jon Hughes with Griffin Structures gave a brief overview of the geo-technical investigation and timeline as well as the project budgeting. He emphasized that the initial geo-technical results were promising, but the full picture would not be known until all borings were done, the results analyzed, and the final report prepared and submitted. He noted that every effort would be made to capture accurate estimated budget ranges for the three designs, including soft and hard costs. He noted that the lengthy time between the current preliminary design phase and construction would make any budget estimates an approximation. He also acknowledged that the relocation of City Hall during construction would add costs, but re-use of existing facilities could offset that. He added that he did not anticipate wide differences in cost estimates for the three designs. Senior Analyst Waters noted that the CCAC's preferred option would be presented to the City Council along with the other two designs.

Member Petru asked about the challenges of potentially phasing the eastern public safety components while building parking and a relocated maintenance yard. Jon Hughes said that

phasing issued such as that one would be addressed during development of a detailed project schedule.
Member Rodich asked for clarity about the red and yellow outlines of the site map. Senior Analyst Waters gave a detailed overview of the site, including an explanation of the four pink areas that are likely still subject to the National Park Service's program of utilization and therefore limited to passive use.

Los Angeles County Fire Battalion Chief Matt Briones noted that the preferred location would be away from any buildings although they could be located on top of structures.

Los Angeles County Sheriff's Captain James Powers echoed Chief Briones comments about helipad locations.

Member LaCombe asked if lights would be needed if the helipad was located on a rooftop.

Chief Briones said that lights would be needed on roofs but noted that the current helipad does not have permanent lights.

Member Rodich asked about the preferred size of helipads.

Chief Briones said that ideally, they would be large enough to handle at least two helicopters simultaneously.

Member Petru made a motion to bring this item back in June with an emphasis on plan revisions to plan A. Chair Seo seconded. Motion passed 5-0

3. Review the draft FY 22-23 Civic Center Advisory Committee Work Plan

CCAC received a presentation on the Work Plan and provided feedback to staff to add more specific details on several items including public outreach.

Member Petru asked about Item #7: Work with Staff and Project Manager on Master Plan Development.

Senior Analyst Waters responded that he would bring back to the Committee with more clarity.

Member Petru also asked about Item #8: Develop and participate in robust and comprehensive public outreach. She stated that this section should have more detail.

Senior Analyst Waters responded that there will be more public outreach and that this section could be expanded.

Jon Hughes, Griffin Structures representative gave an overview of future public outreach.

Member Petru made a motion to approve the recommendation and directed staff to work with Chair O'Brien and Vice-Chair Seo to review the work plan and approve revised version before being submitted to City Council on June 21. Chair Seo seconded. Motion passed 5-0

4. Review of draft Civic Center Advisory Committee Biannual Report to the City Council

   The CCAC received a presentation on the Biannual Report.

Vice-Chair Seo made a motion to direct staff to expand on the public outreach item and work with Chair O'Brien and Vice-chair Seo to approve changes to the Biannual Report before it is submitted to City Council on June 21. Member Petru seconded. Motion passed 5-0.

Future Agenda Items Approved by CCAC:

1. Revised preliminary design report with geo-tech investigation results and budget analysis.
2. Overview of public outreach effort.

COMMITTEE MEMBER ORAL REPORTS:

Member LaCombe requested that CCAC look at the historical Vanderlip model for inspiration.

Member Rodich suggested an update on the Hatano Farm. Deputy City Manager Karina Bañales commented that she is the staff assigned to this project and will update the CCAC at a future meeting.

ADJOURNMENT:

Vice-Chair Seo moved to adjourn the meeting at 7:26 P.M. to a Hybrid (available via Zoom and in person per the CCAC) Regular Meeting on June 23, 2022 at 6:00 p.m. at McTaggart Hall, Fred Hesse Community Center.

Attest:

/s/Mary Hirsch
Administrative Assistant

/s/Paul Seo

CITY OF RANCHO PALOS VERDES

CIVIC CENTER ADVISORY COMMITTEE **MEETING DATE:** 07/28/2022
AGENDA REPORT **AGENDA HEADING:** Regular Business

AGENDA DESCRIPTION:

Receive a report on the Civic Center Geotechnical Investigation

RECOMMENDED COMMITTEE ACTION:

1. Receive and file a report on the Civic Center Geotechnical Investigation

STAFF COORDINATOR: Matt Waters, Senior Administrative Analyst

ATTACHED SUPPORTING DOCUMENTS:

A. July 14, 2022 Leighton Geotechnical Investigation Memorandum (Page A-1)

BACKGROUND AND DISCUSSION:

The City Council approved an agreement with Griffin Structures (Griffin) on February 15, 2022 to provide project management services for the Civic Center Master Plan project. The agreement's scope included a Geo-technical investigation of the site to be conducted by a Griffin subcontractor, Leighton Group.

The purpose of the geotechnical investigation is to provide preliminary information on the nature of the Civic Center site and its geologic conditions as it relates to opportunities and constraints related to preliminary site planning efforts. Prior to preparing a site plan, it is important to have a thorough understanding of the geologic condition of the site to determine where and whether potential development can occur.

Leighton Group has completed the scheduled boring and drilling except for one boring site near Hawthorne Boulevard which has been delayed due to scheduling and equipment issues. Surface and subsurface investigative methods were performed including geologic reconnaissance, bucket auger drilling, downhole logging, hollow stem auger exploration, and geotechnical laboratory testing. Leighton has also reviewed geotechnical reports and supplemental documentation prepared in 1999 and 2000 for the proposed Terranea Resort which looked at both Upper and Lower Point Vicente. Leighton Group has reviewed items including topography, landforms, cliff face setbacks, locations of mapped springs and seeps, slope profiles and slope aspect, geologic structures, weathering of geologic units, the proximity of active faults, and the potential for earthquake ground shaking.

While the final Geotechnical report cannot be issued until the boring is complete, Leighton Group, at Staff's request, has produced a memo on the progress and findings to date (Attachment A). The memo discusses the following:

- Site Description and Proposed Development
- Geologic Hazards
- Subsurface Conditions
- Soil Conditions
- Groundwater
- Slope Stability and Relation to Volcanic Intrusions
- Building Clearance and Foundation setbacks
- Preliminary Earthwork
- Preliminary Foundation Design
- Preliminary Retaining Wall Design
- Preliminary Pavement Design
- Asphalt Concrete Paving
- Portland Cement Concrete Paving

While highly technical in nature and not as conclusive or detailed as the final report will be, the memo does not preclude the general location and type of buildings and components as laid out in the preliminary site plans reviewed by the Civic Center Advisory Committee (CCAC) at its April and May 26 meetings, with the exception of the eastern portion of the property by the existing overflow lot. This is the general location where the final boring has not been done, the results of which will be included in the final report. The memo notes that "proposed buildings may be supported on shallow foundation systems established in undisturbed natural soils, bedrock or engineered fill." (Attachment A-p. 11)

The memo states that the site is not located within a seismically-induced landslide hazard zone or within an oilfield methane hazard zone. The memo notes that the eventual project should be performed in accordance will all applicable building codes and standards to reduce seismic risk.

Furthermore, the memo makes the following recommendations:

- Compliance with specified regulatory requirements and the utilization of appropriate seismic design parameters to reduce the potential effects of seismic shaking.

Specific analyses of earthquake-induced land sliding once project plans are developed.
Once the geotechnical investigation is completed and submitted to the City, the City Geologist will conduct a peer review. Ultimately, the City Geologist will need to determine whether a "conceptual approval" of the preliminary site plan can be issued prior to forwarding a recommendation to the City Council. This is to ensure that the preliminary site plan is acceptable from a geotechnical perspective to proceed to the next phase of the project.

CONCLUSION:

Staff anticipates that the final preliminary geotechnical report may be ready in the next few weeks and may be reviewed by the City Geologist in time for the CCAC's September meeting. It is important to have a thorough understanding of the geologic condition of the site to determine where potential development can occur. The completed geotechnical report, following review and approval by the City Geologist will be an important tool to confirm and guide the current site plans as well as any future refinements to future site design work.

Late Correspondence
Provided on 7/27/22

Agenda Report Item #2 – Attachment A (July 14, 2022 Leighton Geotechnical Investigation Memorandum)

TECHNICAL MEMORANDUM

To: Griffin Structures Inc.

Date: July 14, 2022

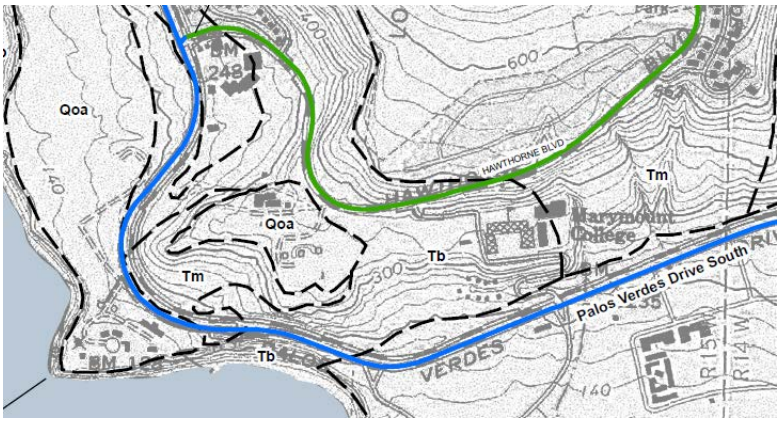
From: Joe Roe, CEG 2456 and Ed Che, GE 2811

Project No. 13466.001

Subject: **Preliminary Geotechnical Summary**
Rancho Palos Verdes Civic Center Project
30940 Hawthorne Boulevard
Ranch Palos Verdes, CA 90275

Per your request, Leighton Consulting, Inc. (Leighton) has prepared this summary memorandum to provide you with preliminary geotechnical information for the subject project located at 30940 Hawthorne Boulevard, Rancho Palos Verdes, California, referred to herein as Upper Point Vicente.

SITE DESCRIPTION AND PROPOSED DEVELOPMENT



The site is located on an elevated marine terrace mantled with older alluvium (Qoa) capping bedrock of the Monterey Formation Tm) intruded by basalt (Tb). The Upper Point Vicente area is bound on the north by Hawthorne Boulevard, east and west by residential development and on the south by Palos Verdes Drive South and the Pacific Ocean. Our understanding of this project is based on information provided in the RFP issued by the City of Rancho Palos Verdes for project management services, dated August 18, 2021. The project, currently in the conceptual stage, consists of expansion of the existing City Hall area with new buildings to accommodate city administration, finance, public works, community development, recreation and parks, shared building support, public counter, council chambers, and other functions. Other proposed facilities at the expanded site may include a Sheriff

Substation, Medium Fire Station, Emergency Operations Center, and other facilities. The total site area will be 13.14 acres.

Physiographic Setting

The present physiographic setting of the Palos Verdes Peninsula is dominantly rolling hills with flat to gently sloping marine terraces, and steep cliffs. The topographic relief across the peninsula varies between 160 to 1,200 feet, (Ehlig, 1982a) and is related to ridgeline erosion, emergent marine terraces deposited as a result of sea level fluctuations during the Pleistocene and subsequent tectonic uplift. Internal drainage has eroded steep sided canyons over 100 feet deep through the terraces and into the underlying bedrock. Gravitational guided slope processes, over time, have developed the characteristic gentle rolling landforms seen today. Along the coast, wave erosion along the south and southwest facing coast has carved sea cliffs varying in height from 100 to 150 feet in height (Ehlig, 1982a) above narrow and discontinuous rock and sand covered beaches. This continued coastal erosion has contributed to the historical and continual slope instability along the south and southwest facing slopes of the peninsula.

Regional Geologic Setting

Upper Point Vicente is located on the southwestern side of the Palos Verdes Peninsula, near the boundary of the North American and Pacific Plates. The San Andreas Fault Zone marks this plate boundary, approximately 60 miles east of the peninsula. The peninsula is the result of geological processes that began approximately 16 million years ago in the middle Miocene age. Divergent motion along plate boundaries created a basin-and-range type topography. The sediments that would become the Monterey Formation were deposited in one of these basins during a period beginning about 16 million years ago and continuing until about 6 million years ago. Widespread volcanism until about 14.5 million years before present contributed to the sediments of the Monterey Formation (Conrad and Ehlig, 1987). In the early Pliocene age, the depositional basin was folded, uplifted and arched into an anticline along the south side of the Palos Verdes Fault, until it formed an island, separated from the mainland by a shallow sea. Sediments were deposited along the north and northeast flanks of the island, gradually filling the low-lying Los Angeles Basin and connecting the Palos Verdes Peninsula with the mainland. During the Pleistocene, uplift of the peninsula continued, and with changes in sea level due to glacial retreats, a series of thirteen recognized terraces were carved into the flanks of the peninsula. Currently, wave action is continuing to cut into the peninsula, creating steep, near-vertical cliffs, up to 150 feet high, along the shoreline.

The bedrock of the Palos Verdes Peninsula consists of a core of Mesozoic-Age Catalina Schist, overlain by the Monterey Formation. The Monterey Formation sediments have a gentle to moderate tilt of approximately 15 to 30 degrees toward the south, on the seaward side of the hills. The rocks have smaller folds within the limbs of the anticline that form the Palos Verdes Hills. The Monterey Formation has been divided into three subordinate units or members; the oldest unit is the Altamira Shale, which is overlain by the Valmonte Diatomite, which is, in turn, overlain by the youngest of the three members, the Malaga Mudstone. The Altamira Shale is the most prominent member of the Monterey Formation exposed in the Peninsula. It consists of beds of tuffaceous shale, siltstone, tuff, and tuffaceous siltstone that are intruded by basaltic dikes and sills, as well as tuffs. The tuffs can form distinct marker beds. One of these, the Portuguese Tuff, has an average thickness of about 55 feet and is an important marker bed in the study area. Many of the tuff beds have been altered to bentonite clay.

Geologic Structure

The overall general structure of the Palos Verdes Peninsula is that of a doubly plunging anticline or elongated dome trending approximately 60 degrees west of north. Sediments of the Monterey Formation are draped over the Catalina Schist (basement rock) and form this fold. A series of smaller scale en echelon parasitic folds are superimposed on the south limb of this anticline. The parasitic folds have been further modified by localized folding caused by a combination of gravity slumping, differential compaction of sediments, upwarping and geothermal exposure as a result of basalt intrusions, and tectonism. Bedding is variable in strike and dip and is dependent upon structural features such as the known faults, anticlines and synclines. Nearby faults include the Palos Verdes Fault and Cabrillo Fault, as well as other minor faults discussed below.

GEOLOGIC HAZARDS

Geologic Hazards Mapping: Both surface and subsurface methods of investigation were performed and included geologic reconnaissance, bucket auger drilling and downhole logging and hollow stem auger exploration, sampling and geotechnical laboratory testing. As shown on Plate 1, *Geotechnical Map* (in pocket), we augmented the existing map prepared by Neblett and Associates Inc. and Law Crandall (September 1999) as part of the regional Environmental Impact Report (EIR) including geologic study of a portion of the Palos Verdes Peninsula Upper Point Vicente area encompassing the remnant of the United States Nike Missile defense system containing bunkers and silos. We researched and reviewed readily available geotechnical documents pertinent to this study from our in-house library, and documents provided by you. These documents

included readily available published geologic maps, geologic hazard maps, and other geologic and geotechnical studies conducted in the Palos Verdes Peninsula by geologic consultants, local cities, Los Angeles County, California and Federal agencies such as the California Geological Survey (CGS) and the United States Geological Survey (USGS). Geomorphology of the Upper Point Vicente area was reviewed and evaluated. Items considered in our review included topography, geomorphology or landforms, cliff face setbacks, locations of mapped springs and seeps, slope profiles and slope aspect, geologic structures, and the amount of weathering of geologic units, proximity of active faults and potential for earthquake ground shaking.

Faulting

As defined by the California Geologic Survey (CGS), an active fault is one that has had surface displacement within the Holocene Epoch (roughly the last 11,000 years). The CGS has defined a potentially active fault as any fault that has been active during the Quaternary Period (approximately the last 1,600,000 years). These definitions are used in delineating Earthquake Fault Zones as mandated by the Alquist-Priolo Geologic Hazard Zones Act of 1972 and as subsequently revised in 2007 as the Alquist-Priolo Earthquake Fault Zoning Act and Earthquake Fault Zones. The intent of the act is to require fault investigations on sites located within Earthquake Fault Zones to preclude new construction of certain inhabited structures across the trace of active faults.

Based on review of the California Geological Survey's (CGS) *Earthquake Zones of Required Investigation – Redondo Beach Quadrangle*, the project site is **not** located within an Alquist-Priolo Earthquake Fault Zone (Bryant and Hart, 2007). The nearest mapped fault is the Palos Verdes Fault, located about 4 miles north of the project site.

Palos Verdes Fault: The Palos Verdes Fault is a northwest trending fault with little or no historic seismicity recorded on its onshore trend. The fault is considered capable of producing a magnitude 6.0 to 7.0 earthquake, however, the fault geometry most likely precludes from a fault rupture over its entire length of 80 kilometers (http://www.data.scec.org/fault_index/palos.html). The fault, penetrated by deep oil exploration wells in the seafloor offshore to the southeast apparently cuts the seafloor and is thus considered active. Onshore the character of the fault changes along with its strike direction due to compression. However, extensive deformation of the 120,000 year old marine terrace on the peninsula, and the apparent Holocene folding of the Gaffey Street anticline, a feature related to drag movement along the Palos Verdes fault are possible indications of the faults potential activity.

Review of Chapter 10 Safety Element contained within the city of Rancho Palos Verdes General Plan Adopted 2018 (City of RPV, 2018) indicates the onshore section of the Palos Verdes fault is considered potentially active as the recurrence interval and magnitude of the most recent displacement is still not well characterized.

Cabrillo Fault: The northwest trending Cabrillo Fault is approximately 20 kilometers long and has been imaged offshore by seismic profiling. The fault is visible in the surf zone at low tide and is identified by terminated strata in line with the onshore fault location. The Southern California Earthquake (Data) Center (SCEC) reports on their website (see: http://www.data.scec.org/fault_index/palos.html) that the Cabrillo Fault is a "right-normal (?)" fault with an unknown slip rate and unknown recurrence interval They also report late Quaternary (not Holocene) rupture on shore. SCEC postulates a "probable magnitude" (M_w) of 6.0 to 6.8; although it is unclear to us how this was derived without a slip rate nor recurrence interval, and since the fault is only 20 kilometers long. The Cabrillo Fault is not currently recognized as active under the Alquist Priolo Act (City of RPV, 2018).

Minor Faults: Several other minor faults are mapped in the sea cliffs at Malaga Cove and along the eastern margin of the Portuguese Bend landslide complex. Cleveland (1976) mapped several small and very questionable northwest trending faults. It is likely that due to the tectonic evolution from a convergent margin to a transform margin through crustal extension and transrotation that many small unmapped, unnamed faults are present throughout the peninsula and within the mapped limits of the large landslide complexes and numerous smaller landslides found throughout the peninsula.

Strong Ground Shaking

Moderate to strong ground shaking due to seismic activity is expected at the project site during the life span of the project. Accordingly, design of the project should be performed in accordance with all applicable current codes and standards utilizing the appropriate seismic design parameters to reduce seismic risk as defined by California Geological Survey (CGS) Chapter 2 of Special Publication 117A (CGS, 2008). The 2019 edition of the California Building Code (CBC) is the current edition of the code. Through compliance with these regulatory requirements and the utilization of appropriate seismic design parameters selected by the design professionals, potential effects relating to seismic shaking can be reduced.

The following code-based seismic parameters should be considered for design under the 2019 CBC:

2019 CBC Based Ground Motion Parameters (Mapped Values)

Categorization Coefficient	Code-Based
Site Latitude	33.744648°
Site Longitude	-118.40323°
Site Class	C
Mapped Spectral Response Acceleration at Short Period (0.2 sec), S_S	1.447
Mapped Spectral Response Acceleration at Long Period (1 sec), S_1	0.516
Short Period (0.2 sec) Site Coefficient, F_a	1.2
Long Period (1 sec) Site Coefficient, F_v	1.484
Adjusted Spectral Response Acceleration at Short Period (0.2 sec), S_{MS}	1.736
Adjusted Spectral Response Acceleration at Long Period (1 sec), S_{M1}	0.766
Design Spectral Response Acceleration at Short Period (0.2 sec), S_{DS}	1.157
Design Spectral Response Acceleration at Long Period (1 sec), S_{D1}	0.511
Site-adjusted geometric mean Peak Ground Acceleration, PGA_M	0.751
[1]Per Exception 2 in Section 11.4.8 of ASCE 7-16, seismic response coefficient C_S to be determined by Eq. 12.8-2 for values of $T \leq 1.5T_s$ and taken as equal to 1.5 times the value computed in accordance with either Eq. 12.8-3 for $T_L \geq T > 1.5T_s$ or Eq. 12.8-4 for $T > T_L$	

Earthquake-Induced Landslide and Liquefaction Hazards

Based on review of the CGS's *Earthquake Zones of Required Investigation – Redondo Beach Quadrangle*, the project site is **not** located within an earthquake-induced landslide hazard zone or liquefaction hazard zone as mapped by the State of California Geological Survey (CGS). Liquefaction is not considered a hazard at this site due to the presence of shallow bedrock.

Earthquake-Induced Landsliding

The site is **not** mapped within a seismically-induced landslide hazard zone identified by the State of California (CGS, 1998). It is our opinion that the potential for seismically-induced landslide hazard at the site is negligible due to the presence of hydrothermally altered, hard siliceous bedrock; major basalt intrusions and dikes which provide internal stability within the Alta Mira Shale and the absence of weak clay seams or bentonite noted in the explorations locally to the site. The cut slope along the north side of Palos Verdes Dive North and the cliffs below are mapped within an area subject to earthquake induced landsliding. Slope stability of the Upper Point Vicente (Neblett and Crandall, 1990) indicate the site development investigated as part of past studies achieved code based

factors of safety greater than or equal to 1.5. Project wide site stability is largely due to the presence of the basalt intrusions which harden the localized softer sedimentary bedrock and disrupt lateral continuity providing localized inferred stability to the southwestern region of the peninsula. Large scale landsliding is well documented on the peninsula to the north and east of the site. Specific analyses will be performed as part of ongoing analyses once plans are developed for the project.

Debris Flows or Rockfall

Rockfall or spalling of loose material along the north side of Hawthorne Boulevard has a low potential to affect the site. Rocks comprised of formational material are generally located on the surface of the slope and subject to the influence of gravity or erosion by seismic action or water. Heavy rainfall often triggers surficial sliding (debris flows and mudflows along the sides of canyons and on the steep slopes. The material exposed along these steep slopes can be expected to generally consist of material eroded locally from bedrock consisting of basalt and Monterey Formation. Devices such as retaining walls, drainage devices and debris basins can reduce the likelihood damage from offsite sources.

Cliff Slope Regression

Based on analysis (Neblett and Crandall, 1999) cliff retreat would occur at an average rate of 1-inch per year with local steep areas exceeding these estimated due to other factors, erosion, uncontrolled runoff, etc. This regression was mitigated by structural setback line as shown on Plate 1.

Methane Soil Gas

The site is not located within an oil field or methane hazard or buffer zone. We understand that the nearest abandoned (plugged) well is about 500 feet southwest, the nearest idle well is about 2,961 feet to the southeast identified as Newton Development Company Well Number 1, plugged and dry hole (API 0403705722).

SUBSURFACE CONDITIONS

Soil Conditions

The subsurface conditions anticipated at the project site are based on review of published geologic literature and boring logs performed by others and currently by Leighton (*References*). The geologic units encountered onsite are discussed below, in order of relative age, youngest to oldest. The surficial units include recent and Quaternary age sediments that form a mantle over the bedrock. These include artificial fill, alluvial sediments, and marine terrace deposits. Geology at the site is depicted on the inset photo above and on the geotechnical map (Plate 1).

Artificial Fill, Undocumented (Map Symbol: Afu): Artificial fill materials were encountered to depths ranging from a thin mantle up to 5 feet. Deeper fill should be expected between explored locations and below or adjacent existing structural or military improvements. Tunnels are known to exist connecting military facilities. Artificial fill is likely associated with the development of the roadways, utilities and past site use. Composition of fill materials is characterized as sandy silt, silty sand, clayey silt and sandy clay. Thicknesses and composition of the artificial fill is expected to vary.

Colluvium (Map Symbol: Qcol): Colluvial deposits onsite are composed of materials that have been eroded, deposited and transported by either running water and/or gravitational sliding. These materials are derived from eroded debris that have been transported and deposited by marine and non-marine coastal processes. The material consists of sandy clay and clayey sand including sand and gravel derived mostly from hard siliceous shale and limestone.

Marine Terrace Deposits: Marine terrace deposits are found on platforms eroded by wave action, then preserved through uplift and sea-level drop in tectonically active coastal areas. Wave-cut platforms are commonly covered by shallow marine deposits consisting of sand, well-rounded cobbles, and shell fragments.

Bedrock Units: The sedimentary bedrock unit exposed at the site is the Monterey Formation. The Monterey Formation is a variable unit with abrupt discontinuity of lithofacies and grade of diagenesis (Conrad and Ehlig, 1987). The Monterey Formation is divided into three of the subunits exposed on the peninsula, the lower and upper Altamira Shale and the Valmonte Diatomite. At the site the dominate unit is the Lower Alta Mira Shale.

***Lower Altamira Shale**:* Lower Altamira Shale is exposed along the southern stretch of Hawthorne Boulevard. The lower Altamira Shale is the oldest subunit within the Monterey Formation and consists mostly of sedimentary rocks such as shale, siltstone, mudstone and dolostone, interlayered with the volcanic rocks such as basalt and tuff. Generally, the shales and siltstone grade upward from dark organic and silty to tuffaceous and silty shales. It can be up to 925 feet in thickness, (Conrad and Ehlig, 1983). Bedrock in this area strikes generally northwest and dips northerly ranging from 5 to 15 degrees (Dibblee, 1999). Local south dipping variations occur along this portion of the alignment from the intersection of Hawthorne Boulevard and Palos Verdes Drive West to Crest Road.

Tertiary Age Bedrock: Tertiary intrusive bedrock is exposed along Hawthorne and Palos Verdes Drive South. The volcanic bedrock is a mafic extrusive and intrusive basalt which is early to middle Miocene age (Conrad and Ehlig, 1987). The volcanic bedrock material was exposed in road cuts and our bucket auger borings LBA-1 (see Plate 1). Middle Miocene volcanism produced extensive tuff deposits, submarine flows, and intrusive sills and pillow basalts. The volcanic bedrock is generally mafic in content and dark gray to black in color when fresh. Basalt exposed to weathering processes becomes easily disaggregated and turns a yellow brown to orange in color primarily due to hydrothermal alteration during intrusion and uplift.

Groundwater

Groundwater was not encountered in prior borings (Neblett and Crandall, 1990) nor by Leighton during current exploration. Seeps and springs were not observed on the cut slopes below Hawthorne Boulevard or in cut slopes along Palos Verdes Drive South. Fluctuations of the groundwater level, localized zones of perched water, and an increase in soil moisture should be anticipated during and following the rainy seasons or periods of locally intense rainfall or storm water runoff. As part of the development concept we anticipate grading to be contained within the upper 5 to 10 feet, therefore groundwater is not expected to pose a constraint to site development.

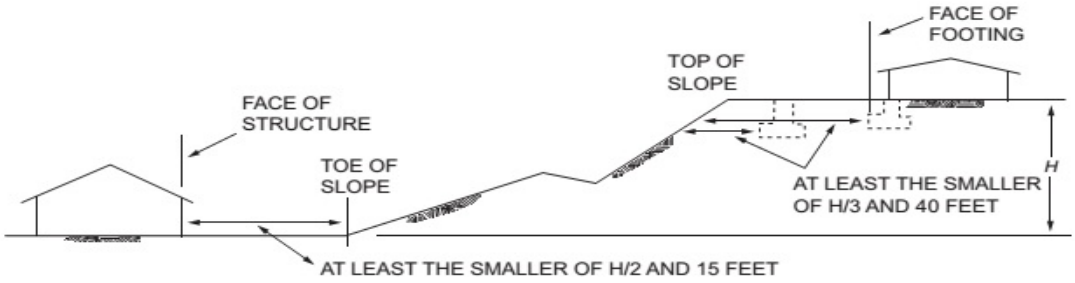
Site infiltration is considered geotechnically infeasible due to shallow bedrock and clayey site soils.

Slope Stability and Relation to Volcanic Intrusions

Contact between the intrusive basalt and sedimentary Monterey formation resulted in widespread hydrothermal alteration characterized by baking margins and hardening due to silicification. The net effect of hydrothermal alteration, which is dominate on the southwest side of the peninsula is the formation becomes harder and more resistant than other localities of Alta Mira Shale on the peninsula that have not experienced widespread basaltic intrusion. Evidence for this is observed as the seaward projection of the “points”, i.e. Point Vicente, Portuguese Point, Inspiration Point and others that remain seaward as the land behind these intrusions retreats due to erosion by wave action and landsliding. The strength of the basalt intrusions has increased locally the shale formation leading to a higher degree of slope stability.

Building Clearance and Foundation Setbacks

All building foundations located near slopes should have a minimum setback per Figure 1808.7.1 of the 2019 California Building Code (CBC). Setback distances should be measured from competent material extending perpendicular to the slope face.



As a minimum, building clearances from the toe of an ascending slope should be equal to one-half of the total slope height (H/2) to a maximum setback of 15 feet per the 2019 CBC section 1808.7.1. and Figure 1808.7.1

Building foundations constructed on or near a descending slope should be set back or deepened to provide a minimum footing setback equal to the total height of the slope (H) divided by three (H/3). The footing setback should be a minimum of 5 feet for slopes up to 15 feet in height and vary up to 40 feet for slopes up to 120 feet in height. The footing setbacks should be measured from the edge of the footing to competent material of the outer slope face per the 2019 CBC Section 1808.7.2 and Figure 1808.7.1.

PRELIMINARY EARTHWORK RECOMMENDATIONS

The existing artificial fill soils are not suitable for support of proposed improvements and should be removed and replaced as engineered fill. The proposed demolition of existing buildings and other improvements may create deep zones of disturbed soils that require removal and replacement as engineered fill.

The onsite soils may be used as engineered fill and should be free of organic material or construction debris. However, the near-surface soils are clayey and anticipated to have medium to high expansion potential. Imported select fill or lime treatment may be required to prevent distress to concrete slabs on grade (floor slabs, sidewalks, etc.). Slabs on grade will require at least 2 feet of non-expansive select fill or lime-stabilized on-site soils.

PRELIMINARY FOUNDATION DESIGN

The proposed buildings may be supported on shallow foundation systems established in undisturbed natural soils, bedrock, or engineered fill. Foundations may be designed to impose an allowable bearing pressure of 3,000 pounds per square foot (psf). Buildings with basement levels may be designed to impose an allowable bearing pressure of 5,000 psf in undisturbed bedrock. The recommended bearing values are net values, and the weight of concrete in the footings can be taken as 50 pounds per cubic foot (pcf); the weight of soil backfill can be neglected when determining the downward loads.

A one-third increase in the bearing value for short duration loading, such as wind or seismic forces, may be used. Footings should have a minimum width of 18 inches for continuous footings and 24 inches for isolated footings. Footings should have a minimum embedment of 24 inches below the lowest adjacent grade.

Resistance to lateral loads will be provided by a combination of friction between the soil and structure interface and passive pressure acting against the vertical portion of the footings. For calculating lateral resistance, a passive pressure of 350 psf per foot of depth to a maximum of 3,500 psf and a frictional coefficient of 0.3 may be used. Note that the passive and frictional coefficients do not include a factor of safety. The frictional resistance and the passive resistance of the soils can be combined without reduction in determining the total lateral resistance.

PRELIMINARY RETAINING WALL DESIGN

The following soil parameters may be used for the design of retaining walls with level and 2:1 sloped backfill:

Conditions	Level Equivalent Fluid Pressure (psf per foot)	2:1 (H:V) Equivalent Fluid Pressure (psf per foot)
Active	40	66
Seismic Increment (Additive to Active Pressure)	26	TBD
At-Rest	60	94
Passive	350	144 (down slope)
Coefficient of Friction	0.3	0.3

Care should be taken to provide appropriate drainage so as no water is allowed to remain behind the retaining wall for any significant length of time. In addition to the recommended earth pressures, walls below grade adjacent to existing structures or streets and areas of traffic should be designed to accommodate surcharge loads. For traffic surcharge, a uniform lateral pressure of 100 pounds per square foot acting as a result of an assumed 300 pounds per square foot surcharge behind the wall due to normal traffic; the traffic surcharge load may be neglected provided a minimum of 10 foot clearance between the wall and the traffic is maintained.

PRELIMINARY PAVEMENT DESIGN

The preliminary paving thicknesses presented in the table below are based on our review of available subsurface data. We assumed an average R-value of 12 for design based on the clayey composition of near-surface soils.

Asphalt Concrete Paving

The required paving and base thicknesses will depend on the expected wheel loads and volume of traffic (Traffic Index or TI). Assuming that the paving subgrade will consist of the on-site or comparable soils compacted to at least 90% of the maximum dry density obtainable by the ASTM Designation D1557 method of compaction as recommended, the minimum recommended paving thicknesses are presented in the following table.

Area	Traffic Index	Asphalt Concrete (inches)	Base Course (inches)
Car Parking	4.0	3	7
Driveways and Light Truck Traffic	5.0	3	9
Roadways and Heavy Truck	6.0	3.5	11.5

The asphalt paving sections were determined using the Caltrans design method. We can determine the recommended paving and base course thicknesses for other Traffic Indices if required. Careful inspection is recommended to verify that the recommended thicknesses or greater are achieved, and that proper construction procedures are followed.

Portland Cement Concrete Paving

Portland cement concrete (PCC) paving should be underlain by at least 2 feet of non-expansive fill or lime-stabilized soil. We have assumed that such a subgrade will have an R-value of at least 12, which will need to be verified during grading.

Portland cement concrete paving sections were determined in accordance with procedures developed by the Portland Cement Association. Concrete paving sections for a range of Traffic Indices are presented in the following table. We have assumed that the Portland Cement Concrete will have a compressive strength of at least 4,000 pounds per square inch.

Area	Traffic Index	PCC (inches)	Base Course (inches)
Car Parking	4.0	7	4
Light Truck	5.0	7.5	4
Heavy Truck	6.0	7.5	4

The paving should be provided with expansion joints at regular intervals no more than 15 feet in each direction. Load transfer devices, such as dowels or keys, are recommended at joints in the paving to reduce possible offsets. The paving sections in the above table have been developed based on the strength of unreinforced concrete. Steel reinforcing may be added to the paving to reduce cracking and to prolong the life of the paving.

The base course should conform to requirements of Section 26 of State of California Department of Transportation Standard Specifications (Caltrans), latest edition, or meet the specifications for untreated base as defined in Section 200-2 of the latest edition of the Standard Specifications for Public Works Construction (Green Book). The existing asphalt paving may be used for base course if it is crushed and processed to meet the requirements of crushed miscellaneous base per the Green Book. The base course should be compacted to at least 95 percent relative compaction. The asphalt concrete should conform to the specifications outlined in Section 203-6 of the Green Book, and asphalt concrete construction methods should meet the requirements of Section 302-5 of the Green Book.

Attachments: References
Plate 1

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LONG POINT RESORT

City of Rancho Palos Verdes • California

GEOTECHNICAL MAP
30940 Hawthorne Boulevard
Rancho Palos Verdes, California

PLATE 1
Scale: As Shown
Date: June 2022
Proj: 13466.001
Eng/Geol: EDC/JAR

Leighton

J:\DRAFTING\13466\001\CAD\2022-06-14\13466-001_P01_GM_2022-06-14.DWG (06-14-22 4:39:17PM) Plotted by: btran

Reference: Neblett & Associates, Inc., 2000, Geologic Map, Response to review comments by Ben Ying and Associates, Inc., Long Point Destination Resort, upper and lower point Vicente area Rancho Palos Verdes, California, Project No. 245, dated January 21, 2000.

LEGEND

- **B-9c** T.D.1.5' (Refusal) — Approximate location of hollow stem auger boring shown with total depth (T.D.) and depth to earth units
- **LBA-7** T.D.25' Downhole Logged to ~24 Feet Af@0-2' Tm@2' — Approximate location of bucket auger boring shown with total depth (T.D.) and depth of downhole logging, and depth to earth units
- G — G' — Location of Geotechnical Cross Section

Legend

Afd	DISTURBED AREAS- UNDOCUMENTED FILLS, LANDSCAPE, BUILDING AREAS, PARKING LOTS, ROADWAYS, ETC.
Afc	CULTIVATED SOILS
Afr	RUBBLE, SPILL FILL, ETC.
Caf	COMPACTED FILL BY OTHERS
Qb	BEACH DEPOSITS
Qst	SEA CLIFF TALUS
Qcol	COLLUVIUM
Qal	ALLUVIUM
Qt	TERRACE DEPOSITS
Tm	MONTEREY FORMATION- ALTAMIRA MEMBER TUFFACEOUS LITHOFACIES: SANDSTONE, SILTSTONE, SILICEOUS MUDSTONES, CHERT, CHERT/DOLOSTONE, BRECCIA, SANDSTONE/ SILICEOUS MUDSTONE BRECCIA, TUFFACEOUS SEDIMENTS, HYDRO-THERMALLY, ALTERED SEDIMENTS.
Tb	BASALT; UNWEATHERED AND WEATHERED FLOWS, DIKES, SILLS AND BRECCIA PIPES
?	GEOLOGIC CONTACT
	BEDDING
	SYNFORM
	ANTIFORM
	JOINT
D — D'	GENERALIZED CROSS-SECTION LINE
NT-10	TEST PIT BY NEBLETT & ASSOCIATES
NC-5	CONTINUOUS CORE BORINGS BY NEBLETT & ASSOCIATES

UNSTABLE APPEARING AREA–SUBJECT TO POSSIBLE TOPPLING

DIKES

DIKE N20E,90

B-8 T.D.23' Af@0-1.5' Qcol@1.5-4' Tm@4'

LBA-7 T.D.25' Downhole Logged to ~24 Feet Af@0-2' Tm@2'

B-9c T.D.1.5' (Refusal)

B-9a T.D.1.5' (Refusal)

B-9b T.D.2' (Refusal)

B-6 T.D.44.3' Af@0-3' Tm@3'

LBA-1 @15.5' @21-22' @24.6' (Down-turned Side)

B-2 (Proposed Location)

B-4 T.D.12.5' (Refusal) Af@0-4' Tm@4'

B-5a T.D.2' (Refusal)

B-5b T.D.2' (Refusal)

B-3b T.D.19' Af@0-3' Tm@3'

B-3a T.D.12.5' (Refusal) Af@0-3' Tm@3'

LBA-1 T.D.59' Downhole Logged to ~37 Feet Af@0-2.5' Qt@2.5-16' Tm@16'

STRUCTURAL SETBACK LINE

SITE PLAN

Geologic Map

NEBLETT & ASSOCIATES, INC.
4911 WARNER AVENUE, SUITE 218
HUNTINGTON BEACH, CA. 92649
PHONE: (714) 840-8286 FAX: (714) 840-9796

PROJECT NO. 245 DATE 1/21/00

CITY OF RANCHO PALOS VERDES

CIVIC CENTER ADVISORY COMMITTEE **MEETING DATE:** 07/28/2022
AGENDA REPORT **AGENDA HEADING:** Regular Business

AGENDA DESCRIPTION:

Receive a report on the development of the Civic Center Master Plan conceptual budget.

RECOMMENDED COMMITTEE ACTION:

1. Receive a status report on the development of the Civic Center Master Plan's conceptual budget; and,
2. Provide staff input in developing the conceptual budget based on categorizing the project's various programmatic components by potential costs to be borne by the City, other agencies and organizations, and/or shared by the City and other agencies.

STAFF COORDINATOR: Matt Waters, Senior Administrative Analyst

ATTACHED SUPPORTING DOCUMENTS:

A. April 28 CCAC Preliminary Site Plans Report
B. May 26 CCAC Preliminary Site Plans Report
C. Updated Program Document

BACKGROUND:

The Civic Center Advisory Committee (CCAC) is currently in Phase 1 of the Civic Center Master Plan development process, a phase which consists of the CCAC working with Staff, Griffin Structures (Griffin), and Gensler ("project team") to create a preliminary site plan and conceptual budget for consideration by the City Council. More detailed design work will follow in future project phases.

On February 24, 2022, CCAC received presentations from the project team on opportunities and constraints that will influence the preliminary site planning efforts. On March 24 the CCAC participated in a public Civic Center site tour and facilitated a public workshop later that evening that was attended by approximately 15 members of the public.

Based on the City Council approved updated Civic Center Program Document (Attachment C) and feedback from the March 24 workshop, the project team developed four preliminary Civic Center Master Plan site plans. The CCAC reviewed the four site

plans and provided feedback at its April 28, 2022 meeting (Attachment A). Based on the feedback from the April 28 meeting, the CCAC were then presented with three revised preliminary site designs, including phasing approaches, which were reviewed at the May 26 meeting (Attachment B). The CCAC expressed a clear preference for the Strategy A: Radial Bar option and requested a conceptual budget be developed and brought back for each site plan before forwarding a recommendation to the City Council.

DISCUSSION:

1. Development of the Civic Center Master Plan's Conceptual Budget

Since the May 26 meeting, the project team have been diligently working on developing a conceptual budget for review by the CCAC. Preliminary estimates and figures are being developed and vetted for accuracy by various members of the project team, including industry experts, as well as categorized based on soft and hard costs, and escalation. Through this process, it has come to the project team's attention that there is a need to determine which programmatic components are costs to be potentially borne by the City, outside organizations and agencies, or shared by the City and outside organizations/agencies. While who would bear the costs for some programmatic components is clear, there are questions and uncertainty about the funding of other components. The project team believes this is a critical step in the development of the budget because of the understanding that the master plan will not be funded entirely by the City. Thus, the CCAC is being asked to assist in categorizing the conceptual budget, as detailed below.

2. Program Conceptual Budget Categories

On December 20, 2021, the City Council affirmed the project program document which contains components and estimated square footage for the Civic Center Master Plan (Attachment C). In developing the conceptual budget, staff is utilizing the Council-approved program to categorize how the project budget will be distributed based on the various stakeholders. In other words, programmatic components of the project budget will ultimately be borne by other organizations and agencies not just the City.

In developing the conceptual budget categories, in addition to the City, the following are other agencies and organizations that are considered potential stakeholders in the project at this time, with the understanding that not one has provided signed agreements committing to the project:

- **Palos Verdes Peninsula Land Conservancy (PVPLC)**

  The PVPLC expressed interest in office space at the Civic Center during the development of the program document. The estimated square footage in the revised Council-approved program document is 3,400 square feet of office space. During recent discussions with City Staff, PVPLC personnel clarified their preference for a stand-alone building, rather than occupy space within City Hall. They indicated that this approach would help with their fundraising efforts.

- **Los Angeles County Sheriff's Department**

  The Los Angeles County Sheriff's Department (LASD) expressed interest in considering a Sheriff substation as part of the Civic Center Master Plan. The 2021 Program Document estimates the size at approximately 12,300 square feet based on a comparable station plan. While the preliminary site plans reviewed by the CCAC on May 26 included space for a substation, LASD has not made a formal or financial commitment to the project.

- **Los Angeles County Fire Department**

  The Los Angeles County Fire Department (LACFD) expressed early interest in building a fire station at the Civic Center property when the Master Plan effort began in 2017. The 2021 Program Document estimates the size at approximately 12,800 square feet. While the preliminary site plans reviewed by the CCAC on May 26 included space for a substation, LACFD has not made a formal or financial commitment to the project.

- **Palos Verdes Peninsula Historical Society**

  The Palos Verdes Peninsula Historical Society (PVPHS) currently stores historical exhibits and exhibits in trailers located at the Civic Center property. The Nike Missile silos at the Civic Center property have been identified as potential gallery space for displaying PVPHS' artifacts. This potential use is estimated at 2,000 square feet and is included in the program appendix of the Program Document and in the May 26 preliminary site plans. No formal or financial commitment has been received from the PVPHS.

- **Palos Verdes Peninsula Library District**

  The Palos Verdes Peninsula Library District (PVPLD) has expressed preliminary interest in establishing a branch at the Civic Center. City Staff has discussed this with PVPLD Staff. No firm or financial commitment has been made. Staff's understanding is that a financial commitment is unlikely.

- **Terranea Resort**

  Terranea Resort, which has used the overflow lot at the Civic Center property for years for staff and special event parking, has expressed interest in continuing to utilize the lot in the future development of the Civic Center.

- **Cities of Palos Verdes Estates, Rolling Hills Estates, and Rolling Hills**

  There have been preliminary discussions in recent years of creating and operating a Peninsula-wide Emergency Operations Center with the Peninsula cities sharing

in the use and cost. Currently, the City of Rancho Palos Verdes does not have a dedicated EOC.

In addition to the above potential stakeholders, the Council-approved program includes a 5,000-square-foot café. The cafe could potentially be built by the City and leased to an outside party or paid for by an outside party who would then enter into a long-term lease arrangement with the City. No discussions have taken place to date with any potential vendors or restaurant operators.

The table below summarizes the project programs and identifies the category for which the program budget would be borne by certain stakeholders as recommended by Staff. It should be noted that the site requirements programmatic component consists mainly of parking lots, a helipad, a maintenance yard, and equipment enclosures while the site amenities component consists of public spaces and amenities such as a village green, public plaza, shade structures, a naturalistic playground, and an amphitheater.

Thus, staff requests that the CCAC review the table below and provide staff input on the proposed categorization of the various programmatic components for purposes of developing a preliminary conceptual budget.

Program Conceptual Budget Categories			
Project Programs	**City**	**Other Agencies and Organizations**	**Shared**
City Hall (including public counter and computer training room)	X		
City Council Chambers	X		
PVPLC Offices		X	
Site Requirements – Helipad		X	
Site Requirements – Maintenance Yard and equipment enclosures	X		
Site Requirements – Overflow Parking		X	
Site Amenities	X		
Sheriff Substation		X	
Fire Substation		X	
Emergency Operations Center			X
Community Center	X		

Program Conceptual Budget Categories			
Project Programs	**City**	**Other Agencies and Organizations**	**Shared**
Trailhead Facilities	X		
Cafe	X	X	
Historical Exhibit Space			X

Staff intends to utilize the direction provided tonight by the CCAC to assist with completing the conceptual budgeting for consideration at a future meeting.

CITY OF RANCHO PALOS VERDES

CIVIC CENTER ADVISORY COMMITTEE **MEETING DATE:** 07/28/2022
AGENDA REPORT **AGENDA HEADING:** Regular Business

AGENDA DESCRIPTION:

Consider potential modifications to the preliminary site plans.

RECOMMENDED COMMITTEE ACTION:

1. Receive an update and provide input on potential programming changes to the preliminary site plan that would not include Los Angeles County Fire Department and Los Angeles County Sheriff's Department substation, and a parking structure;
2. Request staff prepare an amendment to the Gensler contract for the City Council's consideration to provide added services to modify the preliminary site plans to include an alternative option that does not include public safety facilities and a parking structure; and,
3. Direct staff to reach out to the Department of Justice (DOJ) and Federal Emergency Management Administration (FEMA) to clarify public safety zone requirements on the Civic Center site.

STAFF COORDINATOR: Matt Waters, Senior Administrative Analyst

ATTACHED SUPPORTING DOCUMENTS:

A. April 28 CCAC Preliminary Site Plans Report
B. May 26 CCAC Preliminary Site Plans Report
C. October 29, 2019 Civic Center Property Deed Restrictions

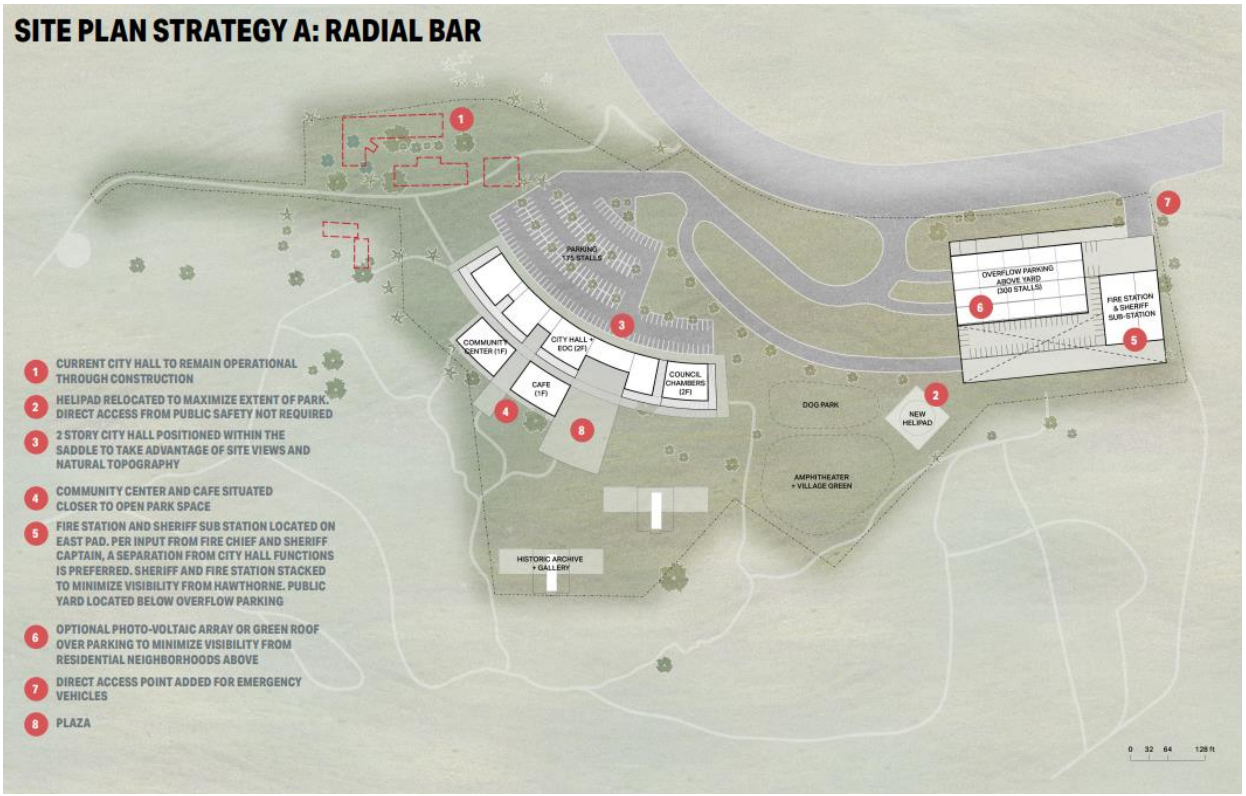
BACKGROUND:

In July 2020, as part of its Biannual Report, the Civic Center Advisory Committee (CCAC) requested that the City Council establish a budget to guide the planning and design development of the Civic Center project. The City Council agreed and subsequently entered into a professional service agreement with Gensler to create a preliminary site plan so that a conceptual budget could be developed and presented to the City Council for its consideration.

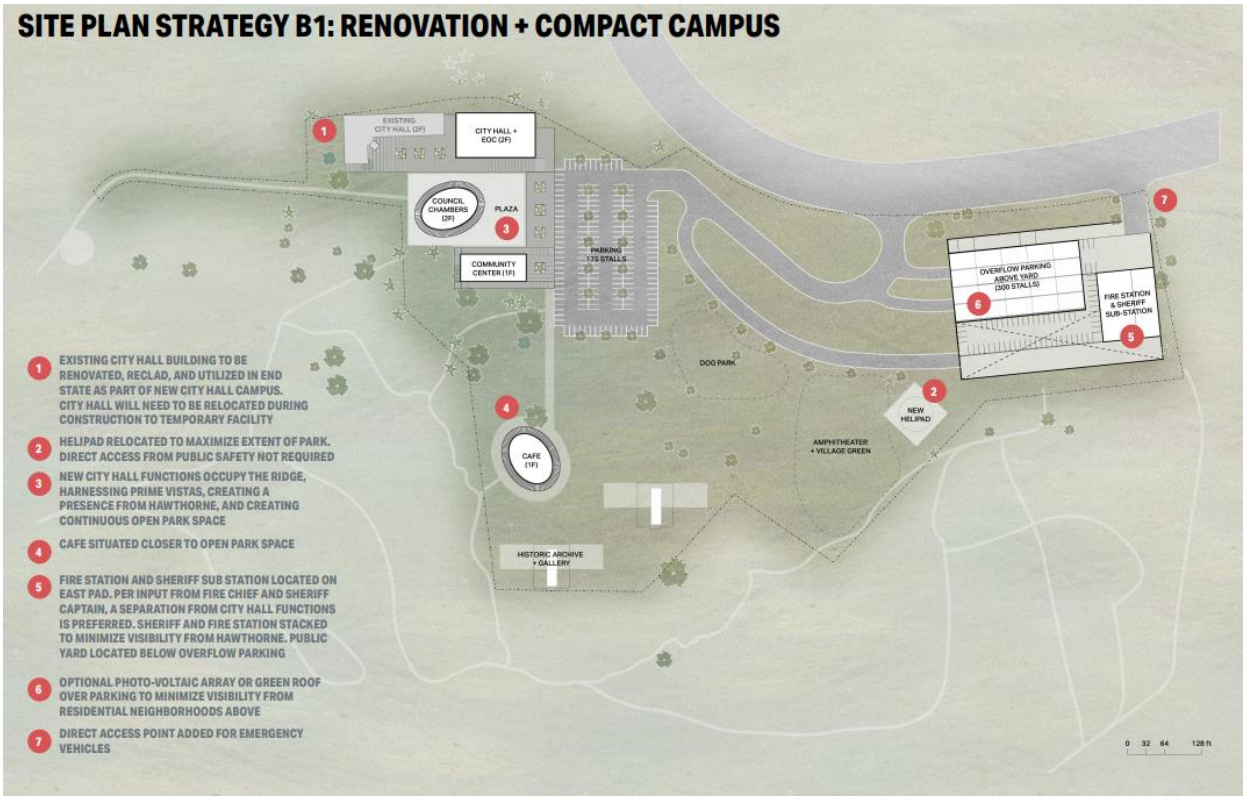
Over the past several months, the CCAC has been working on creating a preliminary site plan based on a program approved by the City Council on December 7, 2021. In summary, the project program includes the following:

- City Hall
- Public Counter and Computer Training Room
- Council Chambers
- Palos Verdes Peninsula Land Conservancy (PVPLC) Offices
- Site Requirements (parking lots, a helipad, a maintenance yard, and equipment enclosures)
- Site Amenities (public spaces and amenities such as a village green, public plaza, shade structures, a naturalistic playground, and an amphitheater)
- Sheriff Substation
- Medium Fire Station
- Emergency Operations Center (EOC)
- Community Center
- Trailhead Facilities
- Cafe

On April 28, 2022, the CCAC reviewed four potential preliminary site plans (Attachment A). Based on the feedback at that meeting, the CCAC, at its May 26 meeting, were presented with the following three revised preliminary site plans (Attachment B).

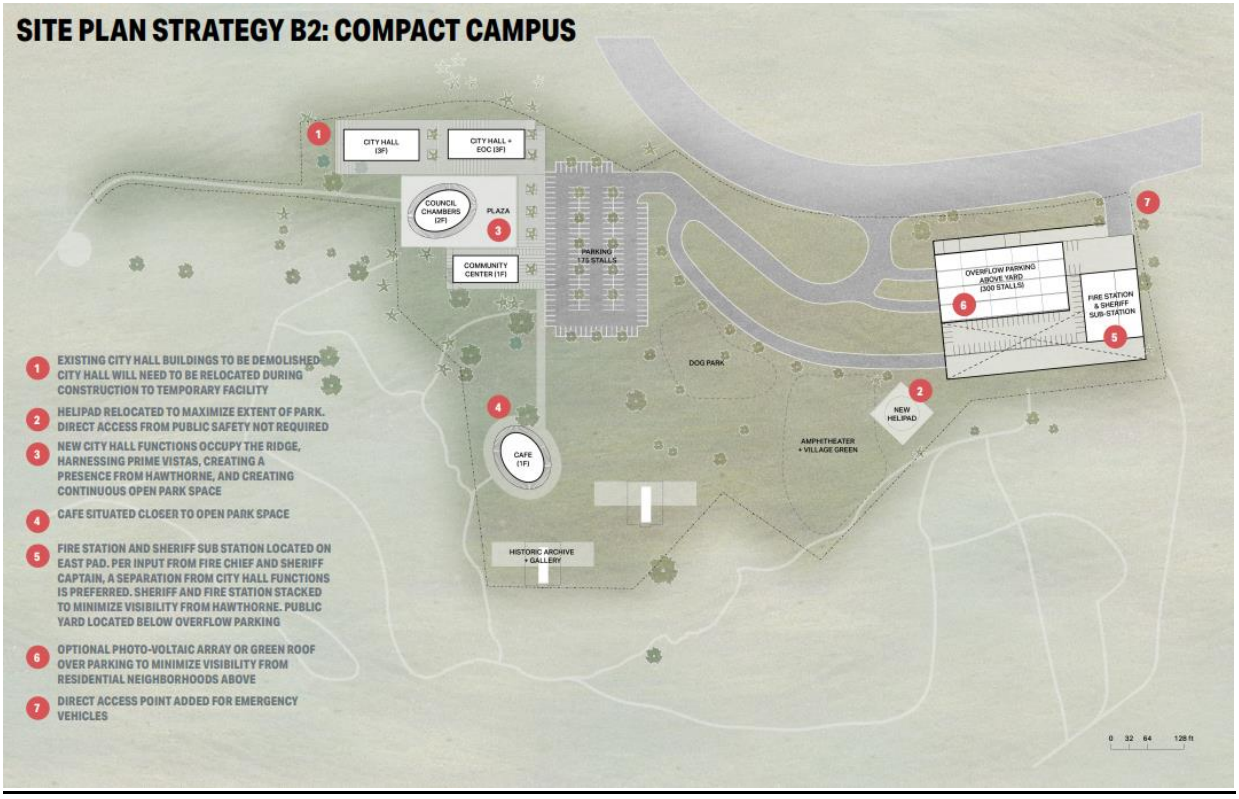


SITE PLAN STRATEGY B1: RENOVATION + COMPACT CAMPUS



1. EXISTING CITY HALL BUILDING TO BE RENOVATED, RECLAD, AND UTILIZED IN END STATE AS PART OF NEW CITY HALL CAMPUS. CITY HALL WILL NEED TO BE RELOCATED DURING CONSTRUCTION TO TEMPORARY FACILITY
2. HELIPAD RELOCATED TO MAXIMIZE EXTENT OF PARK. DIRECT ACCESS FROM PUBLIC SAFETY NOT REQUIRED
3. NEW CITY HALL FUNCTIONS OCCUPY THE RIDGE, HARNESSING PRIME VISTAS, CREATING A PRESENCE FROM HAWTHORNE, AND CREATING CONTINUOUS OPEN PARK SPACE
4. CAFE SITUATED CLOSER TO OPEN PARK SPACE
5. FIRE STATION AND SHERIFF SUB STATION LOCATED ON EAST PAD. PER INPUT FROM FIRE CHIEF AND SHERIFF CAPTAIN, A SEPARATION FROM CITY HALL FUNCTIONS IS PREFERRED. SHERIFF AND FIRE STATION STACKED TO MINIMIZE VISIBILITY FROM HAWTHORNE. PUBLIC YARD LOCATED BELOW OVERFLOW PARKING
6. OPTIONAL PHOTO-VOLTAIC ARRAY OR GREEN ROOF OVER PARKING TO MINIMIZE VISIBILITY FROM RESIDENTIAL NEIGHBORHOODS ABOVE
7. DIRECT ACCESS POINT ADDED FOR EMERGENCY VEHICLES

SITE PLAN STRATEGY B2: COMPACT CAMPUS



1. EXISTING CITY HALL BUILDINGS TO BE DEMOLISHED CITY HALL WILL NEED TO BE RELOCATED DURING CONSTRUCTION TO TEMPORARY FACILITY
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6. OPTIONAL PHOTO-VOLTAIC ARRAY OR GREEN ROOF OVER PARKING TO MINIMIZE VISIBILITY FROM RESIDENTIAL NEIGHBORHOODS ABOVE
7. DIRECT ACCESS POINT ADDED FOR EMERGENCY VEHICLES

After reviewing the preliminary site plans, the CCAC provided its comments and direction, as summarized below:

- Expressed a preference for Strategy A: Radial Bar
- Recommended utilizing the existing City Hall buildings during construction of new City Hall
- Recommended moving existing Civic Center features on the westside of the complex to the northeast as far as feasible
- Recommended considering overflow parking for Terranea Resort
- Recommended repurposing the existing City Hall building for possible storage, community center, or office use.
- Expressed concerns with phasing public safety components while building a parking structure and relocating the maintenance yard.

Stopping short of formally selecting Strategy A: Radial Bar as its preferred option to forward to the City Council, the CCAC requested staff bring back refined plans, with an emphasis on Strategy A, along with budget estimates and analyses of all three plans. The CCAC also indicated it would like to see the geotechnical investigation report before making a final recommendation.

In preparing responses to the CCAC's comments and direction, as reported in an earlier agenda item regarding the development of the project's conceptual budget, there are programmatic components of the project that are to be borne by other agencies and organizations that have not committed thus far. Of particular concern is the lack of commitment from Los Angeles County Sheriff and Fire Departments to construct a medium station and substation respectively at the Civic Center, and its potential impact to the overall Civic Center Master Plan. In light of this concern, combined with staff's belief that it may be unlikely that sheriff and fire will be part of the Civic Center, Staff is recommending that the CCAC consider developing an alternate to its preferred option as discussed in greater detail the next section of this report.

DISCUSSION:

1. Potential Programming Changes to the Preliminary Site Plan

Public safety has been a primary component of the current Civic Center Master Plan process since its inception. The inclusion of a Los Angeles County Fire Department (medium) fire station and a Los Angeles Sheriff Department substation were highly rated components in both the 2016-17 Civic Center survey that was mailed to all residences and the subsequent 2018 public workshop at the Point Vicente Interpretive Center. Based on the survey feedback and initial positive conversations with Fire and Sheriff officials, both the fire and sheriff substations were included in the 2019 program document and the subsequent 2021 updated program that was approved by both the CCAC and City Council.

The financial understanding from the onset of the Master Plan process was that the City would provide the land, and the Sheriff and Fire Departments would fund the construction

of their respective substations. While there was general support from the Sheriff and Fire Departments throughout the process, a firm commitment of interest and financial support was never obtained. Recent conversations with both Fire and Sheriff officials have not been encouraging in terms of either Department's willingness to commit to the Civic Center project. Furthermore, the more staff spends time on assessing the preliminary site plans and the associated challenges with locating fire and sheriff at the Civic Center, it is becoming much more evident that it may never materialize for the following reasons:

- Adequate line of sight for emergency vehicle ingress and egress onto Hawthorne Blvd.
- Adequate street geometrics to accommodate three driveways that will likely need to be signalized
- Sufficient undeveloped surface area for on-site turning movements
- Potential environmental impacts to neighboring residents, i.e. noise and biological (edge effects to the adjacent Palos Verdes Nature Preserve)
- No significant improvement to Sheriff response time due to the fact that deputies primarily respond to calls directly from their vehicles not from a station locale.

While that may change in the future, staff believes the prudent approach is to proceed with preliminary programming and design that includes City-supported and financed components as well as components that have realistic support from other organizations. The ideal would be a design that meets current components while not precluding the possibility of adding a Fire station or Sheriff substation in the future as an alternate plan, if it ever comes to fruition.

The removal of a significant portion of the potential public safety components on site (although there would still be a helipad, emergency operations center (EOC), and a maintenance yard) has significant programming and design implications. The eastern section of all three current preliminary site plans would need to be re-designed to remove the Fire and Sheriff substations. All three designs, including the preferred Radial Bar design, had a parking structure that allowed for direct access to Hawthorne Boulevard for quick public safety access while positioning the maintenance yard on the bottom floor of the structure. That immediate access would no longer be necessary, which removes or reduces an undoubtedly challenging design to parking. However, it would require design changes to potentially re-locate and re-configure the maintenance yard and provide desired surface parking that could potentially benefit one of the project's stakeholders, Terrane Resort. While most of the changes are on the eastern portion of the property, the need to identify space and an appropriate location for both the parking and the maintenance yard may have an adjacency effect on the western portion of the property.

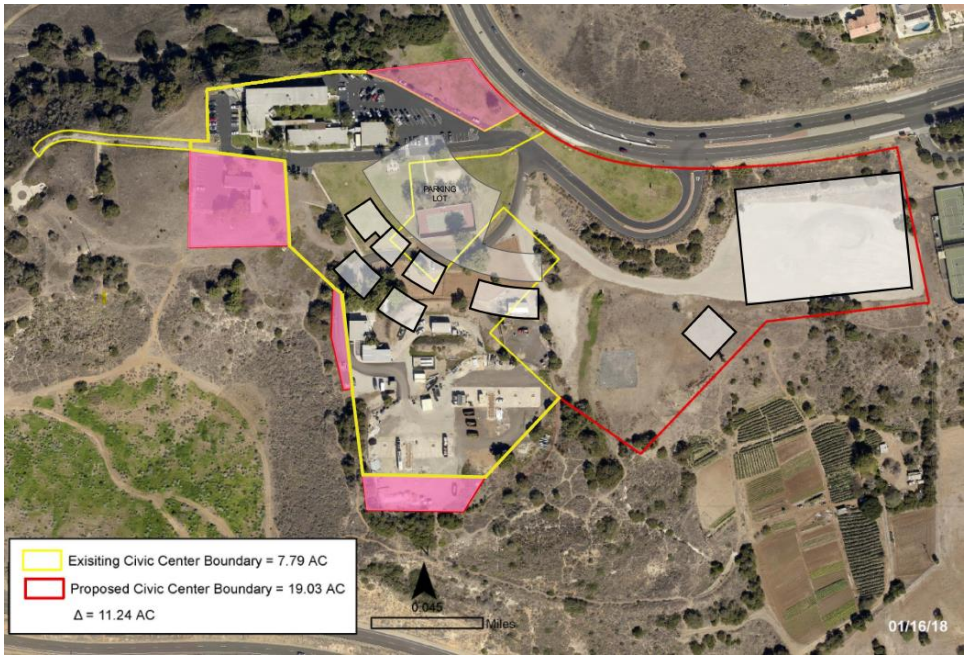
In order to provide a recommendation to the City Council on a realistic preliminary site plan so that an accurate conceptual budget could be developed, staff recommends that the CCAC agree that the design team should continue working with the CCAC on creating a preferred preliminary site plan with an alternate design option to be forwarded to the City Council for its consideration.

2. Amending the Gensler contract

Given the significance of these changes to the preliminary site, Staff is recommending that the CCAC request staff prepare an amendment to Gensler's current contract for the City Council's consideration to provide added services to modify the preliminary Civic Center site plans to include an alternative option that does not include public safety facilities and a parking structure. If so requested, Staff will work with the project manager and Gensler to develop an amended contract to be presented to the City Council for review and approval at an upcoming meeting. If timely approved by the City Council, the CCAC may be able to begin reviewing the revised and alternate preliminary site plans as early as its August meeting.

3. Department of Justice (DOJ) and Federal Emergency Management Administration (FEMA)

On October 29, 2019, the City Council approved agreements with the United States government regarding Civic Center property deed restrictions. This action followed an extensive lobbying effort to shift oversight of that section from the National Park Service to the Department of Justice and the Federal Emergency Management Agency. Passive recreation covenants on approximately 9.5 acres on the eastern side of the Civic Center property were replaced with law enforcement and emergency management covenants. As depicted in the image below, the left section bordered in yellow is designated for general government usage while the section in the red on the right side is designated for public safety. This change allowed the section outlined in red to be used for public safety uses instead of strictly passive recreation. The four pink sections were recently identified as sections that are still under the oversight of the National Park Service which requires strictly passive recreation use. Based on that understanding, the preliminary site designs do not include buildings or improvements on the potentially restricted pink parcels.



Pending CCAC direction tonight, Staff plans to reach out to DOJ and FEMA to address several potential preliminary site design issues listed below:

- As stated previously, several significant public safety components may likely not be part of the current Civic Center plan.
- Additionally, a portion of the parking lot as well as a portion of several buildings in the yellow section protrude into the red public safety zone. These are general government uses that are currently not allowed in the public safety zone.
- The appropriateness of a section of the public safety zone being used for a developed surface parking lot or parking structure.

Staff's understanding is that DOJ and FEMA are more receptive than NPS to discussing land swaps to allow for a general government use in the public safety zone if an equivalent acreage in the general government area is used for public safety or passive use.

Staff seeks direction from the CCAC to reach out to the Department of Justice (DOJ) and Federal Emergency Management Administration (FEMA) to clarify public safety zone requirements on the Civic Center site.

ADDITIONAL INFORMATION:

Next Steps

Depending on CCAC direction this evening, Staff intends to take an amended Gensler contract for additional preliminary site planning services to City Council for review and approval. CCAC's direction on cost estimation will be utilized to create a conceptual budget for the three site plans. Following completion of the additional site planning work by Gensler, the geotechnical investigation, and budget estimation by Griffin Structures, Staff will bring this information to the CCAC at a future meeting date. Pending CCAC direction, Staff will also reach out to DOJ and FEMA to address the concerns listed in the previous section.

Future Master Site Plan Design Phase

It has come to staff's attention that the CCAC may be expending too much effort in refining the preliminary site plan than what is needed at this time. As the CCAC may recall, the project is in Phase 1 which consists of preparing a preliminary site plan that would allow staff to develop a conceptual budget to present to the City Council for its consideration. Thus, staff would like to remind the CCAC refinements to the preliminary site design will occur in subsequent project phases after a budget has been established and an architectural firm has been hired to begin the design process.