



City of Rancho Palos Verdes – Program Manager RPV PBL Q&A MEETING AGENDA AND NOTES

RANCHO PALOS VERDES

Date/Time: December 17th, 2025, 3:00 pm to 4:00 pm PST

Topic: **RPV PBL Q&A Meeting**

Attendees: **City of Rancho Palos Verdes:** Ara Mihranian, City Manager; Ramzi Awwad, Director of Public Works; David Copp, Deputy Director of Public Works; Cory Linder; Daniel Trautner; Brandy Forbes; Megan Barnes; Katie Lozano; Juan Hernandez; Brandon Mesker; David Rasor; John Fox (attorney); Jeremiah Sunwoo, Noel Casil, Nic Grillo, David Bradley, Cheri Bailiff, Catherine Jun, Luna Mohammad, Diego Ascencio, Deanna Fraley, Lukasz Buchwald, Russ Bryden, Darius Vitkus

Los Angeles County Disaster Management Area G: Brandy Villanueva

California Office of Emergency Services (CalOES): Anna Hurt

Cotton, Shires and Associates, Inc.: Mike Phipps, Contract City Geologist

Klondike Canyon Landslide Abatement District (KCLAD): Steve Cummins, Steve Hinchliff

Abalone Cove Landslide Abatement District (ACLAD): Gordon Leon, Jim Knight

Seaview Residents Association: Kit Song, Rayne Sherman, Deirdre Heimer

Portuguese Bend Community Association (PBCA): Kent Attridge, Claudia Gutierrez

Portuguese Beach Club HOA: Michael Barth, Andrew Ely

Palos Verdes Peninsula Land Conservancy: Cris Sarabia

Cal Water: Ralph Felix, Augie Beaza, Kimberly Caballero, Renzo Ayala

Southern California Gas Company (SoCal Gas): Ben Steinberger, Gabriela Medina

Southern California Edison (SCE): Celina Luna, Haig Kartounian, Kari Gardner, Roger Phillips, Jeremy Califano, Tabitha K Ortiz, Tiffany T. Tran

Frontier Communications: Doug McAllister, Ramiro De La Cruz, William Kearns, Stephen McDonald, Marie Nicholson, Robert Willis

Los Angeles County Public Works (LACPW): Alex Villarama, Robert Swartz, Brian Kane (fire department), Teagan Ferdinandsen, May Hong

Los Angeles County Sanitation District (LACSD): Kevin Kim, Michael Chee, Daniel Salama, Ted Brodeur, Cecilia Dominguez

Wayfarer's Chapel: Peter Gottschalk, David Brown

Additional Community Members: Sha, Nancy Kalthoff, Kathy Snell, Madeleine McJones, Larry Maizlish, Leanne Twidwell, Lee Jester

(Note: Those in attendance are in black; not in attendance are in gray)

Working Group Purpose: *"We are committed to evaluating and addressing every concern the community has for this important initiative. We will look to share information and ideas amongst all the major stakeholders and initiate short-term measures for proactive success. The community has spoken and the City is taking action."*



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AGENDA ITEMS	Presenter(s)
DISCUSSION ITEMS	
<p>City Update (this could include updates on emergency declaration(s), geological and/or geotechnical, mitigation projects, project funding, and other topics)</p> <p>General Update</p> <ul style="list-style-type: none"> • City is currently holding bi weekly PBL Q&A meetings on first and third Wednesday of each month • City is planning to discontinue one of the monthly meetings starting the new year • Announcement on whether the meeting will be on first or third Wednesday to come soon • Staff is available to assist in between meetings for any specific questions or concerns <p>Deep Dewatering Wells (DDW)</p> <ul style="list-style-type: none"> • DDW 8 is offline due to shearing, planning to redrill • All other City DDWs are operational • Pumping rates and water levels are similar to recent trends <p>Winterization Measures</p> <ul style="list-style-type: none"> • Preparing for December rains and will monitor weather conditions • Upper Altamira Canyon Storm Drain is being backfilled and an inlet is being installed, estimated to be complete within the next two weeks • Culvert underneath PVDS update will be provided by ACLAD • Lower Altamira Canyon update will be provided by ACLAD • Klondike Canyon remains in good condition and will continue to be monitored • Portuguese Canyon has some additional work being planned • Seaview will also continue to be monitored <p>Landslide Monitoring Points Survey</p> <ul style="list-style-type: none"> • December 2nd Survey has been published on the City website • Rate of movement has slightly increased as compared to the November 4th survey, this data is still being interpreted • Geologists are estimating that the movement is due to the recent rains which is adding weight to the slide because there are no differences in pressure readings with the DDWs <p>Questions</p> <ul style="list-style-type: none"> • Q from resident: Is the soil for backfill in upper Altamira being imported? • A from City : No, the soil is native and is just being replaced <p>Utility Updates</p> <p>SoCal Gas</p> <ul style="list-style-type: none"> • No updates • Q from Resident: What was the purpose of the SoCal Gas Technicians in Seaview earlier this week? • A from SoCal Gas: The purpose is unknown, possible to be inspecting work in the area. 	<p>Ramzi Awwad</p>



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<p>Frontier Communications:</p> <ul style="list-style-type: none"> Working with the City for easement and permitting for fiber build in Portuguese Bend Community Association Tension release program is complete in Seaview and will continue work in Beach Club <p>Southern California Edison (SCE):</p> <ul style="list-style-type: none"> No Updates <p>Cal Water:</p> <ul style="list-style-type: none"> Relocating pressure regulator on Vanderlip trail 50 feet north on the opposite side of Garys Gulch along with the installation of a custom made sound blanket, expected to be completed in 1 week Tank demolition on Burma expected to be completed next week and Malcolm will partner with Cal Water for the demolition, start date unknown but impacted residents will be notified once confirmed Q from Resident: What is the purpose of the tank removal project? A from Cal Water: The tank has not been in use for several years and wanted to remove before damage was caused from land movement <p>LACPW</p> <ul style="list-style-type: none"> No updates <p>LACSD</p> <ul style="list-style-type: none"> No updates <p><u>Districts and HOA Updates</u></p> <p>Klondike Canyon Landslide Abatement District (KCLAD)</p> <ul style="list-style-type: none"> No Update City on Behalf of KCLAD: Well 7 is pumping about 220 GPM No casing are showing indications of crimping Well 5 and 6 are offline in order to avoid pump burnout <p>Abalone Cove Landslide Abatement District (ACLAD)</p> <ul style="list-style-type: none"> All Wells are operational except 10 and 22 Well 10 will have a new pump installed and well 22 has run dry Work continuing on the culvert underneath PVDS, currently backfilling around vault and installing a fence ACLAD has appealed the FEMA decision for funding for damage from rains, 2nd and final appeal Grading work has been completed in Lower Altamira and is functioning as intended during the last rain event Lesson learned from last rain event: Generators need to be shut off while there is rain to avoid burnout <p>Seaview HOA</p> <ul style="list-style-type: none"> No updates <p>Beach Club HOA</p>	



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<ul style="list-style-type: none">No updates PBCA <ul style="list-style-type: none">Stockpiled CMB for repairs in preparation of upcoming rain		
General Comments or Questions (from stakeholders or the public) <ul style="list-style-type: none">Q from resident: There were some construction workers in the PBCA on Peppertree, what agency are they a part ofA from Frontier: It appears to be a member of Frontier, will follow up with residentQ from resident: Any update on the Hydrology and Hydraulic study?A from City: No deliverables yet but teams are still working on the preliminary watershed map, expected to receive draft in January. <p>The City's hotline for immediate response for landslide emergencies is now active at (800) 698-3385. City crews will respond immediately. This hotline has also been publicized by the City.</p>		Ramzi Awwad Stakeholders Attendees
NEXT MEETING		
<ul style="list-style-type: none">Occurs the first and third Wednesdays of the month at 3:00 pm PST. The next meeting will be 12/03/2025.Possibly reducing meeting frequency to once a month.Regular Meeting Format: This meeting will be held virtually via Teams.Notes from past meetings can be found on the City's website at this link: RPV Landslide Complex Working Group Rancho Palos Verdes, CA - Official Website (rpvca.gov).Please email landmovement@rpvca.gov with individual public/resident concerns, issue reports, or complaints.		Ramzi Awwad



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3/9/2025	4:35 PM	77.0	4:05 PM	48.1	N/A	N/A	3:45 PM	23.0	N/A	N/A	3:05 PM	89.2	135							Well #1 pipe clogged at 77.0'. Well #5 - 105.5' to bottom. Well #6 - 105.7' to bottom	
3/17/2025	11:35 AM	77.0	11:05 AM	42.0	N/A	N/A	10:50 AM	22.2	N/A	N/A	10:05 PM	81.5	155							Well #1 pipe clogged at 77.0'. Well #5 - 105.5' to bottom. Well #6 - 105.7' to bottom	
3/24/2025	9:25 AM	77.0	10:05 AM	45.0	N/A	N/A	9:10 AM	22.0	N/A	N/A	10:45 AM	81.0	165	48						Well #1 pipe clogged & no water. Well #5 - 105.5' to bottom. Well #6 - 105.7' to bottom	3/25 note: #5-95.7', #6-97.8' well investigate
3/31/2025	10:30 AM	77.0	11:45 AM	45.5	N/A	N/A	11:30 AM	23.0	N/A	N/A	10:35 AM	83.3	150	47						Well #1 pipe clogged & dry well. Well #5 - 105.5' to bottom. Well #6 - 105.7' to bottom	
4/7/2025	8:50 AM	77.0	10:50 AM	42.0	N/A	N/A	10:30 AM	22.4	N/A	N/A	10:02 AM	83.2	150	47						Well #1 pipe clogged & dry well. Well #5 - 105.5' to bottom. Well #6 - 105.7' to bottom	
4/14/2025	8:05 AM	77.0	8:30 AM	51.1	N/A	N/A	8:30 AM	21.0	N/A	N/A	8:05 AM	80.9	120	45						Well #1 pipe clogged & dry well. Well #5 - 105.5' to bottom. Well #6 - 105.7' to bottom	
4/21/2025	10:35 AM	77.0	12:45 PM	48.0	N/A	N/A	12:35 PM	23.1	N/A	N/A	12:05 PM	84.9	120	45						Well #1 pipe clogged & dry well. Well #5 - 105.5' to bottom. Well #6 - 105.7' to bottom	
4/28/2025	9:50 AM	77.0	10:35 AM	47.1	N/A	N/A	11:00 AM	22.7	N/A	N/A	11:55 AM	83.4	120	45						Well #1 pipe clogged & dry well. Well #5 - 105.5' to bottom. Well #6 - 105.7' to bottom	
5/5/2025	7:45 AM	77.0	8:35 AM	42.0	N/A	N/A	8:20 AM	21.7	N/A	N/A	8:15 AM	88.8	120	45						Well #1 pipe clogged & dry well. Well #5 - 105.5' to bottom. Well #6 - 105.7' to bottom	
5/12/2025	8:40 AM	77.0	11:30 AM	40.7	N/A	N/A	10:35 AM	27.0	N/A	N/A	8:50 AM	86.0	120	45						Well #1 pipe clogged & dry well. Well #5 - 105.5' to bottom. Well #6 - 105.7' to bottom	
5/19/2025	9:20 AM	77.0	9:55 AM	40.0	N/A	N/A	10:15 AM	21.2	N/A	N/A	11:10 AM	85.3	107	45						Meters installed on Wells #5 and #6. 5/20/25	
5/26/2025	10:30 AM	77.0	10:50 AM	40.0	N/A	N/A	11:05 AM	21.2	N/A	N/A	10:05 PM	80.1	90.2	45							
6/3/2025	10:55 AM	77.0	11:25 AM	45.0	N/A	N/A	11:40 AM	21.9	N/A	N/A	10:35 PM	87.1	71.1	45						Well #5 is turned off	
6/9/2025	9:10 AM	77.0	9:40 AM	43.2	N/A	N/A	9:25 AM	21.7	N/A	N/A	10:20 AM	84.0	75.5	45						Well #5 is turned off. Meter says "empty pipe"	
6/16/2025	10:05 AM	77.0	11:10 AM	41.5	N/A	N/A	11:30 AM	20.9	N/A	N/A	11:45 AM	102.0	80.5	45						Well #5 is turned off. Meter says "empty pipe"	
6/23/2025	11:05 AM	74.0	10:20 AM	35.1	N/A	N/A	10:35 AM	19.8	N/A	N/A	10:35 AM	85.0	85.2	45						Well #5 vertical pipe is leaking. Well #5 is turned off. Meter says "empty pipe"	
6/30/2025	11:05 AM	74.0	10:05 AM	40.0	N/A	N/A	10:15 AM	20.5	N/A	N/A	10:35 AM	80.0	47.8	45						Well #5 depth to bottom is 105.5'. Well #6 depth to bottom is 105.7'. Well #5 Turned on 6/27	
7/7/2025	2:13 PM	73.2	2:24 PM	37.5	N/A	N/A	3:10 PM	20.4	N/A	N/A	3:29 PM	84.8	N/A	N/A						Well #5 is off 7.5	
7/15/2025	2:05 PM	74.0	2:20 PM	34.3	N/A	N/A	2:45 PM	19.0	N/A	N/A	3:00 PM	80.1	24.3	48							
7/22/2025	2:30 PM	74.0	2:42 PM	32.9	N/A	N/A	3:05 PM	18.2	N/A	N/A	3:15 PM	73.3	N/A	48						Well #5 turned off 7:22	
7/29/2025	3:10 PM	74	3:30 PM	30	N/A	N/A	4:00 PM	18.0	N/A	N/A	4:10 PM	60	14.5	57						Well #5 turned off	
8/5/2025	12:50 PM	74	1:03 PM	32	N/A	N/A	1:31 PM	18.0	N/A	N/A	1:20 PM	68	54	60						Well #5 turned off and not accessible to read depth	
8/12/2025											72	28	60								
8/28/2025	12:30 PM	74	12:45 PM	43.3	N/A	N/A	1:00 AM	20.3	N/A	N/A	1:20 PM	80	N/A	140	105	207	61			Well #5 shut off	
9/3/2025																			Well #5 shut off		
9/9/2025	7:10 AM	74	7:22 AM	49.3	N/A	N/A	7:35 AM	20.0	N/A	N/A	7:50 AM	89	N/A	8:05 AM	105	207	61			Well #5 shut off for repairs	
9/15/2025	7:30 AM	74	7:40 AM	52	N/A	N/A	7:55 AM	21.3	N/A	N/A	9:38 AM	99	N/A	9:51 AM	105	N/A	147	335	53	Well #7 On-line. Well #5 and #6 down for maintenance	
9/23/2025											11:15 AM	105	102	52							
9/30/2025											1:00 PM	104.9	75.5	54							
10/5/2025											7:20 AM	104	122	54							
10/21/2025											8:00 AM	103	51	54							
10/28/2025											1:40 PM	105	38.7	56							
11/5/2025											7:35 AM	105	29.3	58							
11/12/2025											7:02 AM	104	22	56							
11/19/2025											7:10 AM	104	25	56							
11/26/2025											10:38 AM	104	25	53							
12/3/2025											7:55 AM	105	0	N/A							
12/10/2025											7:10 AM	105	0	N/A							
12/16/2025											8:00 AM	109	0	N/A							