



RANCHO PALOS VERDES

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

Date/Time: November 19th, 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

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, Tami Podesta, Kathy Snell, DJ, Madeleine McJones, Eva Albuja, Marianne Hunter, Peter Shaw

(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	
City Update (this could include updates on emergency declaration(s), geological and/or geotechnical, mitigation projects, project funding, and other topics)	Ramzi Awwad
Deep Dewatering Wells (DDW) <ul style="list-style-type: none">• All City DDWs are operational	
Winterization Measures <ul style="list-style-type: none">• Upper Altamira Canyon winterization will continue once rain subsides• The alternate channel to the culvert under PVDS held up well during the storm• Lower Altamira Canyon channel was cleared and worked well• Klondike Canyon remains in good condition and will continue to be monitored• Portuguese Canyon is also being monitored• Seaview was under close supervision and pumps were functional, had great results. Will continue to be monitored	
Landslide Monitoring Points Survey <ul style="list-style-type: none">• Received November data and will be published within the next few days• Data remains unchanged and consistent• Heat map being prepared for the December 16th City Council Meeting	
Questions <ul style="list-style-type: none">• Q from Resident: What does the City mean with saying the data is consistent?• A from City: The data is consistent with prior trends, will be posted within the next few days.• Q from Resident: Any sense on when the potential impact of the rains might be reflected in movement or data?• A from City: Based on past trends, the impact of the rain is not immediate and is likely to show up in a few months.• Q from Resident: Any information on why the gutter at 4331 Dauntless was expelling water rather than receiving water?• A from City: That gutter is a storm drain outlet to convey water to the collection system.• Q from Resident: What is the estimated time to split the pipe at the Seaview graben?• A from City: There is no time frame yet, City efforts are in storm response but once the storm passed, it will be planned further.• Q from Resident: Is there water gathering along Exultant?• A from City: No, there is no abnormal gathering of water on Exultant that is reason for concern.• Q from Resident: Where is the best place to see pumping rates for the City DDWs?• A from City: It is provided in the City managers weekly report and at every City council meeting• Q from Resident: What is the difference between a red and yellow tagged home?• A from City: A general description would be that a red tagged home cannot be occupied while a yellow tagged home can be occupied but with certain limitations to occupation.	



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<u>Utility Updates</u> SoCal Gas <ul style="list-style-type: none">• No updates• Construction in Seaview complete Frontier Communications: <ul style="list-style-type: none">• Fiber build is continuing in the PBCA, no issues so far• Working with the City for easement and permitting• Working in conjunction with SCE for the tension release program in Seaview and Beachclub• Easement work is delayed because it deals with some federal agencies and the government shutdown has impacted the schedule Southern California Edison (SCE): <ul style="list-style-type: none">• Completed tension release program installation in Seaview• Moving to begin work in Beachclub with several outages being scheduled, impacted residents will be notified via email• Q from SCE: Why is SCE putting up metal poles versus wood pole?• A from SCE: The poles are actually composite and is part of the standard operating procedure. Cal Water: <ul style="list-style-type: none">• Project on Sweetbay is complete LACPW <ul style="list-style-type: none">• No updates LACSD <ul style="list-style-type: none">• No updates• Will not be attending regularly as the work is complete but will check in periodically Districts and HOA Updates Klondike Canyon Landslide Abatement District (KCLAD) <ul style="list-style-type: none">• All of the wells are stable• Troubleshooting well 5 pump and is possibly a geological issue because pump rates are sporadic• Re evaluated well 3 and 4 which have been out of service for over year and a jet pump will be installed on well 3• More details can be found on the KCLAD website Abalone Cove Landslide Abatement District (ACLAD) <ul style="list-style-type: none">• Pumping about 5 million gallons per month• Well 12 and 25 are not operational but are being serviced• Wells 10 and 22 are dry and are no longer pumping• Well 15 has an issue with the pump• Well 16 is being troubleshoot• All the lakes in depression areas are being pumped out and a more permanent solution is being considered once movement rates slow down Seaview HOA	



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DISCUSSION ITEMS <ul style="list-style-type: none">Q from Seaview HOA: Are the pumps in the Seaview graben being operated by City staff or contractors? Also is there a set schedule on when they are inspected?A from City: A combination of both depending on the need. There is not a set schedule but typically when there is rain, crews will be out to inspect once an hour.Q from Resident: There are about a half dozen black trash bags in front of the fence, do you know their purpose?A from City: The City is not aware but will go out to take a look.Q from HOA: Is the work in Seaview part of the boxloop?A from SCE: No that work is unrelated.	
Beach Club HOA <ul style="list-style-type: none">No updates	
PBCA <ul style="list-style-type: none">More roadwork underwayPeppertree and Sweetbay being patchedNo updates	
General Comments or Questions (from stakeholders or the public) <ul style="list-style-type: none">Q from resident: Wanted to make the City aware that there was some pooling along PVDS.A from City: It is a known area of ponding and is addressed in ACLADs five step plan.Q from resident: Have the sandbags on top of the pond liner all been replaced?A from City: No, not all sandbags have been replaced. Some have been replaced as needed.	Ramzi Awwad Stakeholders Attendees
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.	
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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DATE	Well #1			Well #2			Well #4			Well #5			Well #6			Well #7			NOTES		
	Time	Dry Depth to bottom	Time	Water Depth	Pump Reading	Pump GPM	Time	Water Depth	Pump Reading	Pump GPM	Time	Water Depth	Pump Reading	Pump GPM	Drive speed (hz/s)	Time	Water Depth	Pump GPM	Drive speed (hz/s)		
1/7/2025	10:00 AM	124.0'	10:35 AM	N/A	N/A	N/A	10:30 AM	N/A	N/A	N/A	11:35 AM	63.7	0	12:05 PM	65.6'	0				Well #5 & 6 generator not working, no GPM readings	
																				Well #5 - 106.5' to bottom, Well #6 - 105.7' to bottom	
1/8/2025	12:50 PM	124'	1:20 PM	N/A	N/A	N/A	1:15 PM	N/A	N/A	N/A	1:45 PM	71.9'	200	2:10 PM	76.8'	170				Wells 5 & 6 generators working, back online	
																				Well #5 - 106.5' to bottom, Well #6 - 105.7' to bottom	
1/9/2025	9:45 AM	124.0'	10:20 AM	N/A	N/A	N/A	10:15 AM	N/A	N/A	N/A	11:25 AM	68.8'	200	11:20 AM	70.6'	110				Well #5 - 106.5' to bottom, Well #6 - 105.7' to bottom	
																				Well #5 - 106.5' to bottom, Well #6 - 105.7' to bottom	
1/10/2025	9:25 AM	124.0'	10:35 AM	45.0'	N/A	N/A	11:35 AM	22.7'	N/A	N/A	11:05 AM	75.3'	175	10:30 AM	78.3'	200				Well #5 - 106.5' to bottom, Well #6 - 105.7' to bottom	
																				Well #5 - 106.5' to bottom, Well #6 - 105.7' to bottom	
2/4/2025	11:25 AM	124.0'	1:15 PM	46.0'	N/A	N/A	12:55 PM	22.7'	N/A	N/A	11:50 AM	75.3'	175	12:25 PM	78.6'	200				Well #5 - 106.5' to bottom, Well #6 - 105.7' to bottom	
																				Well #5 - 106.5' to bottom, Well #6 - 105.7' to bottom	
2/10/2025	9:30 AM	124.0'	10:20 AM	43.2'	N/A	N/A	10:10 AM	23.9'	N/A	N/A	11:15 AM	74.4'	90	11:45 AM	78.0'	110				Well #5 - 106.5' to bottom, Well #6 - 105.7' to bottom	
																				Well #5 - 106.5' to bottom, Well #6 - 105.7' to bottom	
2/17/2025	9:45 AM	124.0'	10:25 AM	46.2'	N/A	N/A	10:15 AM	23.0'	N/A	N/A	11:20 AM	78.3'	90	11:55 AM	82.4'	110				Well #5 - 106.5' to bottom, Well #6 - 105.7' to bottom	
																				Well #5 - 106.5' to bottom, Well #6 - 105.7' to bottom	
2/21/2025	9:45 AM	124.0'	10:25 AM	46.2'	N/A	N/A	9:55 AM	99.4'	N/A	N/A	10:15 AM	101.2'	200								
																				Well #5 - 106.5' to bottom, Well #6 - 105.7' to bottom	
2/22/2025	9:45 AM	124.0'	10:25 AM	46.2'	N/A	N/A	9:55 AM	103.0'	N/A	N/A	10:15 AM	104.8'	200								
																				Well #5 - 106.5' to bottom, Well #6 - 105.7' to bottom	
3/1/2025	9:45 AM	124.0'	10:25 AM	46.2'	N/A	N/A	10:45 AM	24.0'	N/A	N/A	10:15 AM	90.6'	135	9:50 AM	92.7'	105				Well #5 - 106.5' to bottom, Well #6 - 105.7' to bottom	
																				Well #5 - 106.5' to bottom, Well #6 - 105.7' to bottom	
3/2/2025	4:30 PM	77.0'	4:05 PM	45.1'	N/A	N/A	3:45 PM	23.6'	N/A	N/A	3:05 PM	88.2'	135	3:20 PM	88.3'	105				Well #1 pipe crimped at 7.7', Well #5 - 106.5' to bottom, Well #6 - 105.7' to bottom	
																				Well #1 pipe crimped at 7.7', Well #5 - 106.5' to bottom, Well #6 - 105.7' to bottom	
3/17/2025	11:35 AM	77.0'	11:05 AM	42.6'	N/A	N/A	10:50 AM	22.7'	N/A	N/A	12:05 PM	81.5'	155	11:45 AM	88.3'	135				Well #1 pipe crimped to no water, Well #5 - 106.5' to bottom, Well #6 - 105.7' to bottom	
																				3/25 note: #5-55.7'; #6-57.9' will investigate	
3/24/2025	9:25 AM	77.0'	10:00 AM	45.2'	N/A	N/A	9:10 AM	23.8'	N/A	N/A	10:45 AM	81.0'	165	49	11:15 AM	93.5'	150	45			
																				Well #1 pipe crimped & dry well, Well #5 - 106.5' to bottom, Well #6 - 105.7' to bottom	
3/31/2025	10:20 AM	77.0'	11:45 AM	46.5'	N/A	N/A	11:00 AM	23.8'	N/A	N/A	10:30 AM	89.3'	160	47	10:10 AM	91.0'	140	43			
																				Well #1 pipe crimped & dry well, Well #5 - 106.5' to bottom, Well #6 - 105.7' to bottom	
4/7/2025	8:50 AM	77.0'	10:50 AM	42.9'	N/A	N/A	10:30 AM	24.4'	N/A	N/A	10:00 AM	83.2'	160	47	9:30 AM	85.3'	140	43			
																				Well #1 pipe crimped & dry well, Well #5 - 106.5' to bottom, Well #6 - 105.7' to bottom	
4/14/2025	10:30 AM	77.0'	11:25 AM	45.1'	N/A	N/A	11:00 AM	23.8'	N/A	N/A	12:00 PM	89.5'	160	45	11:30 AM	91.2'	140	42			
																				Well #1 pipe crimped & dry well, Well #5 - 106.5' to bottom, Well #6 - 105.7' to bottom	
4/21/2025	10:55 AM	77.0'	11:40 AM	46.6'	N/A	N/A	12:20 PM	23.8'	N/A	N/A	12:05 PM	94.9'	120	45	11:35 AM	96.0'	90	42			
																				Well #1 pipe crimped & dry well, Well #5 - 106.5' to bottom, Well #6 - 105.7' to bottom	
4/28/2025	9:40 AM	77.0'	10:35 AM	47.1'	N/A	N/A	11:20 AM	22.7'	N/A	N/A	11:55 AM	93.6'	120	45	11:20 AM	95.6'	90	42			
																				Well #1 pipe crimped & dry well, Well #5 - 106.5' to bottom, Well #6 - 105.7' to bottom	
5/2/2025	7:45 AM	77.0'	8:35 AM	42.6'	N/A	N/A	8:20 AM	21.7'	N/A	N/A	9:15 AM	88.8'	120	45	9:00 AM	91.2'	90	42			
																				Well #1 pipe crimped & dry well, Well #5 - 106.5' 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	10:25 AM	27.5'	N/A	N/A	9:50 AM	88.5'	120	45	9:30 AM	89.2'	90	42			
																				Well #1 pipe crimped & dry well, Well #5 - 106.5' to bottom, Well #6 - 105.7' to bottom	
5/19/2025	9:20 AM	77.0'	9:55 AM	40.8'	N/A	N/A	10:15 AM	21.2'	N/A	N/A	11:10 AM	88.3'	107	45	10:45 AM	88.9'	115	42			
																				Meters Installed on Wells #5 and #6, 5/20/25	
5/26/2025	10:30 AM	77.0'	10:50 AM	40.6'	N/A	N/A	11:00 AM	21.2'	N/A	N/A	12:05 PM	90.1'	93.2	45	11:40 AM	92.2'	90	42			
																				Well #5 & 6 turned off	
6/2/2025	10:30 AM	77.0'	11:25 AM	45.8'	N/A	N/A	12:35 PM	97.1'	N/A	N/A	12:05 PM	98.5'	135	45	12:05 PM	97.4'	38.5	42			
																				Well #5 & 6 turned off	
6/8/2025	10:35 AM	77.0'	11:15 AM	41.5'	N/A	N/A	11:20 AM	20.9'	N/A	N/A	11:25 AM	92.9'	80.2	45	11:45 AM	91.0'	N/A	N/A			
																				Well #5 & 6 turned off, Meter says "empty pipe"	
6/14/2025	10:35 AM	74.0'	10:20 AM	35.1'	N/A	N/A	10:10 AM	19.8'	N/A	N/A	10:35 AM	85.0'	95.2	45	10:45 AM	81.0'	N/A	N/A			
																				Well #5 pipe is leaking, Well #5 & 6 turned off, Meter says "empty pipe"	
6/20/2025	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	90.0'	47.6	45	10:45 AM	91.6'	45	42			
																				Well #5 turned off	
7/7/2025	2:13 PM	73.2'	2:24 AM	37.5'	N/A	N/A	3:10 PM	20.4'	N/A	N/A	3:29 PM	84.8'	N/A	N/A	3:42 PM	89.1'	61	41			
																				Well #5 turned off and not accessible to read depth	
7/15/2025	2:05 PM	74.0'	2:20 PM	34.3'	N/A	N/A	2:45 PM	19.5'	N/A	N/A	3:00 PM	80.1'	24.3	48	3:15 PM	84'	63	40			
																				Well #5 & 6 turned off	
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	3:30 PM	78.4'	48	40			
																				Well #5 turned off	
7/29/2025	3:10 PM	74'	3:30 PM	30'	N/A	N/A	4:00 PM	18.5'	N/A	N/A	4:10 PM	85'	14.5	57	4:20 PM	87'	N/A	N/A			
																				Well #6 turned off	
8/6/2025	12:50 PM	74	1:03 PM	32'	N/A	N/A	1:31 PM	18.7'	N/A	N/A	1:20 PM	88'	54	60							
																				Well #5 & 6 turned off and not accessible to read depth	
8/12/2025																					
8/20/2025	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	85'	N/A	N/A	1:40 PM	105'	207	61			
																				Well #5 shut off	
9/3/2025																				Well #5 shut off	
9/10/2025	7:10 AM	74'	7:22 AM	49.3'	N/A	N/A	7:35 AM	20.8'	N/A	N/A	7:50 AM	89'	N/A	N/A	8:05 AM	108'	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	8:35 AM	99'	N/A	N/A	9:51 AM	105'	N/A	N/A	147'	335	53
																				Well #5 On-line, Well #5 and #6 down for maintenance	
9/23/2025																					