Attachment 10

AES
a division of Applied Soil Technology, Inc.
GEOTECHNICAL & ENVIRONMENTAL ENGINEERING CONSULTANTS

January 15, 2019 17-527-23

Mr. Pouya Payan
1600 Sawtelle Boulevard
Suite 230
Los Angeles, California 90025

Subject: Addendum No. 2
Geotechnical Investigation
"As-Built" Stacked Wall Height Considerations
Proposed Single Family Dwelling Project
Lot 7, Block 5 Of Tract No. 8793
28254 Laura La Plante Drive
Agoura Hills, California 91301

Dear Mr. Payan:

INTRODUCTION

We are pleased to submit this Addendum No. 2, report presenting additional geotechnical engineering recommendations for the subject project. The original reports of geology and geotechnical engineering were prepared by the offices of Mountain Geology (MG) in 2003 and CalWest Geotechnical (CWG), Land Phases (LP) and West Coast Geotechnical (WCG). Addendum Reports were prepared in 2004, 2005, and 2007 by MG and WCG in response to City of Agoura Hills review letters. The reports were approved by the city of Agoura Hills in November 4, 2005.

This office submitted a Change Of Soil Engineer and Geologist of Record letter dated August 11, 2017, assuming full responsibility for the geotechnical aspects of the subject project. Currently, the project is approaching its final stages. We have provided observation and testing services during construction.

This office previously issued Addendum No. 1 report on October 17, 2018, responding to some "plan check" comments relating to minor changes in the plans.

This submittal is in response to request by the Planning Division to provide opinion with respect to the changes (increase) in the stacked wall heights from those approved by the Planning Department. As part of preparation of this Addendum No. 2, we have used the "as-built" plans provided by the offices of Labyrinth Design Studio as reference.

PROJECT CONSIDERATIONS

As part of the proposed project and creation of the building pad, some retaining walls have been constructed to the back of the residence and along the side property lines to support the resulting vertical cuts. The walls to the back of the residence are in a form of stacked walls.

Initially, with an approved Variance, the City allowed the height of the lower wall to be on the order of 6 feet and the height of the upper wall to be 9 feet. However, the "as-built" heights of the walls have increased. The height of the lower wall is currently on the order of 9 feet and the upper wall is about 10'-8". The approximate location on the plan and profile of the stacked walls are shown on the enclosed Site Plan and Section A-A'; Drawing Nos. 1 and 2.

At this time, due to over-excavation during grading, a minor near vertical cut (less than 5 feet) is present some 5 feet behind the upper stacked wall. It is planned to backfill the over-excavation zone and create a 2:1 ascending fill slope extending upward to meet the face of the back, near vertical cut. The fill will support the concrete swale behind the upper retaining wall. The remaining portion of the vertical back cut will then be shaved to inclination of 1.5, as previously approved, extending to close proximity of the rear property line. For detail fine grading work behind the upper stacked wall, please see the enclosed Cross Section A-A; Drawing No. 2.

It is our understanding that the City Planning division has demanded lowering the upper wall in excess of 9 inches. This will result in extending the site grading work off-site during shaving of the natural grade to inclination of 1.5:1 (horizontal:vertical) per approved plans. This will not be legal/feasible/acceptable/practical.

Even if the City agrees to limit the cutting of the upper stacked wall by 9 inches, it is our opinion that maintaining the current wall height will be beneficial with respect to the site safety. However, the minimum height of the freeboard should be maintained at 12 inches, as recommended previously.

CONCLUSION AND RECOMMENDATIONS

Based on the above, and for site safety, it is recommended that the existing "as-built" stacked wall heights to be maintained at their current levels, or lowering of the upper wall height be limited to no more than 9 inches. However, geotechnically, maintaining the current wall height will provide a favorable remedy for future safety of the subject site and the off-site improvements.

-oOo-

The opportunity to be of continued service on this project is greatly appreciated. Should you have any questions regarding this Addendum No. 2 report, or would like to discuss the project further, please do not hesitate to call this office.

Respectfully submitted,
APPLIED EARTH SCIENCES

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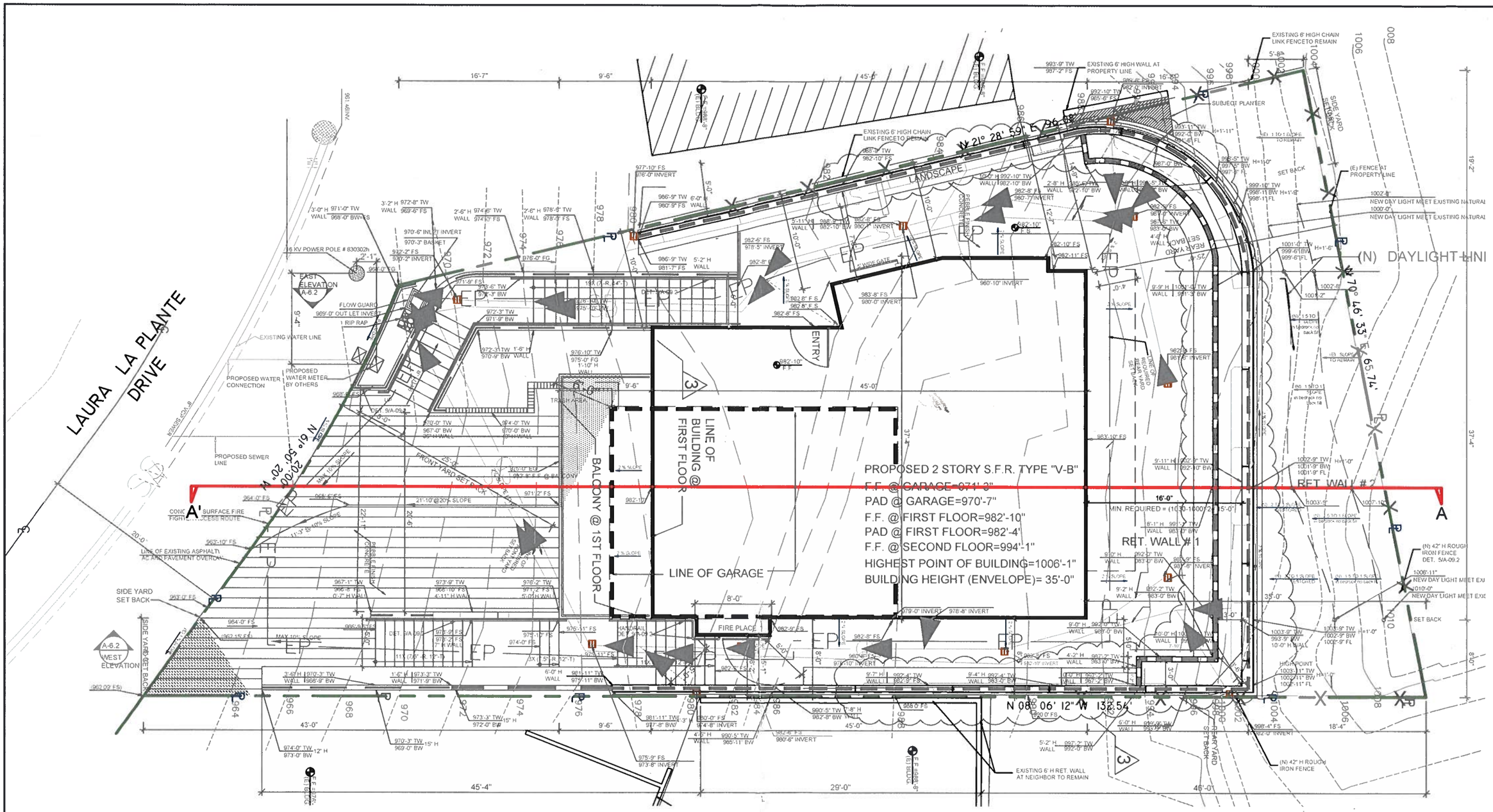
Enclosure: Drawing No. 1 - Site Plan
Drawing No. 2 - Cross Section A-A'

Distribution: (3)

APPLIED EARTH SCIENCES
17-527-23



Note:

Site plan prepared by using plans drawn by:
-LABYRINTH Design Studio

Scale: 1" = 10'

SITE PLAN

DESCRIPTION:	Proposed Single Family Dwelling Project	PROJECT No:	17-527-23
FOR:	Mr. Pouya Payan	DATE:	01 / 15 / 2018
ADDRESS:	28254 Laura La Plante Drive, Agoura Hills, CA 91301	DRAWN BY:	VM
		CHECKED BY:	CM
		DRAWING No:	1
		ADDEND. No:	2

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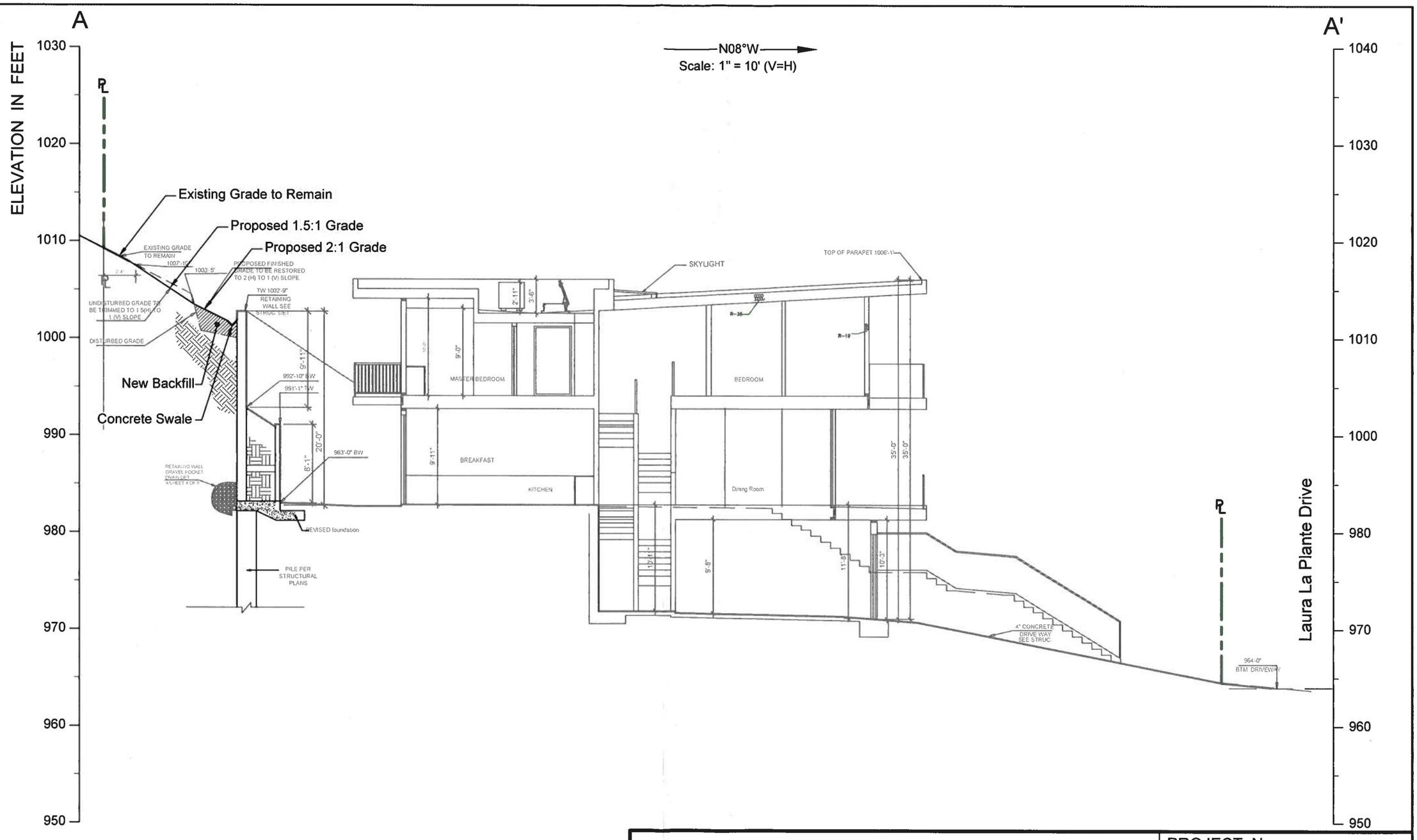

SECTION A-A'		PROJECT No:	17-527-23
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