Appendix I

Geology and Soils Report Approval Letter

(Log #138828-02)

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CALIFORNIA

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GEOLOGY AND SOILS REPORT APPROVAL LETTER

June 11, 2026

LOG # 138828-02
SOILS/GEOLOGY FILE - 2

Village Christian School
8930 N. Village Avenue
Sun Valley, CA 91352

TRACT: 24256
LOT(S): LT 1
LOCATION: 8930 N. Village Avenue

CURRENT REFERENCE REPORT/LETTER(S)	REPORT No.	DATE OF DOCUMENT	PREPARED BY
Addendum Report	2013-006-012	05/18/2026	RTF&A

PREVIOUS REFERENCE REPORT/LETTER(S)	REPORT No.	DATE OF DOCUMENT	PREPARED BY
Dept. Review Letter	138828-01	04/21/2026	LADBS
Addendum Report	2013-006-012	03/31/2026	RTF&A
Dept. Review Letter	138828	01/29/2026	LADBS
Soils Report	2013-006-012	08/22/2025	RTF&A

The Grading Division of the Department of Building and Safety has reviewed the referenced report that provide recommendations for a proposed gymnasium, annex building and associated retaining walls. The earth materials at the subsurface exploration locations consist of native soils over bedrock. The consultants recommend to support the proposed structures on conventional foundations bearing on native undisturbed soils and/or properly placed fill.

The proposed construction is located on the campus of the Village Christian School. Hillside portions at the edges of the campus are located within a seismically induced landslide hazard zone established by the State of California. The proposed construction does not encroach into this zone and a slope stability evaluation addressing this hazard is not required.

As of January 1, 2026, the City of Los Angeles has adopted the new 2026 Los Angeles Building Code (LABC). The 2026 LABC requirements will apply to all projects where the permit application submittal date is after January 1, 2026.

The referenced reports are acceptable, provided the following conditions are complied with during site development:

(Note: Numbers in parenthesis ( ) refer to applicable sections of the 2026 City of LA Building Code. P/BC numbers refer to the applicable Information Bulletin. Information Bulletins can be accessed on the internet at dbs.lacity.gov.)

1. All geologist and soils engineer shall review and approve the detailed plans prior to issuance of any permits. This approval shall be by signature on the plans that clearly indicates the geologist and soils engineer have reviewed the plans prepared by the design engineer; and, that the plans include the recommendations contained in their reports (7006.1).

2. All recommendations of the reports that are in addition to or more restrictive than the conditions contained herein shall be incorporated into the plans.

3. A copy of the subject and appropriate referenced reports and this approval letter shall be attached to the District Office and field set of plans (7006.1). Submit one copy of the above reports to the Building Department Plan Checker prior to issuance of the permit.

4. A grading permit shall be obtained for all structural fill and retaining wall backfill (106.1.2).

5. All man-made fill shall be compacted to a minimum 90 percent of the maximum dry density of the fill material per the latest version of ASTM D 1557. Where cohesionless soil having less than 15 percent finer than 0.005 millimeters is used for fill, it shall be compacted to a minimum of 95 percent relative compaction based on maximum dry density. Placement of gravel in lieu of compacted fill is only allowed if complying with LAMC Section 91.7011.3.

6. If import soils are used, no footings shall be poured until the soils engineer has submitted a compaction report containing in-place shear test data and settlement data to the Grading Division of the Department; and, obtained approval (7008.2).

7. Compacted fill shall extend beyond the footings (vertically and horizontally) as recommended in the section titles “Grading”, starting on page 19 of the 03/31/2026 report

8. Existing uncertified fill shall not be used for support of footings, concrete slabs or new fill (1809.2, 7011.3).

9. Drainage in conformance with the provisions of the Code shall be maintained during and subsequent to construction (7013.12).

10. The applicant is advised that the approval of this report does not waive the requirements for excavations contained in the General Safety Orders of the California Department of Industrial Relations (3301.1).

11. Prior to the issuance of the permits, the soils engineer and/or the structural designer shall evaluate the surcharge loads used in the report calculations for the design of the retaining walls and shoring. If the surcharge loads used in the calculations do not conform to the actual surcharge loads, the soil engineer shall submit a supplementary report with revised recommendations to the Department for approval.

12. Temporary excavations shall be constructed as recommended in the section titled “Temporary Excavations” starting on page 23 of the 03/31/2026 report.

13. Footings supported on approved compacted fill or expansive soil shall be reinforced with a minimum of four (4), ½-inch diameter (#4) deformed reinforcing bars. Two (2) bars shall be placed near the bottom and two (2) bars placed near the top of the footing.

14. The the most critical site conditions of Site Class C, CD, and D shall be used for seismic design (Section 20.1 of ASCE 7-22)

15. Retaining walls shall be designed for the lateral earth pressures specified in the section titled "Retaining/Free-Standing Walls" starting on page 4 of the 05/18/2026 report. All surcharge loads shall be included into the design.

16. Retaining walls higher than 6 feet shall be designed for lateral earth pressure due to earthquake motions as specified on page 4 of the 05/18/2026 report (1803.5.12).

    Note: Lateral earth pressure due to earthquake motions shall be in addition to static lateral earth pressures and other surcharge pressures. The height of a stacked retaining wall shall be considered as the summation of the heights of each wall.

17. All retaining walls shall be provided with a standard surface backdrain system and all drainage shall be conducted in a non-erosive device to the street in an acceptable manner (7013.11).

18. All retaining walls shall be provided with a subdrain system to prevent possible hydrostatic pressure behind the wall. Prior to issuance of any permit, the retaining wall subdrain system recommended in the soils report shall be incorporated into the foundation plan which shall be reviewed and approved by the soils engineer of record (1805.4).

19. Installation of the subdrain system shall be inspected and approved by the soils engineer of record and the City grading/building inspector (108.9).

20. The use of acceptable prefabricated drainage composites (also known as geosynthetic subdrain systems), as an alternative to traditionally accepted methods of draining retained earth, shall be determined during structural plan check.

21. The structures shall be connected to the public sewer system per P/BC 2026-027.

22. All roof, pad and deck drainage shall be conducted to the street in an acceptable manner in non-erosive devices or other approved location in a manner that is acceptable to the LADBS and the Department of Public Works (7013.10).

23. All concentrated drainage shall be conducted in an approved device and disposed of in a manner approved by the LADBS (7013.10).

24. Any recommendations prepared by the geologist and/or the soils engineer for correction of geological hazards found during grading shall be submitted to the Grading Division of the Department for approval prior to use in the field (7008.2, 7008.3).

25. The geologist and soils engineer shall inspect all excavations to determine that conditions anticipated in the report have been encountered and to provide recommendations for the correction of hazards found during grading (7008, 1705.6 & 1705.8).

26. Prior to pouring concrete, a representative of the consulting soils engineer shall inspect and approve the footing excavations. The representative shall post a notice on the job site for the LADBS Inspector and the Contractor stating that the work inspected meets the conditions of the report. No concrete shall be poured until the LADBS Inspector has also inspected and approved the footing excavations. A written certification to this effect shall be filed with the Grading Division of the Department upon completion of the work. (108.9 & 7008.2)

27. Prior to excavation an initial inspection shall be called with the LADBS Inspector. During the initial inspection, the sequence of construction; protection fences; and, dust and traffic control will be scheduled (108.9.1).

28. Prior to the placing of compacted fill, a representative of the soils engineer shall inspect and approve the bottom excavations. The representative shall post a notice on the job site for the LADBS Inspector and the Contractor stating that the soil inspected meets the conditions of the report. No fill shall be placed until the LADBS Inspector has also inspected and approved the bottom excavations. A written certification to this effect shall be included in the final compaction report filed with the Grading Division of the Department. All fill shall be placed under the inspection and approval of the soils engineer. A compaction report together with the approved soil report and Department approval letter shall be submitted to the Grading Division of the Department upon completion of the compaction. In addition, an Engineer's Certificate of Compliance with the legal description as indicated in the grading permit and the permit number shall be included (7011.3).

29. No footing/slab shall be poured until the compaction report is submitted and approved by the Grading Division of the Department.

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cc: RTF&A, Project Consultant
VN District Office