



To: City of Rolling Hills Estates
Fr: Howard Edelson - President Montecillo Homeowners Association
Re: Letter of Support for California Water Emergency Generator Reliability Project
Date: December 1, 2025

BACKGROUND:

The Montecillo HOA received a request from Renzo Ayala, the Superintendent of Cal Water to meet to discuss and review their proposed project at the pumping station at Montecillo and Encanto. The project will need to receive a permit from the City of Rolling Hills Estates, who requested that Cal Water reach out to the HOA for feedback.

An initial conversation and onsite visit were conducted between the Cal Water Superintendent, Renzo Ayala and the Montecillo HOA President, Howard Edelson on June 10, 2025. The purpose was to discuss the scope of the project and potential impacts to the neighborhood. It was agreed that a subsequent meeting will be scheduled between Cal Water and the HOA Board to further discuss the project, in order for the HOA to provide further feedback to Cal Water and the City of Rolling Hills. This meeting will be scheduled in the next several weeks.

Based on the initial conversations and the information contained in the project plan, the purpose of the Cal Water Portable Generator Project is to provide emergency backup power at their pumpstation by modifying the facility to be able to take delivery of a large generator. The generator will not be permanently stationed at the facility but will be brought in during PSPS or emergencies. It is estimated that the construction period will take at least 6 months.

The main modifications to the Cal Water Pump Station facility are as follows:

- Install an electric gate and swing gate for the front of the property on Encanto. The current 12-footwide x 6-foot metal high fence would be replaced by a 24-footwide x 7 foothigh metal fence. The current entryway to the facility on Encanto would have to double in size to 24 feet that will reconfigure the street by adding a 24 foot driveway
- Re-grade the inside of the facility by increasing the elevation/height of the current property elevation to meet the approximate street level height.

HOA CONCERNS WITH THE PROJECT:

CONCERNS WITH THE EXPANDED FENCE AND EXPANDED DRIVEWAY: The proposed 24-foot metal gate will double the size of the current entry way to the Cal Water facility that will change the current rural appearance and feel of the neighborhood which is consistent with the City of Rolling Hills to a more industrial/commercial feel and look. This modification is at the front of the neighborhood in a high traffic area making it highly visible. This change in appearance in its current form at the entryway of the neighborhood can negatively impact property values.

- Specifically:
 - The increased height and length in the metal fence will cause the removal of the current wood fence providing the rural look.
 - The proposed 24-foot metal fence is 7 foot high while the current wooden fence around the entire facility perimeter is only 6 foot high. This height discrepancy will make the gate visually stand out adding to the industrial/commercial look.
 - The current 6-foot wooden fence around the facility perimeter is in good shape and Cal Water has no plans in the near future to replace the current wooden fence with a new wood fence to match the new 7-foot gate.
 - The current landscape footprint will be reduced by removing a eucalyptus tree, shrubs and natural ground cover for a 24-foot concrete driveway. This will take away from the rural feel

CONCERNS WITH RE-GRADING:

The proposed project will re-grade the inside of the facility by increasing the elevation/height of the current property elevation to meet the approximate street level height. This will result in at least five dump trucks of dirt to be delivered to increase elevation

- The change in elevation may change how and where water (rain and onsite) run-off is managed. Cal Water his currently making modifications to its system that has been discharging water on Encanto for years.
- The increased grade elevation may make equipment and vehicles visible at street level taking away from the rural feel of the neighborhood.
- During the work period dirt and dust from the construction area may result in excess dust traveling off the site, and impacting homes directly next to the work area. The current plan is to only water down to help reduce dust impact. Given the close residential proximity, this will not be enough mitigation to reduce dust impact, and the HOA is requesting additional dust mitigation measures be undertaken

MISCELLENEOUS CONCERNS:

- Coordination of the timing of the Cal Water work being done to correct their land encroachment at 2 Encanto with the re-grading and resurfacing needed for their

- portable generator project. This will help to reduce project work timeline and inconvenience to the community.
- Generators are known to make considerable noise. They tend to be loud. How are they mitigating the noise impacts for neighboring properties during operation of the generator and the maximum amount of time the generator will be allowed to run for emergency, back-up power. How do City of RHE noise ordinances apply to this use in a residential area?

CONCLUSION:

The Montecillo HOA Board has met with representatives of Cal Water to discuss the above-mentioned issues and concerns. Based on the assurances provided by Renzo Ayala, Superintendent for California Water Services that address and resolve the HOA's specific concerns, the Montecillo HOA Board of Directors supports the Cal Water Portable Generator Project.