



**CALIFORNIA UNDERGROUND SAFETY BOARD  
INVESTIGATION DIVISION**

**INVESTIGATION REPORT**

**Date:** May 15, 2025

**Case No.:** N2422939

**Violations:**

Picture Build

Government Code § 4216.2(b): Excavating without first notifying the Regional Notification Center of intent to excavate.

Government Code § 4216. 4(c)(1): Excavator failure to call 911 emergency services upon discovering or causing damage to subsurface installation resulting in the escape of flammable, toxic, or corrosive gas or liquid.

**Executive Summary:**

On July 15, 2024, Picture Build began digging without first contacting the regional notification center and damaged a 0.5-inch plastic natural gas line with a shovel. Upon the escape of gas from the subsurface installation, Picture Build did not call 911 emergency services to report it. No one was injured and no equipment, other than the 0.5-inch plastic natural gas line was damaged.

**Reporting Party Information:**

Southern California Gas Company  
555 West 5<sup>th</sup> Street  
Los Angeles, California 90013

**Date of Incident:**

July 15, 2024

**Location of the Incident:**

22232 Dumetz Road  
Woodland Hills, California 91364

**Operator:**

Southern California Gas Company  
555 West 5<sup>th</sup> Street

Los Angeles, California 90013

**Excavator:**

Picture Build

12410 Foothill Boulevard, Unit U

Sylmar, California 91342

**Facility Type Damaged:**

0.5-inch plastic natural gas line

**Investigation:**

**Notification of the Incident**

On August 16, 2024, at 12:34 p.m., Southern California Gas Company submitted a notification of an incident to the California Underground Safety Board (Board). The notification stated, "Picture Build was hired to install drain line. While digging with hand shovel the 0.5-inch gas service was struck and damaged causing gas leak. No USA for excavation." (Exh. 1.)

The case was assigned to Investigator Ammar Bhatti (Investigator).

**Identity of the Excavator**

Government Code section 4216(h) defines an excavator to be "any person, firm, contractor or subcontractor, owner, operator, utility, association, corporation, partnership, business trust, public agency, or other entity that, with their own employees or equipment performs any excavation."

On November 6, 2024, Investigator sent the Board's Investigation Questionnaire to Picture Build. On November 7, 2024, Jorge, project manager for Picture Build, responded to the Board's Investigation Questionnaire and included the design estimate and photos of the jobsite. (Exh. 2). In the answers to the questionnaire, Jorge stated Picture Build were trenching for drains, using hand tools, at 22232 Dumetz Road, Woodland Hills, California 91364 on July 15, 2024. (Exh.2.)

In his November 7, 2024, response to the Board's Investigation Questionnaire, Picture Build's project manager Jorge stated that on July 15, 2024, while using a shovel, Picture Build damaged a 0.5-inch plastic natural gas line by hitting it while digging, causing a gas leak, but did not call 911 afterwards. (Exh. 2.)

Picture Build is a licensed contractor, as of April 8, 2025, registered with Contractors State License Board, license number 990772, with C27 – Landscaping, C-8 – Concrete, C53 – Swimming Pool, and B - General Building Classifications. (Exh. 3.)

### **Picture Build Did Not Contact the Regional Notification Center Before Digging**

Government Code section 4216.2(b) states that an excavator planning to excavate shall notify the appropriate regional notification center of the excavator's intent to excavate at least two working days, and not more than 14 calendar days, before beginning that excavation.

Picture Build did not notify the regional notification center prior to excavation at 22232 Dumetz Road, Woodland Hills, California 91364. Project Manager Jorge stated that Picture Build did not contact the regional notification center because, "Additional work was added and done on the fly and forgot to call 811." (Exh. 2.)

On October 31, 2024, Investigator emailed Amber Dahl, Safety Awareness Director at DigAlert, requesting ticket information for 22232 Dumetz Road, Woodland Hills, California for June 1, 2024, through July 31, 2024. (Exh. 4.)

Safety Awareness Director Amber Dahl responded on November 1, 2024, confirming that a ticket did not exist for 22232 Dumetz Road, Woodland Hills, California on July 15, 2024. (Exh. 5.)

### **Picture Build Did Not Call 911 Emergency Services Upon Gas Being Released**

Government Code section 4216.4(c)(2) states an excavator shall call 911 emergency services upon discovering or causing damage to a gas or hazardous liquid pipeline subsurface installation in which the damage results in the escape of any flammable, toxic, or corrosive gas or liquid.

When asked on the excavator survey if anyone from Picture Build called 911 after the damage on July 15, 2024, Project Manager Jorge answered, "No." (Exh. 2)

### **Findings:**

1. Picture Build failed to contact the Regional Notification Center before beginning excavation on July 15, 2024, at 22232 Dumetz Road, Woodland Hills, California 91364.
2. On July 15, 2024, Picture Build failed to call 911 emergency services to report the escaping gas from the subsurface installation after it was damaged by a shovel.

Investigator	Supervisor
Ammar Bhatti	Anona Bonner
Signature	Signature
/s/Ammar Bhatti	/s/Anona Bonner

**Exhibit List:**

Exhibit No.	Description	Date	Received From
1.	Incident Report submitted to the Underground Safety Board	Received on 8/16/2024 at 12:34 p.m.	Southern California Gas Company
2.	Board's Investigation Questionnaire and Investigator's email to Picture Build	Emailed on 11/6/2024	
3.	Contractor's License Detail for Picture Build License No. 990772 obtained from the Contractors State License Board website	Downloaded on 4/8/2025	California Contractors State License Board website at <a href="https://www.cslb.ca.gov/onlineservices/checklicensell/checklicense.aspx">https://www.cslb.ca.gov/onlineservices/checklicensell/checklicense.aspx</a>
4.	Investigator's email to DigAlert requesting ticket information on the underlying job to this incident	Emailed on 10/31/2024	
5.	Email from DigAlert stating there was no valid ticket for the underlying job to this incident	Received on 11/1/2024	Amber Dahl Safety Awareness Director DigAlert



# Exhibit 1

## No-Ticket Damage Reporting Form

**Submitted: August 16, 2024 12:34 PM**

### Reporter Information

Provide the names, titles, phone numbers, and email addresses of all individuals who are involved in reporting this damage or contributing to the answers to these questions

Full Name

**Alejandro Alvarez**

Title

**Damage prevention analyst**

Phone Number

**714-309-6289**

E-mail address

**aalvare5@socalgas.com**

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### Company

Provide the name, address, phone number, email address, and, if applicable, the Regional Notification Center (member code for your company).

Company Name

**SoCalGas**

Address

**555 W. 5th St., Los Angeles , 90013**

Phone Number

714-309-6289

Email Address

scgdamageprevention@socalgas.com

Regional Notification Center member code

Other Contacts

Is the photographer same as the primary reporter named above?

Yes

Incident Information

What was the date and approximate time of the incident?

July 15, 2024 2:47 PM

What is the address where your facility was damaged on 7/15/2024?

*Damage Street Address*

22232 Dumetz Rd.

*Damage County*

Los Angeles

*Damage City*

Woodland Hills

*Damage Cross Street 1*

LLano Dr.

*Damage Cross Street 2*

*Other Damage location description*

Private property

Does SoCalGas own, operate or maintain the facility damaged on 7/15/2024?

Yes

What type of excavation did you observe on 7/15/2024 at that address?

Drainage

Describe the excavation activity you identified.

Excavation with hand tools with no USA to install drain

What excavation companies did you observe on 7/15/2024?

*Company Name*

PICTURE BUILD

*Company Address*

12410 FOOTHILL BLVD UNIT U, Sylmar , 91342

*Phone Number*

310-995-4977

*Email Address*

office@picturebuild.com

*Did this company damage the facility?*

Yes

*Provide the name, title, phone number, and email address for at least one contact for each excavation company working at or near incident address on date of incident. If you have more than one contact, please provide all of them. Email addresses are required for submission of this form.*

Personnel Name

**Marimino Sanchez**

Title

**foreman**

Phone Number

**310-995-4977**

Email Address

**office@picturebuild.com**

Personnel Name

**Mohammed Rahmen**

Title

**RMO/CEO/PRES**

Phone Number

**818-751-2690**

Email Address

**office@picturebuild.com**

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### Notification Details

Was SoCalGas notified of the proposed excavation by the Regional Notification Center before 7/15/2024?

No

What date and time did you learn of the damage to the facility?

August 15, 2024 2:49 PM

How did SoCalGas learn of the damage to the facility?

intercompany email notification

### Facility Damaged

What kind of facility was damaged on 7/15/2024?

Natural Gas

Natural Gas

What type of material was the damaged facility?

Plastic

Facility diameter (inches)?

0.5

## Incident Details

What kinds of excavation equipment did you observe at the location of the damaged facility?

Shovel

Do you know what equipment damaged the facility?

Yes

What equipment damaged the facility?

Shovel

What information are you relying on regarding damage to the facility?

**Eyewitness statement**

Did SoCalGas contact the Regional Notification Center before repairing the damaged facility?

No

Provide any other relevant information about the damage on 7/15/2024.

Picture Build was hired to install drain line. While digging with hand shovel the 0.5-inch gas service was struck and damaged causing gas leak. No USA for excavation.

## Damages

Were there any injuries to any personnel or bystanders due to the damage to your facility on 7/15/2024?

No

Was any property damaged other than the damaged facility?

No

Was there a fire caused by this damage on 7/15/2024?

No

Was there an evacuation of any nearby homes or businesses caused by this damage on 7/15/2024?

No

Provide an estimate of the number of your customers whose service was interrupted by this damage on 7/15/2024.

1

## Conclusions

What date and time were repairs completed to the damaged facility?

August 15, 2024 4:30 PM

Please explain why you think the facility was damaged on 7/15/2024?

0.5-inch gas service was damaged and releasing gas

Is there any other information which you feel is important to share about this incident?



Not counting your answers to these questions, did SoCalGas create an investigatory or incident report pertaining to the damage on 7/15/2024?

Yes

Please attach investigatory or incident report here.

**USB Damage Report Form Template AA Copy.docx, 0.02MB**

Have your answers to these questions and or the documents you are sending today been reviewed, changed or amended by anyone?

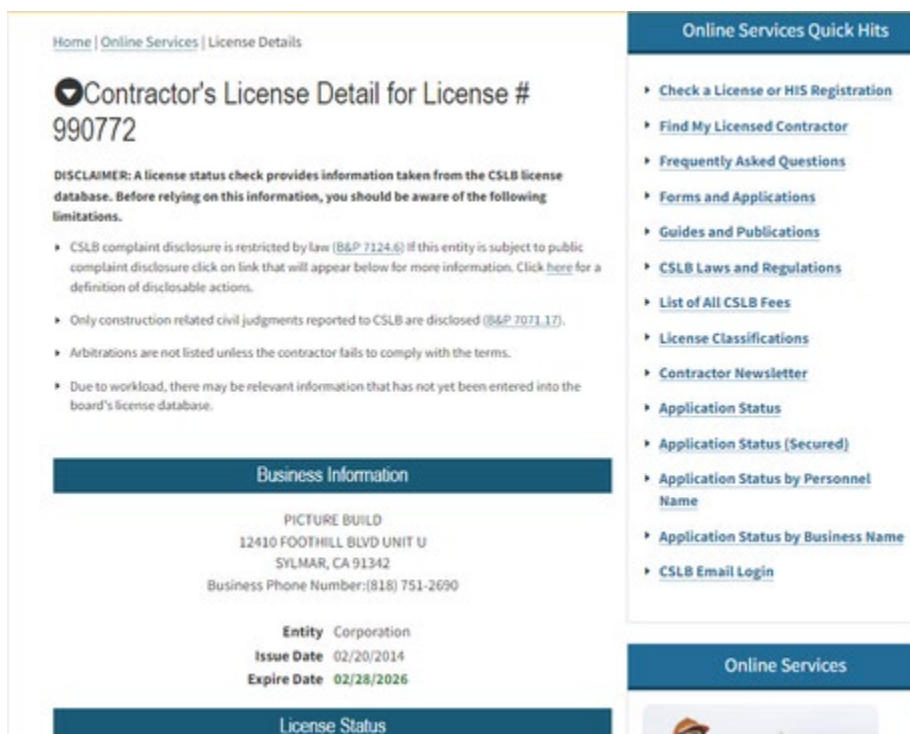
No

Files

Please attach all Facility Repair Orders.

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Please attach all Photos.



*Date and time photographed*  
August 16, 2024 11:12 AM

*Photographer Name*  
Alejandro Alvarez

Additional Records

*Business cards, photo of company vehicles onsite, etc.*  
IMG\_9583.jpg, 0.76MB

Reference Number

N2422939

22232 Dumetz Rd Woodland Hills California 91364  
No USA Damage

Incident Time: (24hr) 02:47 PM

Incident Date: 07/15/24

Incident Location:

City/County: Woodland Hills/Los Angeles

Address/Location: 22232 Dumetz Rd Woodland Hills California  
91364

Incident Cause: Rebar punctured 0.5 inch gas service

Gas Equipment Affected:

Material: Plastic Pipe size: ½" CTS

Dig In Information:

USA notification required: **Yes / No**

USA notified: **Yes / No**

USA # \_\_\_\_\_

Facilities properly marked: N/A

Name of Excavator: Picture Build

Excavator Contact Person: Marimino Sanchez

Phone: 310-995-4977

On Scene:	Date	Time
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Company Personnel on Scene <u>LCT Victor Cruz</u>	<u>07/15/24</u>	<u>4:00 PM</u>
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Gas Flow Stopped _____	<u>07/15/24</u>	<u>4:30 PM</u>
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Customer Outages (Quantity) 1

**Summary of incident:** Licensed 3<sup>rd</sup> party contractor damaged 0.5-inch gas service while digging for drain install with hand tools. No USA called in for excavation.



Search



**Picture Build**

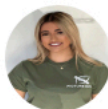
DESIGN | POOLS | HARDSCAPE | LANDSCAPE



# Picture First Then **Build**

RESIDENTIAL |  
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WORKS

Design & Installation Landscaping



Hi there, would you like to  
schedule a consultation?  
Text us here.



AA

picturebuild.com





## Contractor's License Detail for License # 990772

**DISCLAIMER:** A license status check provides information taken from the CSLB license database. Before relying on this information, you should be aware of the following limitations.

- ▶ CSLB complaint disclosure is restricted by law ([B&P 7124.6](#)) If this entity is subject to public complaint disclosure click on link that will appear below for more information. Click [here](#) for a definition of disclosable actions.
- ▶ Only construction related civil judgments reported to CSLB are disclosed ([B&P 7071.17](#)).
- ▶ Arbitrations are not listed unless the contractor fails to comply with the terms.
- ▶ Due to workload, there may be relevant information that has not yet been entered into the board's license database.

### Business Information

PICTURE BUILD  
12410 FOOTHILL BLVD UNIT U  
SYLMAR, CA 91342  
Business Phone Number:(818) 751-2690

**Entity** Corporation  
**Issue Date** 02/20/2014  
**Expire Date** 02/28/2026

### License Status

### Online Services Quick Hits

- ▶ [Check a License or HIS Registration](#)
- ▶ [Find My Licensed Contractor](#)
- ▶ [Frequently Asked Questions](#)
- ▶ [Forms and Applications](#)
- ▶ [Guides and Publications](#)
- ▶ [CSLB Laws and Regulations](#)
- ▶ [List of All CSLB Fees](#)
- ▶ [License Classifications](#)
- ▶ [Contractor Newsletter](#)
- ▶ [Application Status](#)
- ▶ [Application Status \(Secured\)](#)
- ▶ [Application Status by Personnel Name](#)
- ▶ [Application Status by Business Name](#)
- ▶ [CSLB Email Login](#)

### Online Services



# Exhibit 2



**From:**  
**Sent:**  
**To:**  
**Subject:**

Dear Picture Build,

**Response Due Date:** November 14, 2024

The Underground Safety Board (Board) has been notified about damage to a facility, potentially involving Picture Build. You have the option to respond to the following questions below using this interactive form or through a scheduled telephone interview.

**No-811 Excavator Intake Questions: Respond to the survey by clicking here.**

All questions must be answered to submit this form. Alternatively, you can contact the investigator within the next two business days to schedule a phone interview to answer these questions.

Should you encounter any difficulties with the questions or prefer a telephone interview, contact the investigator within the next two business days to schedule a time to discuss. I have been assigned with following up on notification reporting that PICTURE BUILD damaged the facility on 7/15/2024 by excavating without first contacting the Regional Notification Center. The damage occurred at or near 22232 Dumetz Rd., Woodland Hills.

The purpose of this report is to gather all the pertinent facts. The questions below, tailored for Picture Build, may serve to replace a formal interview. Respond to each question. The Board investigates excavation incidents to identify potential safety violations, and employ this data to enhance accident prevention, safeguard worker welfare, and protect people and property.

Furthermore, this information will aid in determining if any enforcement measures are warranted. In such a scenario, Picture Build will initially receive a Notice of Possible Violation (NOPV) following this investigation. NOPVs will be reviewed during public meetings of the Board to determine whether any violations of Government Code section 4216 et seq. have occurred. Should Picture Build receive an NOPV, you will be notified of your response options and of the date of your hearing.

To answer these questions you will need to gather information where applicable regarding excavation activities on the site, company and personnel contact information, the 811 ticket number and response information from the utility companies, emergency response actions, and prime contractor contact information.

Send with your answers to the questions, all the documents listed below that you possess, in their original format, which are associated with this damage by date indicated in email. "Documents" includes photographs, 811 ticket(s), written communications, incident reports, emails, texts, videos, or other related items.

Any documents the Board receives after response due date may not make it into the case file, resulting in them not being a part of the determination of your possible violation.

**Ammar Bhatti**

Investigator

Underground Infrastructure Directorate

Phone:

[www.energysafety.ca.gov](http://www.energysafety.ca.gov)



OFFICE OF ENERGY  
INFRASTRUCTURE  
SAFETY

*Stay connected and informed by signing up for the [Underground Safety Board's subscriber list](#).*

## No-Ticket Damage Reporting Form

**Submitted Time: November 7, 2024 8:49 AM**

Provide your name, title, phone number, and email address

Name

Jorge

Title

Project Manager

Phone Number

818-339-5575

Email Address

jorge@picturebuild.com

Please provide the identifying information for PICTURE BUILD in general.

California Contractor's State License Board (CSLB) license

990772

Physical Address

12410 Foothill Blvd Unit U. Sylmar Ca. 91342

Mailing Address

12410 Foothill Blvd Unit U. Sylmar Ca. 91342

Phone Number

818-751-2690

Email Address

office@picturebuild.com

Did PICTURE BUILD damage the NaturalGas facility while excavating at 22232 Dumetz Rd., Woodland Hills on the 7/15/2024? (Select One)

Yes

Were there any other companies at or near 22232 Dumetz Rd., Woodland Hills on 7/15/2024? (Select One)

No

Did someone in PICTURE BUILD, or anyone else, contact the Regional Notification Center on 7/15/2024?

No

Did SoCalGas respond after the Regional Notification Center created the 811 ticket?

Is PICTURE BUILD aware that it needed to contact the Regional Notification Center prior to excavating?

No

Did the Regional Notification Center create an 811-ticket for 22232 Dumetz Rd., Woodland Hills that PICTURE BUILD worked?

No

If no one at PICTURE BUILD, or anyone else, contacted the Regional Notification Center before excavating, why not?

Other

Explain why PICTURE BUILD did not obtain an 811 ticket?

Additional work was added and done on the fly and forgot to call 811

Has PICTURE BUILD ever obtained an 811 ticket, either by calling 811 or using the Regional Notification Center's website?

Yes

The damage notification indicated that a facility was damaged at 22232 Dumetz Rd., Woodland Hills on 7/15/2024. Is that correct?

Yes

Was PICTURE BUILD the prime contractor on the project at 22232 Dumetz Rd., Woodland Hills on 7/15/2024?

**Yes**

What was mentioned or what direction did the prime contractor provide to you?

Provide the names, phone numbers, and if applicable, their email address for all your personnel who were at 22232 Dumetz Rd., Woodland Hills when the facility was damaged.

Name

**Maximino Sanchez**

Title

**Foreman**

Phone Number

**213-276-3332**

Email Address

Add an additional individual?

**Yes**

Name

**Hugo Guzman**

Title  
**helper**

Phone Number  
**323-826-8051**

Email Address

Add an additional individual?  
**Yes**

Name  
**Malaquias Sanchez**

Title  
**Helper**

Phone Number  
**213-926-3948**

Email Address

Which one of the individuals you identified was the foreman on the project when the facility was damaged?  
**Max Sanchez**

Facility Damage  
Was a facility damaged on 7/15/2024?  
**Yes**

Describe the damaged facility.

cut

Identify the type of material damaged.

poly line

Explain how the facility was damaged?

Trenching for drains and was cut with a shovel

What equipment did PICTURE BUILD use on 7/15/2024? (Select All That Are Applicable)

Shovel, Pick, Other hand tools

What type of equipment damaged the facility?

Shovel

Who was operating the equipment that damaged the facility on 7/15/2024?

Maximino Sanchez

Does PICTURE BUILD own that equipment?

Yes

### Emergency Response

How did PICTURE BUILD learn that the SoCalGas facility was damaged on 7/15/2024?

gas leak

Did anyone with PICTURE BUILD call 911 on 7/15/2024 after the damage had occurred?

No



Was there an emergency response to the incident from the fire department, a law enforcement department, or an ambulance on 7/15/2024?

No

Were there any injuries to any personnel or bystanders on 7/15/2024?

No

Were there any fatalities on 7/15/2024 or afterwards, due to the damage at 22232 Dumetz Rd., Woodland Hills?

No

Was there property damage on 7/15/2024, excluding the facility damage?

No

Was there a fire on 7/15/2024 as a result of the damage to the facility?

No

Was there an evacuation of any homes or businesses on 7/15/2024 as a result of the damage to the facility?

No

Are you aware of anyone else that called 911?

No

Did anyone at PICTURE BUILD contact the Regional Notification Center after the damage on 7/15/2024?

No

Did anyone at PICTURE BUILD contact SoCalGas after the damage?

**Yes**

Who at PICTURE BUILD contacted the SoCalGas?

**Maximino Sanchez**

What is the name of the person at the SoCalGas contacted by the individual you identified above?

What steps, if any, have PICTURE BUILD taken to prevent a similar damage in the future?

**Call 811**

Is there any other information you want to share about this damage?

**none**



## LANDSCAPE DESIGN ESTIMATE

CA Contractor's License C-27, C-8:990772

DIR Registration Number: 1000642102

### Designer/Sales Consultant:

Dana Weinroth/[dana@picturebuild.com](mailto:dana@picturebuild.com)

(t)917.365.3181

Darrin Mainstain  
22232 Dumetz Rd  
Woodland Hills, CA 91364  
818.427.2827  
[dmainstain@gmail.com](mailto:dmainstain@gmail.com)  
May 14, 2024

### SCOPE OF WORK\*

*Thank you for giving me the opportunity to present this bid; the scope of work is listed below for the backyard and front yard areas. If the project goes into contract; **please note** that if the total square footage goes up or down for any scope of work during the installation, the price will be reflected in a change order as either a credit or addition. This would be established ahead of the installation.*

## POOL REMODEL

### DEMO

- Chip and remove existing plaster and tile
- Demo existing coping and rocks on spa and raised area
- Haul away all debris to appropriate dump sites (coping, rocks, tile and plaster)

### PLUMBING

- New plumbing for spa and pool→  
Pool- autofill, return lines, vacuum lines, split drains, skimmer  
Spa – Split drains, (8) spa jet returns  
Lights – (3) low voltage pool lights (1) spa light
- Run new 1.5" gas line from meter to pool equipment
- Run new 1" main line from panel to pool equipment

### COPING/TILES

- Install Bellecrete precast coping (owner to select color)
- Prepare float and waterproofing for waterline tile
- Install new waterline tile for pool + spa (tile material not included, owner to select tile)
- Patch concrete for plumbing remodel

## **EQUIPMENT**

- Jandy 2.7 HP Variable Speed Pump (Filter pump)
- Use existing filter
- JXI400 heater
- Air blower 2HP
- Jandy iAqualink Automation System board + antenna
- (3) Color LED Pool Light
- (1) Color LED Spa Light

## **EQUIPMENT HOOK UP**

- Plumbing connection for all pool equipment
- Gas connection to meter and gas heater
- Electrical connection including sub panel for pool equipment

## **PLASTER**

- Pool plaster white or grey
- Includes fittings, drain covers, umbrella sleeve

**POOL REMODEL ESTIMATE \$67,500.00**

## **BACKYARD LANDSCAPING**

### **DEMO**

- Remove existing flagstone decking/patio and soils 7-8" below grade in prep for new paver decking, approx 1500sqft (around pool and butting up against the back of the house)
- Grade areas
- Remove (2) small Elm trees and shrubs in existing planters to prep for new plant material
- Remove small plants on slope (palm trees excluded for now)
- Prep slope for new plant material, add soil amendments and grade
- Prep planters for new plant material
- Haul debris to appropriate dump sites

**COST \$9000.00**

### **PAVER PATIO**

- String level areas before base install
- Install 2-3" of road base, compacted to 95%
- Install 1" of screeded sand
- Install Angelus Courtyard pavers for roughly 1500sqft of pavers
- Compact pavers and install joint sand
- Clean and wet test

- Install (4) steps for pool walkway for approx 20 linear feet on either side of raised decking areas (around spa) – recommending Bellecrete

**COST \$21,100.00**

## **TURF**

- Remove existing sod and soil, 4" below grade (For West side of house and for s/w side of backyard)
- Grade entire area in prep for new sod
- Install 2" of class II roadbase, compact
- Install 1" of DG subbase, compact
- Install roughly 200sqft of Simple Turf (height/pile tbd) for along West side of house between existing wall and house
- Install roughly 500sqft for the s/w side of the backyard aligned to the new pavers
- Stake, staple and S seam all joints
- Finish with green joint sand

**COST \$9000.00**

## **OUTDOOR KITCHEN**

- Dig trenches for outdoor kitchen footing
- Install footings for kitchen island
- Install rebar reinforcement
- Island to be roughly **7 linear feet** to create countertop
- Install 8 x 8 x 16 CMU block for 36" linear feet of BBQ wall
- Pour concrete countertop to be 3' wide with 12" over hang
- Countertop color tbd
- Install owner provided equipment (*to be ordered and on site prior to installation*)
- Stucco coat exterior
- Utilities tbd\*
- Install countertop sealant

**COST \$6600.00**

## **SMALL SEATED WALL (ALIGNING WITH OUTDOOR KITCHEN)**

- Dig trenches for 14 linear feet of planter wall
- Form for small, seated wall, height to be 18"
- Pour concrete for 18" foot tall wall, top of bench to be 8" wide, length of wall to be 14' to create seated wall
- Remove forms
- Sand stucco over top of wall

**COST \$1700.00**

## **IRRIGATION**

- Install (3) new irrigation zones, for 3 drip lines
- Install (3) new irrigation plastic valves
- Install pressure regulator/filters for drip lines
- All lateral trenches 12 inches below grade
- Install drip tubing
- Install 4 station smart irrigation timer (connect to 120v electrical service)

**COST \$3400.00**

## **MULCH**

- Install 3" of brown shredded mulch for the planter along the southeast side planter (for new plant material) and wraps around the back for privacy shrubs, approx 800sqft

**COST \$1000.00**

**RECOMMENDED PLANT MATERIAL ALLOWANCE \$5000.00 (PRIVACY SHRUBS, FILLER PLANTS FOR BORDER BEDS and FOR SLOPE)**

**RECOMMENDED LIGHTING ALLOWANCE \$3500.00 (UPLIGHTS FOR HEDGES, PATH LIGHTING AND WALL WASHERS)**

**BACKYARD TOTAL \$60,300.00**

## **FRONT YARD**

### **DEMO**

- Demo and remove soils 3-4" below final grade in prep for DG, gravel and plant material, approx 760sqft
- Remove shrubs flanking entry walkway
- Grade area
- Haul debris to appropriate dump sites

**COST \$2500.00**

### **DG**

- Install approx 600 sq ft of tan decomposed granite
- Will include weed fabric
- Install 2" of sub base
- Compact base material
- Install 1 inch of stabilized decomposed granite, grade, wet and compact for a smooth appearance

- Install 150sqft landscape gravel pathway as per plan, gravel to be 3" deep
- Install bender board edging to separate gravel from DG for approx 100 linear feet

**COST \$2700.00**

#### **IRRIGATION**

- Install (1) new irrigation zones, for 1drip line
- Install (1) new irrigation plastic valve
- Install pressure regulator/filters for drip line
- All lateral trenches 12 inches below grade
- Install drip tubing
- Connect to backyard timer

**COST \$1050.00**

**RECOMMENDED PLANT ALLOWANCE \$3800.00**

**RECOMMENDED LIGHTING ALLOWANCE \$1500.00**

**FRONT YARD ESTIMATE \$11,550.00**

**ESTIMATE TOTAL \$139,350.00**

*Not included in estimate:*

- *Drainage- will raise existing drains in backyard after grading is finalized to pitch water out West side of property towards front yard. Will determine on site if additional drains are required*
- *Removal of Jacaranda tree (front yard) tbd*















































Imperial  
INC.

CAUTION

CAUTION









































22232

22232





































# Exhibit 3





## ▼ Contractor's License Detail for License # 990772

**DISCLAIMER: A license status check provides information taken from the CSLB license database. Before relying on this information, you should be aware of the following limitations.**

- ▶ CSLB complaint disclosure is restricted by law ([B&P 7124.6](#)) If this entity is subject to public complaint disclosure click on link that will appear below for more information. Click [here](#) for a definition of disclosable actions.
- ▶ Only construction related civil judgments reported to CSLB are disclosed ([B&P 7071.17](#)).
- ▶ Arbitrations are not listed unless the contractor fails to comply with the terms.
- ▶ Due to workload, there may be relevant information that has not yet been entered into the board's license database.

Data current as of 4/8/2025 3:21:29 PM

### Business Information

PICTURE BUILD  
12410 FOOTHILL BLVD UNIT U  
SYLMAR, CA 91342  
Business Phone Number:(818) 751-2690

**Entity** Corporation  
**Issue Date** 02/20/2014  
**Expire Date** **02/28/2026**

### License Status

**This license is current and active.**

**All information below should be reviewed.**

### Additional Status

**There is Complaint Disclosure information for this license.**

### Classifications

- ▶ [C27 - LANDSCAPING](#)
- ▶ [C-8 - CONCRETE](#)
- ▶ [C53 - SWIMMING POOL](#)
- ▶ [B - GENERAL BUILDING](#)



Bonding Information

Contractor's Bond

This license filed a Contractor's Bond with [MERCHANTS BONDING COMPANY \(MUTUAL\)](#).

**Bond Number:** 100406203

**Bond Amount:** \$25,000

**Effective Date:** 04/12/2024

**Cancellation Date:** 04/13/2025

[Contractor's Bond History](#)

Bond of Qualifying Individual

- ▶ The qualifying individual BRIAN MICHAEL GODLEY certified that he/she owns 10 percent or more of the voting stock/membership interest of this company; therefore, the Bond of Qualifying Individual is not required.

**Effective Date:** 11/28/2023

[BQI's Bond History](#)

- ▶ The qualifying individual MO SOLOMON certified that he/she owns 10 percent or more of the voting stock/membership interest of this company; therefore, the Bond of Qualifying Individual is not required.

**Effective Date:** 09/06/2023

Workers' Compensation

This license has workers compensation insurance with the [REPUBLIC INDEMNITY COMPANY OF CALIFORNIA](#)

**Policy Number:**25646603

**Effective Date:** 02/06/2025

**Expire Date:** 02/06/2026

[Workers' Compensation History](#)

Other

- ▶ Personnel listed on this license (current or disassociated) are listed on other licenses.

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# Exhibit 4



## **Bhatti, Ammar@EnergySafety**

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**From:** Bhatti, Ammar@EnergySafety  
**Sent:** Thursday, October 31, 2024 2:53 PM  
**To:** Amber Dahl  
**Subject:** Requesting ticket info for 22232 Dumetz Rd

Hi Amber,

Could you please provide a copy of all tickets, originals and revisions, and electronic positive responses at about 22232 Dumetz Rd. in Woodland Hills for June 1, 2024, through July 31?

If there are no tickets at this address for this date, confirm that finding.

### **Ammar Bhatti**

Investigator  
Underground Infrastructure Directorate  
Phone: 279-245-1087  
[www.energysafety.ca.gov](http://www.energysafety.ca.gov)



OFFICE OF ENERGY  
INFRASTRUCTURE  
SAFETY

*Stay connected and informed by signing up for the [Underground Safety Board's subscriber list](#).*



# Exhibit 5



## Bhatti, Ammar@EnergySafety

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**From:** Amber Dahl <amber@digalert.org>  
**Sent:** Friday, November 1, 2024 12:08 PM  
**To:** Bhatti, Ammar@EnergySafety  
**Subject:** Re: 22232 Dumetz Rd  
**Attachments:** 22232 Dumetz Rd.pdf

**CAUTION:** This email originated from outside of the organization. Do not click links

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Thank you,



**Amber Dahl**, Safety Director  
Underground Service Alert of Southern California  
PO BOX 77070 Corona, CA 92877  
P: 951-808-8115 F: 951-808-8101  
E: [amber@digalert.org](mailto:amber@digalert.org) W: [www.digalert.org](http://www.digalert.org)



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## Underground Service Alert

of Southern California™

November 1, 2024

Ammar Bhatti  
Underground Safety Board

**File Number: Unknown**

Dear Ammar,

After searching our records from 6/1/24 through 7/31/24, we were unable to find any DigAlert tickets for the location at or near 22232 Dumetz Rd in Woodland Hills. I hope this information will be helpful.

If we can be of further assistance, please call us at 951-808-8100.

Sincerely,

Amber Dahl  
Safety Awareness Director