# Mo.10a

STATE OF CALIFORNIA – THE RESOURCES AGENCY GRAY DAVIS, *Governor*

CALIFORNIA COASTAL COMMISSION
CENTRAL COAST AREA
OUTH CALIFORNIA ST., SUITE 200
VENTURA, CA 93001
(805) 641 - 0142

| | |
|---|---|
| Filed: | 2/17/98 |
| Staff: | MB - VNT |
| Staff Report: | 5/18/99 |
| Hearing Date: | 6/7/99 |
| Commission Action: | continued |

## STAFF REPORT: PERMIT EXTENSION REQUEST

**APPLICATION NO.:** 4-95-200-E1

**APPLICANT:** Irwin Warsaw

**PROJECT LOCATION:** 19551 Bowers Drive, Topanga; Los Angeles County

**PROJECT DESCRIPTION:** Construction of a two-story, 28 ft. high, 1,525 sq. ft. single family residence on a 5,576 sq. ft. lot with attached garage and septic system. After-the-fact approval of 50 cu. yds. of grading, removal of vegetation, and construction of septic pits.

**SUBSTANTIVE FILE DOCUMENTS:** Coastal Development Permit 4-95-200 (Fenton); Coastal Development Permit 4-95-200-T1 (Warsaw); Geoplan, Inc., Engineering Geologic Report, July 18, 1995 and update letter, January 11, 1999; Strata-Tech, Inc., .Preliminary Geotechnical Investigation, August 25, 1995.

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### SUMMARY OF STAFF RECOMMENDATION:

The staff recommends that the extension should be granted because there have been no changed circumstances since the approval of the subject development that may affect the project's consistency with the Coastal Act.

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### PROCEDURAL NOTE:

The Commission's regulations require that permit extension requests shall be reported to the Commission if:

1. The Executive Director determines that due to changed circumstances the proposed development may not be consistent with the Coastal Act, or

2. Objection is made to the Executive Director's determination of consistency with the Coastal Act (14 C.C.R. Section 13169).

On March 4, 1998, the Executive Director of the Coastal Commission determined pursuant to section 13169(a)(1) that there were no changed circumstances in connection with the proposed coastal development permit that might affect the project's consistency with the Coastal Act. The Executive Director mailed notice of this determination to all interested parties.

On March 16, 1998 the Executive Director received a written objection to this determination. Pursuant to the Commission regulations the extension request was referred to the Commission for a public hearing and action at the January 15, 1999 meeting. The consideration of this item was then continued at that meeting.

The Executive Director reported at the January 15, 1999 meeting that he had determined that there is no changed circumstances since the Commission's approval of the project on January 11, 1996. Communications had also been received from the public in connection with the hearing, relating to the proposed extension. The Commission chose to continue consideration of this matter. The Commission considered the item and continued consideration of the Executive Director's recommendation. An issue was raised at the hearing relating to potential of the proposed development to cause off-site geologic problems. The Executive Director's determination that there are no changed circumstances in this instance means that the extension will be issued unless, under the administrative regulations, three (3) Commissioners object to the extension. 14 C.C.R. Section 13169. If three (3) Commissioners object to an extension on the grounds that the proposed development may not be consistent with the Coastal Act, the application shall be set for a full hearing as though it were a new application. If three (3) objections are not received, the permit will be extended for an additional year.

Under the Administrative Regulations Sec. 13169(a)(2), the term of the original permit has been extended here because a timely extension request was filed and the term has not expired because of the continuance. Since the extension request was made before the permit expiration date, the permit has not expired. If the Commission acts at the June 7, 1999 hearing, the permit will be extended from that date. The new expiration date for the permit will be June 7, 2000. .

## Analysis:

## A. Project Description

The previously approved project (CDP 4-95-200 (Fenton)) was for construction of a two-story, 28 ft. high, 1,525 sq. ft. single family residence on a 5,576 sq. ft. lot with attached garage and septic system and after the fact approval of 50 cu. yds. of grading, removal of vegetation, and construction of septic pits.

## B Background and Permit History

The Commission approved 4-95-200 (Fenton) on January 11, 1996 subject to six (6) special conditions regarding landscaping and erosion control plans, irrigation plans, future improvements deed restriction, plans conforming to the geologic report recommendations, drainage plans, and wild fire liability (Exhibit 3-5). To date none of the special conditions have been met and, therefore, the coastal development permit has not been issued. On January 12, 1998 the Commission issued an assignment of permit to transfer the subject permit from Mr. Fenton to Mr. Warsaw, the present applicant.

On January 9, 1998, the applicant timely submitted a one-year time extension request for the coastal development permit, application no. 4-95-200-E1. The extension request was scheduled to be presented to the Commission on March 4, 1998 pursuant to the Executive Director's initial determination under section 13169(a)(1) that there were no changed circumstances present. (Exhibit 6). On March 16, 1998 a letter of objection to the determination of consistency was received at the South Central Coast office (Exhibit 7). As a result of the written objection, the extension request was reported to the Commission on January 15, 1999 pursuant to section 13169(a)(2).

The March 16, 1998 letter from a neighbor alleged that the subject site is geologically unstable for development. The letter stated that "a major fault approximately 69 feet deep" is located on APN 4447-005-014The alleged fault is not shown on the geologic map provided by the applicant's certified professional (see Exhibit 3) The letter further alleged that both the properties on the east and west of the subject site have had septic failures. Staff noted that no evidence was submitted to the Commission in support of the grounds stated in the objection which would also adversely affect the subject site (Exhibit 6). .APN 4447-005-014 is located two parcels, or roughly fifty feet to the west of the Warsaw property.

The applicant submitted several geology reports (prepared before the date of the January 1999 hearing) which addressed the geologic issues at the subject site that were brought up in the objection letter. The Preliminary Geotechnical Investigation Report performed by Strata-Tech, Inc. dated August 25, 1995 concluded:

*"Development of the site is considered feasible from a soils engineering standpoint..."*

In addition, the applicant submitted an Engineering Geologic Report dated July 18, 1995 and an Engineering Geologic Memorandum dated August 5, 1998 performed by Geoplan, Inc. The reports indicate that a steeply northwest-dipping fault exists near Webb Trail which *"appears to have contributed to a landslide in 1980 at the end of Bowers Drive. It does not affect stability of lot 5."* The report further indicates that "*there are no active faults beneath lot 5 or in Topanga*" (Exhibit 8). In response to the neighbors' letters of concern, Geoplan, Inc. submitted a memorandum letter dated August 5, 1998 which states "*no significant change in geologic conditions has taken place at lot 5 and its near environs*" (Exhibit 9).

Staff concluded in (staff report of dated 12/11/99) that there were no changed circumstances at the project site since the Commission's approval of Coastal Development Permit 4-95-200 (Fenton). Staff noted that because both the minor amounts of grading and installation of a septic pit on the subject site occurred on the property without the benefit of a coastal development permit, Coastal Development Permit 4-95-200 (Fenton) included an after-the-fact request for both the grading and septic pit. Both of these issues were investigated in the initial staff report for the original permit approval and discussed at the January 1995 Commission hearing.

At the January 15, 1999 Coastal Commission hearing on the extension request, the Commission was presented with an extensive collection of material submitted by an adjacent neighbor (Darlene Beaver) in opposition to the extension request. This material included geologic data (core samples i.e. logs of borings) for certain locations in the surrounding Fernwood Pacific area, as well as Los Angles County Public Works Agency response (Geologic review sheets) to the neighbor's proposed earthquake repairs, and a new letter alleging problems with faulting, destabilization due to effluent, and landsliding. Because of these issues raised relating to potential off-site geologic problems, the Commission continued its consideration of this matter. The Commission specified three issues to be addressed:

- Alleged sliding of Webb Trail onto the highway.
- Alleged County Building and Safety Department's denial of earthquake related repairs on neighboring property.
- Alleged denial of earthquake damage remediation

The staff informed the applicant verbally of the Commission's concern and on January 20, 1999 staff wrote to the applicant and requested additional information on the potential effect of the project on off-site development. The applicant's response is found in Exhibit 12. The applicant states that various geologic studies from 1971, 1978,

1995, 1998, and 1999 do not indicate any potential adverse geologic impact of development on adjoining properties. Since the January 1999 hearing, the person objecting to the extension has not submitted any additional comments. Since the project involves after-the-fact development, further delays are of concern.

The applicant has submitted a letter of May 14, 1999 (Exhibit 10) requesting that the matter be continued until the Coastal Commission's August meeting in West Los Angeles to allow time to retain a geologist to conduct an independent review of off-site potential geologic hazards and further clarify the nature of the Commission's concerns as to the size of the area where such analysis is necessary.

## C. Analysis and Conclusion

Section 30253 of the Coastal Act states in part that new development shall:

***(1) Minimize risks to life and property in areas of high geologic, flood, and fire hazard.***

***(2) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.***

The issue of changed circumstances relative to the proposed project described within Coastal Development Permit 4-95-200-E1 for the construction of a two-story, 28 ft. high, 1,525 sq. ft. single family residence with an attached garage and septic system, and after-the-fact approval for 50 cu. yds. of grading, removal of vegetation, and construction of septic pits requires close Commission scrutiny. The Commission must evaluate the new information submitted by the opponent (Exhibit 11) and new information submitted by the applicant (Exhibits 12 and 13). Staff, in addition reviewed the opponents concerns with Mark Pestrella, a supervisor at the County Department of Regional Planning. Regarding the specific 3 issues raised by the Commission, Pestrella has responded in conversations with staff in the following manner:

- Regarding the alleged sliding of Webb Trail onto the highway, County staff has received no reports of such sliding.

- Relative to alleged County Building and Safety denial of the neighbor's project, the County has asked the neighbor for information which is customary for earthquake related repairs. The County is concerned, in asking these questions, that earthquake repair is not used as a mechanism to more fully rebuild the residence, which would require a different scope of local approval, and to ensure, secondly, that the public is protected against extensive and unnecessary repairs. There has been denial of the opponent's project.

- The County has denied certain earthquake related repairs where the applicant has not shown that the repairs are necessary and justified. There is a threshold of the amount of earthquake related repairs that can be authorized without a waiver.

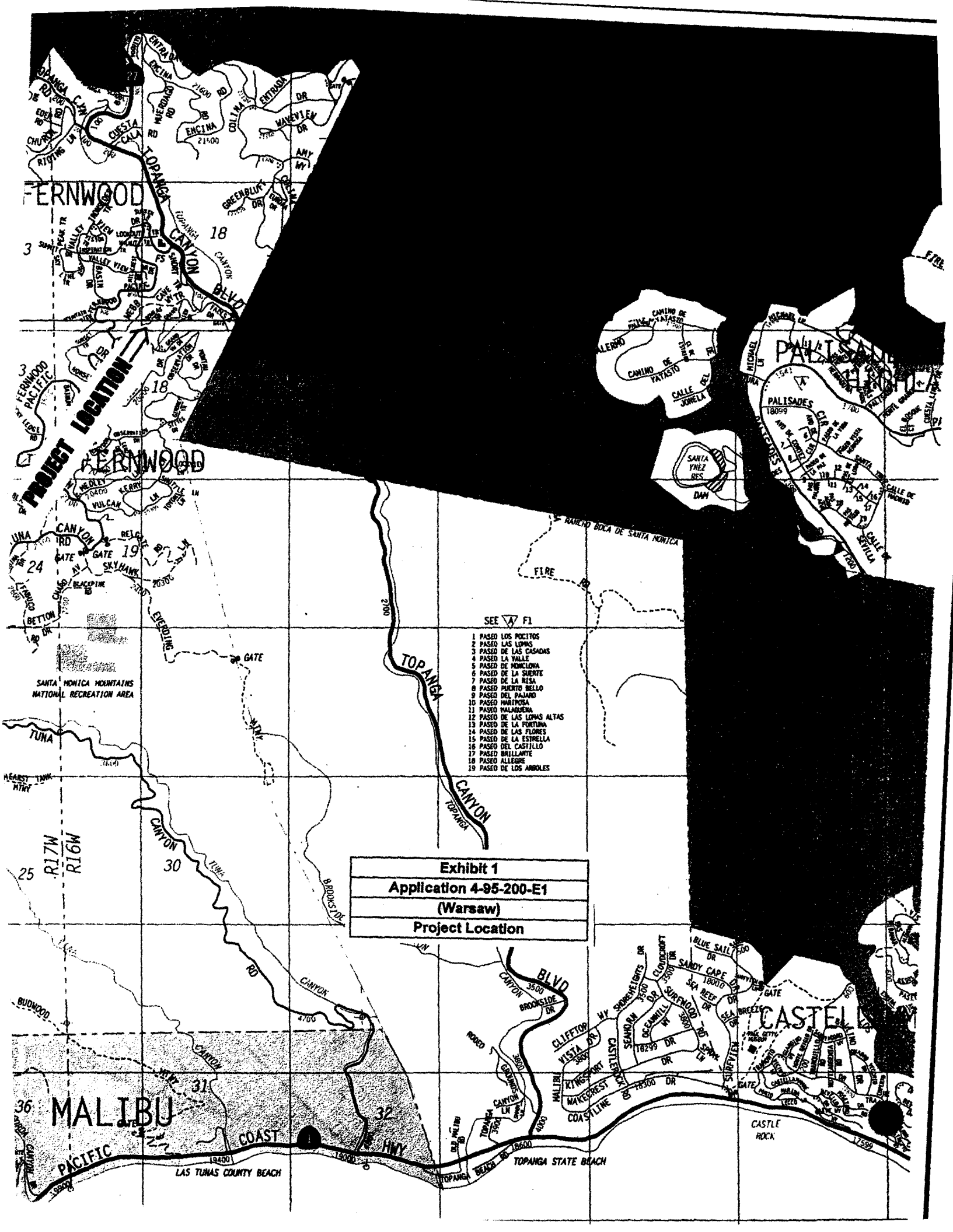
Relative to the potential Webb Trail landslide issue, staff notes the following. The Webb Trail is the road adjacent to the rear of the proposed residence. Relative to any landslide on the Webb Trail, there is a mapped landslide north of the Webb Trail opposite to the project site, but no development is proposed in this landslide area. This active landslide is approximately one hundred feet horizontally and fifty feet vertically to the north from the project site on the opposite side of Webb Trail. This landslide has not been found to present a hazard to the project site according to the analysis by the applicant's geology and geotechnical consultants (Geoplan, Inc., Engineering Geologic Report, July 18, 1995 and update letter, January 11, 1999; Strata-Tech, Inc., .Preliminary Geotechnical Investigation, August 25, 1995.). In addition, staff notes that there is a second active landslide at the lower terminus of Bowers Drive, but that this is approximately 500 feet northeast of the project site.

Relative to the opponent's alleged problem with effluent from the site creating off-site adverse impacts, staff has reviewed information that the proposed septic system has received approval in concept from the County and been reviewed by the above-noted report and update by Geoplan, Inc. This local government review, together with analysis by a qualified professional, has been found in past Commission decisions to show that the project will not impact adversely on the site or surrounding properties. The Commission finds the same to be true in this case.

In addition, staff has reviewed the graphic illustrations of core samples (borings) submitted by the project opponent and notes that they show a geologic structure similar to that shown by the applicant. The depth of samples is substantially equivalent to that performed for the Warsaw project, i.e. a depth of over sixty feet. There are no assertions in the cover letter by the certified engineering geologist submitted by the project opponent that these samples indicate a geologic hazard relative to Coastal Act Section 30253 (1) and (2). The Commission finds this information to be inconclusive, and that it does not state that the applicant's project will result in adverse effects to on-site or off-site geology.

The applicant's geology and geotechnical analysis have consistently indicated that the site is unaffected by landslide, slippage, of settlement and there will be no adverse affect on adjoining properties (i.e. off-site impacts) provided their respective recommendations are followed. In summary, a review information provided by the County Department of Regional Planning and the applicant's geology and geotechnical review does not provide evidence of off-site/landslide impacts of the proposed developments. Further, no information of a substantial nature has been presented by the opponents establishing that there are such impacts.

In conclusion, the Commission finds that there are no changed circumstances that may affect the project's consistency with the Coastal Act. Accordingly, if the Commission does not object to the requested extension described herein, and grant the applicant's request for extension, the new expiration date will be June 7, 2000.


PROJECT LOCATION
SEE A F1
1 PASEO LOS POCITOS
2 PASEO LAS LOMAS
3 PASEO DE LAS CASADAS
4 PASEO LA VALLE
5 PASEO DE MONCLOVA
6 PASEO DE LA SUERTE
7 PASEO DE LA RISA
8 PASEO PUERTO BELLO
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12 PASEO DE LAS LOMAS ALTAS
13 PASEO DE LA FORTUNA
14 PASEO DE LAS FLORES
15 PASEO DE LA ESTRELLA
16 PASEO DEL CASTILLO
17 PASEO BRILLANTE
18 PASEO ALLEGRE
19 PASEO DE LOS ARBOLES
Exhibit 1
Application 4-95-200-E1
(Warsaw)
Project Location
TOPANGA CANYON BLVD
PACIFIC COAST HWY
MALIBU
LAS TUNAS COUNTY BEACH
TOPANGA STATE BEACH
CASTLE ROCK
SANTA MONICA MOUNTAINS NATIONAL RECREATION AREA
PALISADES
CASTELLAMMARE
FERNWOOD
R17W
R16W

| 4447 | 5 |
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CALE 1" = 50'

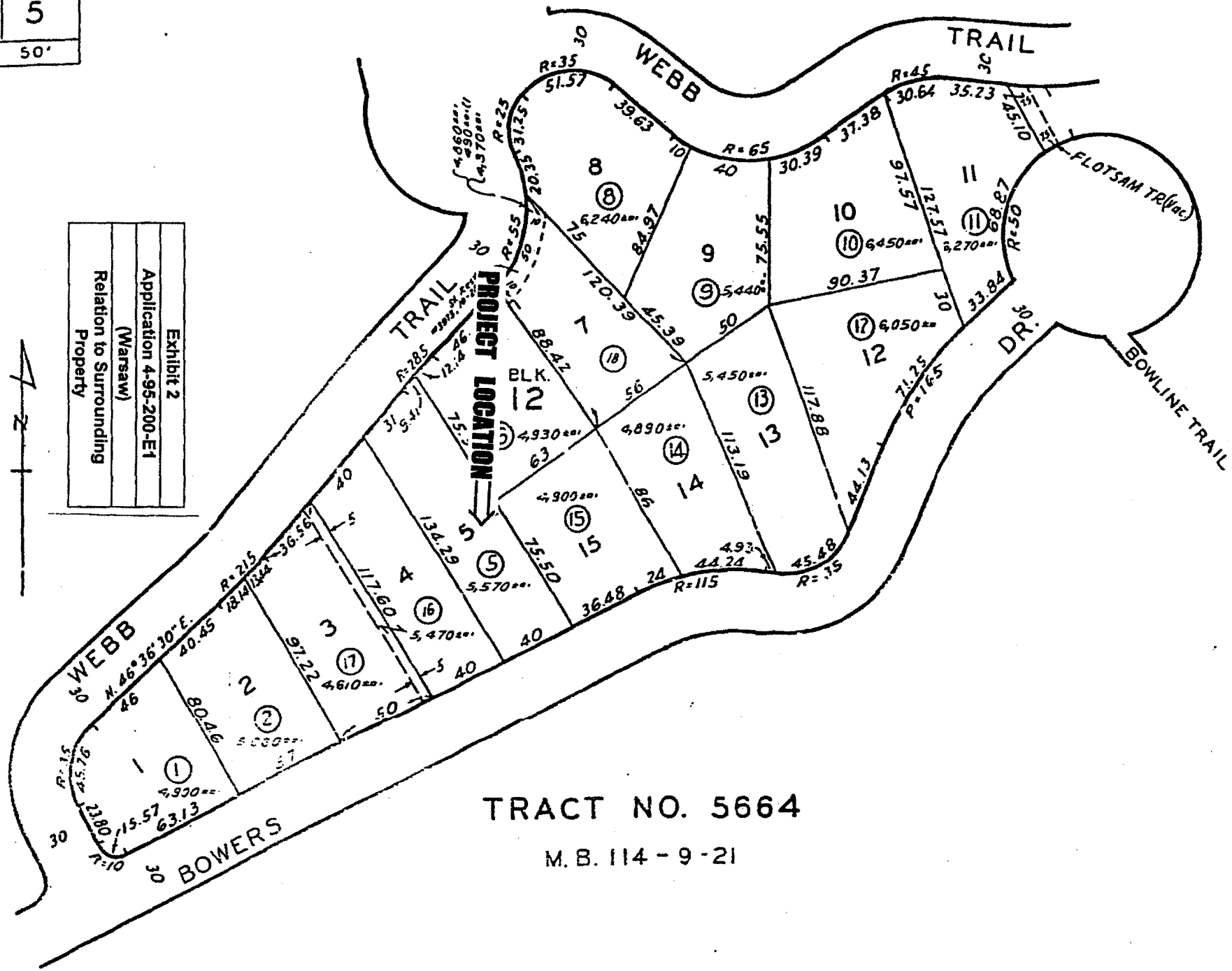
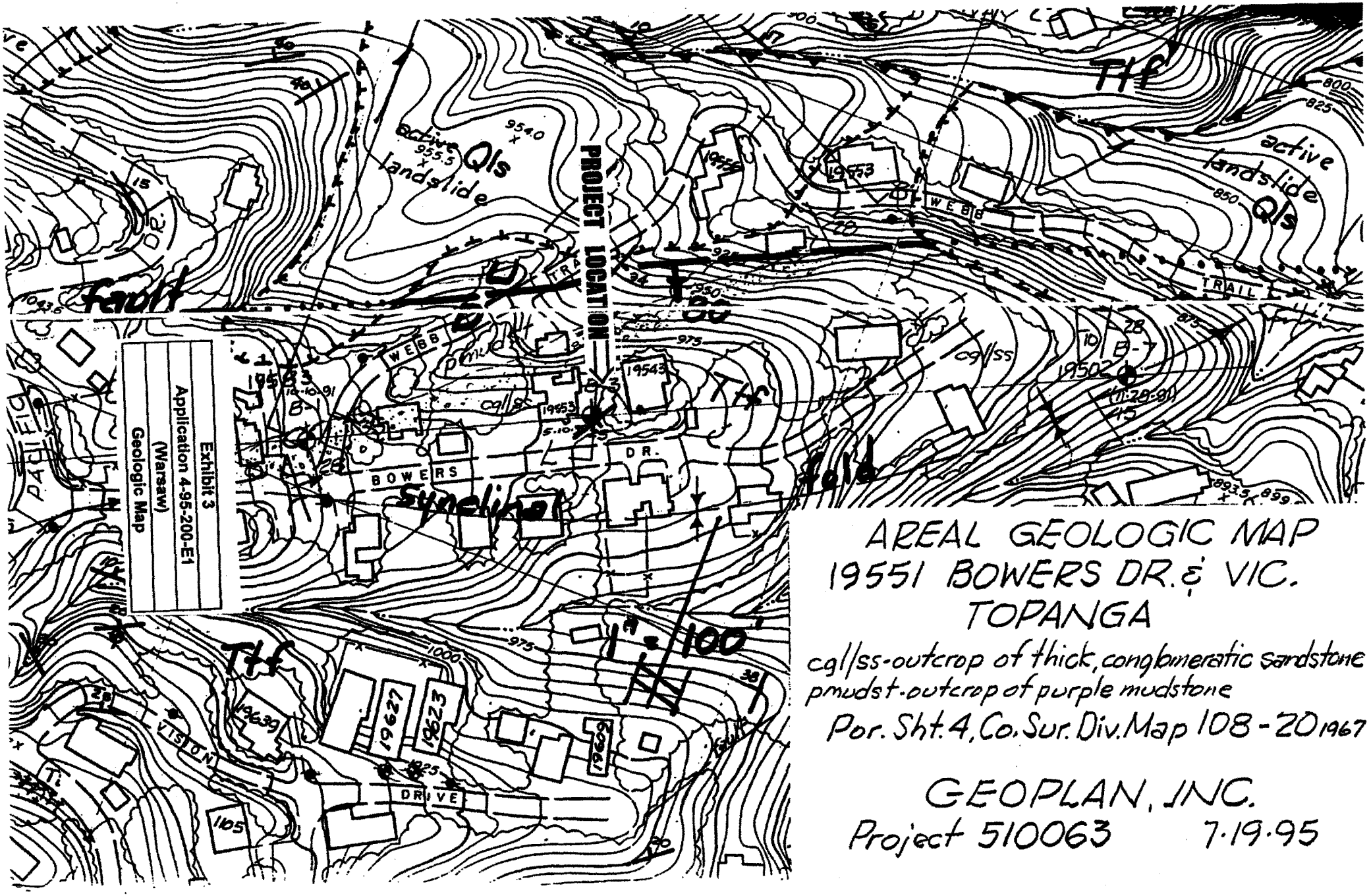



Exhibit 2
Application 4-95-200-E1
(Warsaw)
Relation to Surrounding Property

# TRACT NO. 5664

M. B. 114 - 9 - 21

CODE 1653




# AREAL GEOLOGIC MAP
# 19551 BOWERS DR. & VIC.
# TOPANGA

cgl/ss-outcrop of thick, conglomeratic sandstone
pmudst-outcrop of purple mudstone

Por. Sht. 4, Co. Sur. Div. Map 108-20 1967

GEOPLAN, INC.

Project 510063 7-19-95

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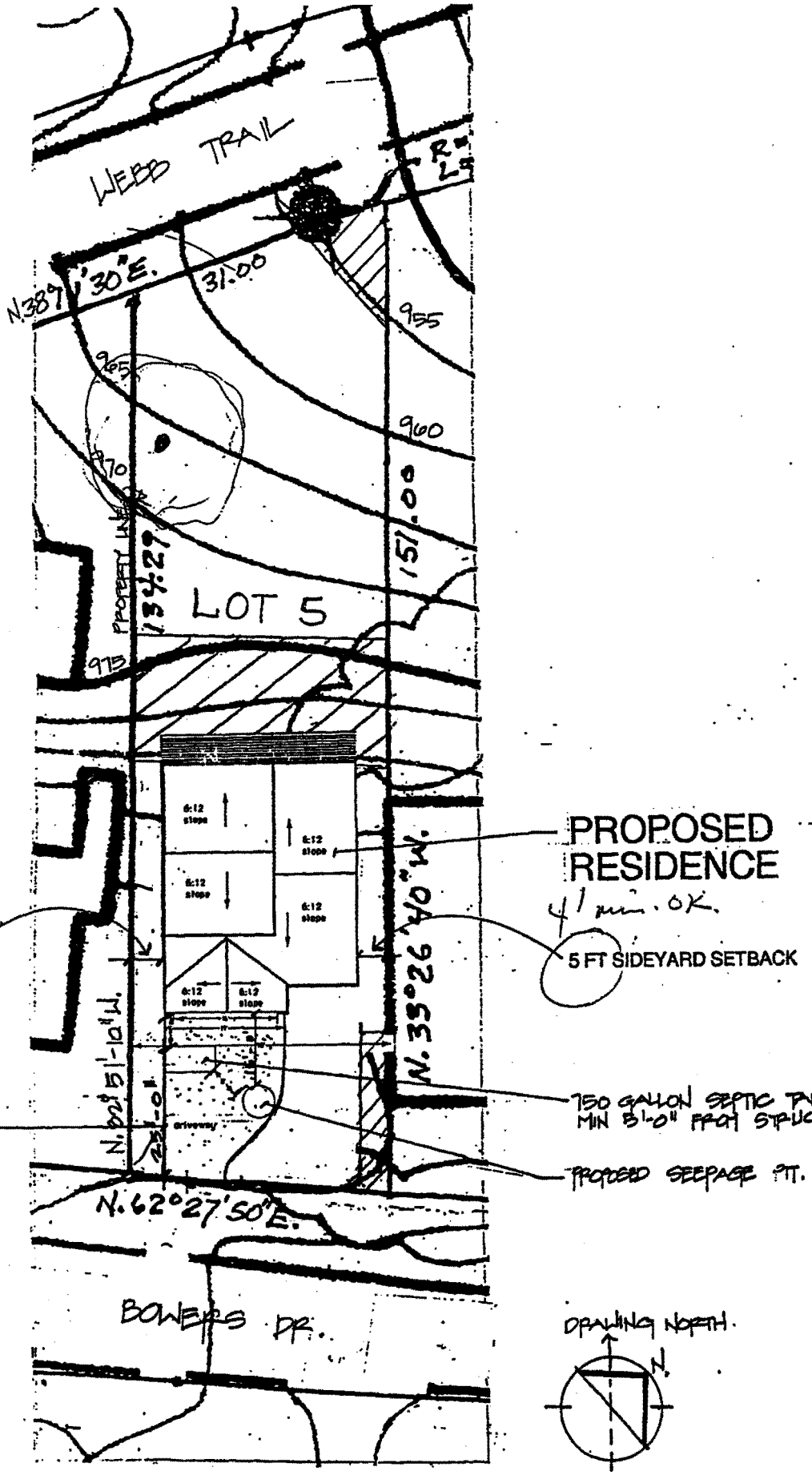
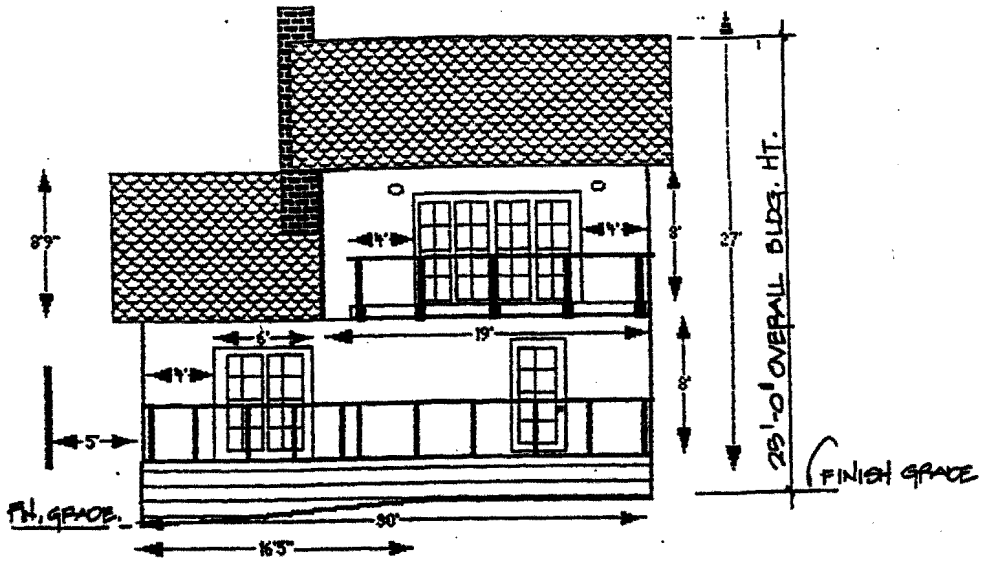
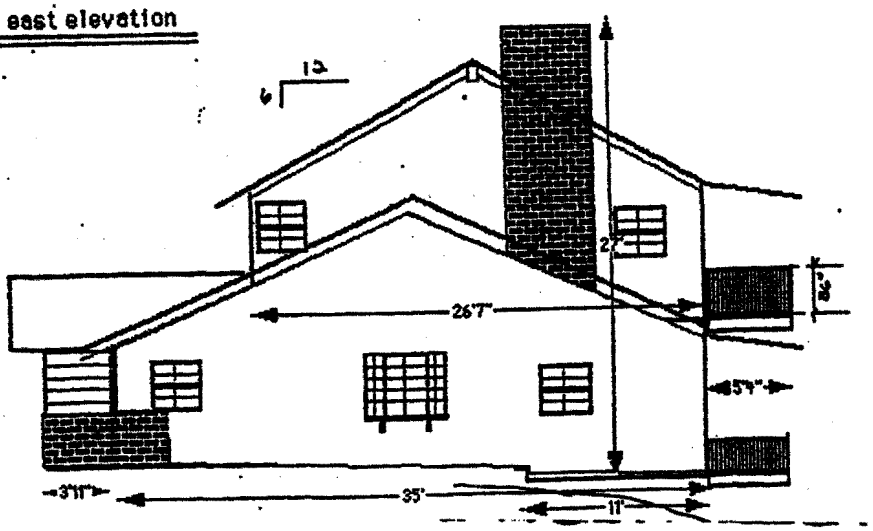



**Exhibit 4**
**CDP 4-95-200-E1 (Warsaw)**
**Site Plan**

South Elevation




east elevation




Sheet Title

EXTERIOR
ELEVATIO

Job

FENTON
RESIDEN
19551 BOWER
TOPANGA, CA

Date-Re

6.9.95

Sheet

**Exhibit 5**
**CDP 4-95-200-E1 (Warsaw)**
**Elevations**

STATE OF CALIFORNIA—THE RESOURCES AGENCY PETE WILSON, *Governor*

CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST AREA
8[illegible]TH CALIFORNIA STREET, SUITE 200
V[illegible]RA, CA 93001
([illegible]41-0142

March 4, 1998

# NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

Notice is hereby given that: **Irwin Warsaw**
has applied for a one year extension of Permit No **4-95-200-E1**
granted by the California Coastal Commission on: January 11, 1996

for **TIME EXTENSION ON A PREVIOUSLY APPROVED CDP for construction of a two story, 28 ft. high, 1525 sq. ft. SFR on a 5,576 sq. ft. lot with attached garage and septic system. After the fact approval of grading of less than 50 cu. yds., vegetation removal and septic pit construction**

at **19551 Bowers Drive, Topanga (Los Angeles County)**

Pursuant to Section 13169 of the Commission Regulations the Executive Director has determined that there are no changed circumstances affecting the proposed development's consistency with the Coastal Act. The Commission Regulations state that "if no objection is received at the Commission office within ten (10) working days of publishing notice, this determination of consistency shall be conclusive. . . and the Executive Director shall issue the extension." If an objection is received, the extension application shall be reported to the Commission for possible hearing.

Persons wishing to object or having questions concerning this extension application should contact the district office of the Commission at the above address or phone number.

Sincerely,
PETER M. DOUGLAS
Executive Director

BY: JOHN AINSWORTH
Regulatory Supervisor

**Exhibit 6**
**CDP 4-95-200-E1 (Warsaw)**
**Immaterial Extension 4-95-200-E1**

(7)

Darlene L Beaver
19543 Bowers Dr
Topanga, CA 90290-3101

3-12-98

RECEIVED
MAR 16 1998
CALIFORNIA
COASTAL COMM.
SOUTH CENTRAL COAST DIS.

California Coastal Commission
89 So. California St., Suite 200
Ventura Ca 93001

Attn: John Ainsworth

Re: Permit No. 4-95-200-E1, Irwin Warsaw

Dear Mr. Ainsworth:

I live in the house located next door to the subject property. I have tried to obtain a building permit to tear down and rebuild my own house. I have been stopped by negative geological reports. There is a major fault approximately 69' deep.

Mr. Warsaws geologist has not explored to this depth. The problem that the Health Dept. sees is that release of effluent from septic systems could destabilize the slope on Bowers Drive. Building safety is also concerned about Bowers Drive.

Exhibit 7
CDP 4-95-200-E1 (Warsaw)
Letter of Objection

Both Chris Tragos, who resides in the house on the west side of the subject property, & myself, who is on the east side of this property, have experienced septic failures & difficulties. This brings into question whether the geology in the immediate vicinity can sustain an additional leach system or even if it's adequate to sustain any system at all.

As you know, Mr Warsaw has previously illegally graded this lot & installed a septic pit prior to obtaining a building permit or Coastal Commission approval. He currently has not posted on Bowers Mesa a notice of the application pending before your Commission. It is my experience that he tries to get by with whatever he can without going through legal channels. I base this statement on twenty years of experience of living next door to him as a property owner.

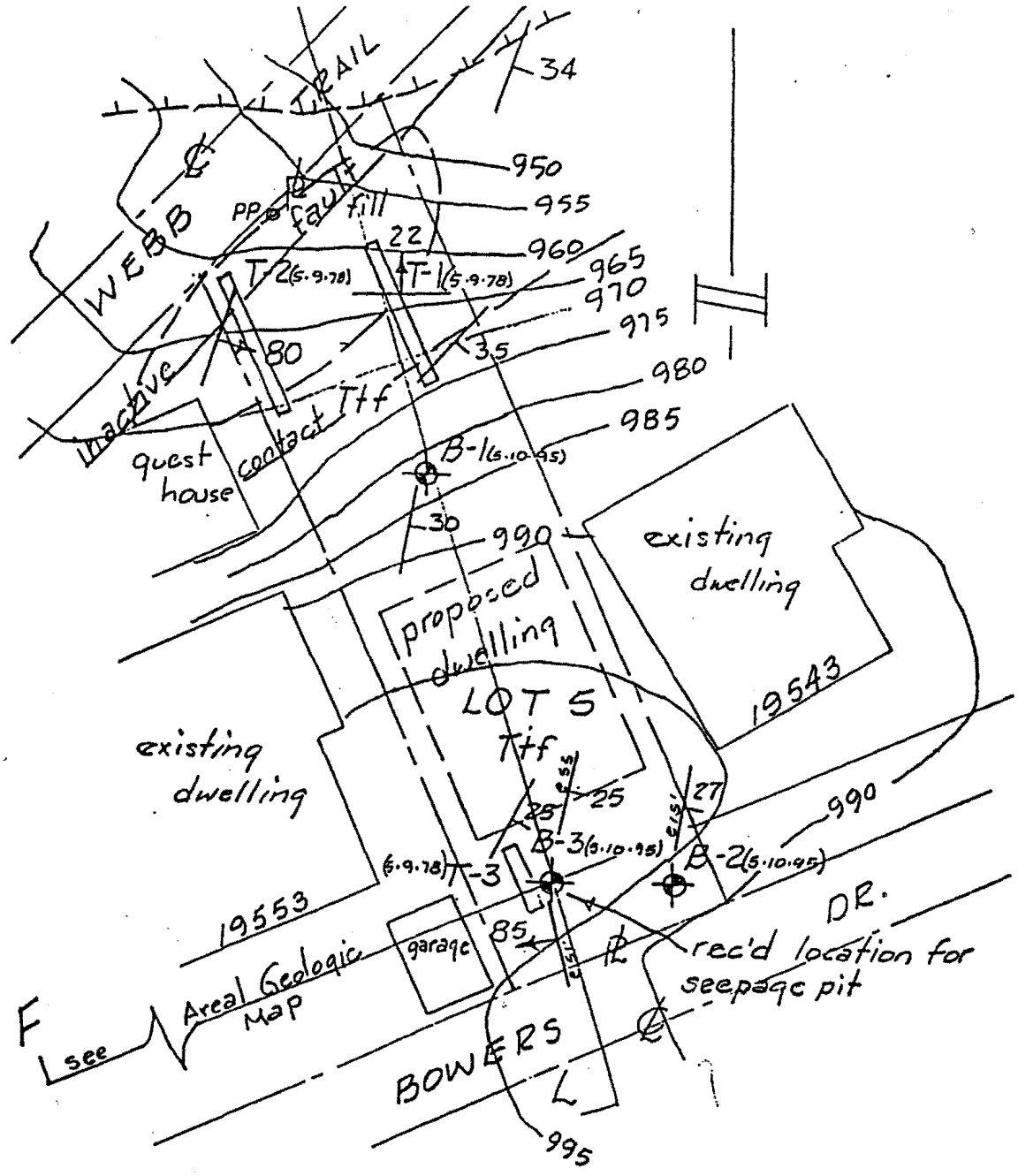
There are many documents to back up my statements — some rather bulky — which I would be glad to supply to you.

I sincerely hope you will reconsider granting an extention for development of this potentially hazardous & extremely offensive project to our neighborhood.

Sincerely yours,

Darlene L Beaver
19543 Bowers Dr
Topanga, CA 90290-3101

## SITE PLAN




NOTE: Map compiled with tape, compass & hand level
NOT A SURVEY

**Scale: 1"=30'**

**Exhibit 8**
**CDP 4-95-200-E1 (Warsaw)**
**Site Geology**

(818) 881-2063

GEOPLAN, Inc.
consulting engineering geologists
18432 OXNARD STREET
TARZANA, CALIF. 91356
John D. Merrill, President

August 5, 1998

Engineering Geologic Memorandum
Proposed Residential Development
Lot 5, Block 12, Tract 5664
19551 Bowers Drive
Topanga

Project 510063

Irwin Seke Warsaw
P.O.Box 3512
Santa Monica, CA 90408

Re: Renewal/Extension
Coastal Permit No. 4-95-200-E1

Dear Mr. Warsaw:

This Engineering Geologic Memorandum is intended to characterize geologic conditions at 19551 Bowers Drive, Topanga.

The writer has prepared several reports describing geologic conditions at lot 5 and on neighboring properties. These reports concluded that lot 5 could be developed safely, within the framework of the County Building Ordinance and the requirements of the California Coastal Commission.

There has been no change in geologic conditions at lot 5 or in the opinion of the writer with respect to the feasibility of future development.

The statements made by neighbors objecting to proposed development of lot 5 are ambiguous and do not contain sufficient information upon which to prepare a rebuttal. However, the general tenor of the objections has been addressed in my reports and taken into account in their preparation.

GEOPLAN Inc
CONSULTING ENGINEERING GEOLOGISTS



It is concluded that no significant change in geologic conditions has taken place at lot 5 and its near environs. Accordingly, plans should be prepared which implement the recommendations of the project geotechnical consultants as requested by the Commission.

Thank you for this opportunity to be of service. Please call if there are any questions regarding this memorandum.

Respectfully,

John D. Merrill,
Engineering Geologist 83

JDM/b

IRWIN ZEKE WARSAW
P.O. Box 3512
Santa Monica
CA. 90408-3512
Tele. & FAX:
323-937-0266

May 14, 1999

CALIFORNIA COASTAL COMMISSION
c/o Merle Betz, Coastal Program Analyst
89 South California Street #200
Ventura, CA. 93001
Via FAX: 805-641-1732

RE: Coastal Development Permit No. 4-95-200-El
19551 Bowers Drive, Topanga, CA. 90290
Request for August 1999 Hearing Date

Dear Mr. Betz:

Thank you for your telephone call last week and the generous amount of time you spent discussing the above-listed subject property. I tried calling you yesterday afternoon but missed you, leaving a message with the secretary for you to contact me this morning. Since you may not be in the offices today, I thought I would send you this fax letter.

As we had discussed, my hearing *should* have been scheduled for last month, as Sue Brooker and I had planned. However, those plans never materialized, which was a surprise to me. I understand that Ms. Brooker is no longer working for the California Coastal Commission, which possibly might explain the postponement of my case.

With regard to the re-scheduling of my hearing to this June's meeting in Santa Barbara I have a few major problems. First, I need a more reasonable period of notification, given the work that must be done to comply with the Commission's requests. Also, the Commission itself will need more time to furnish me with the guidance and instructions mentioned at the January hearing in West Los Angeles. Upon replaying the tape recording of that hearing, Commissioner Wan requested a continuance of the matter to have Staff independently review one of my neighbor's concerns regarding "a question of off-site potential geological hazards."

At this point I have not yet been contacted by your Staff with the results of your independent review. I would like to know exactly WHAT you would like me to do and WHERE you would like my geologist to conduct an off-site report. Fundamentally, I do not know why I must conduct geological investigations on <u>other</u> owner's properties. There have been at least five (5) favorable geological reports rendered on the subject property since I purchased this small residential lot in 1971; however, at least

| Exhibit 10: p 1 of 2 |
| --- |
| Application |
| 4-95-200-E1 |
| (Warsaw) |
| Response and request for continuance |

two of the Commissioners seemed to indicate a desire for me to employ a different geologist. Originally, I chose John Merrill because he had a fine reputation and a thorough knowledge of the Topanga area. I do not know him personally and have never met him face-to-face. Our only contact has been by correspondence and telephone.

In compliance with the Commissioners' wishes I attempted 3 times last week and this week to contact Mr. Brian Robinson, a geotechnical engineer and engineering Geologist, who used to work for the County. The messages I have left on his business Anwering machine have not been returned. I have no idea if he is on vacation, ill or possibly just too busy to return calls. Thus, I need time to hire a consulting geologist to review Mr. Merrill's reports and to answer the alleged off-site hazards, which your offices were supposed to investigate and presumably present a copy of your findings to me for our review, if necessary.

Personally, I have difficulty understanding why a single-family residential vacant lot located between two existing older homes on a block consisting of many other residences has become such a problem. Since the Commission's approval of this application on January 11, 1996, professional written opinions have been submitted reporting no changed circumstances for the subject property. Yet, two last-minute fascimilie letters from the same neighbor, an attorney and not a registered geologist, have made naked and unsupported claims of alleged conditions—which have been repudiated by an experienced and licensed geologist. How can the positive results of 5 separate and professional geological investigations be ignored?

If my neighbor had offered any credible evidence or documentation to support her lay claims, we could understand the need for further delays and reinvestigations. However, not a scintilla or shred of scientific or professional evidence has been presented to the Commission to show that there has been a change in the geologic conditions. In fact, to the contrary, Mr. Merrill's conclusion last August was that "no significant change in geologic conditions has taken place at lot 5 and its near environs (my underlining)."

We are confident we have met the standards of the Coastal Act and request the Commission's approval for a second time to continue with our project by granting our Extension request. As you know, the Commission's approval will not guarantee us an Automatic building permit. There are still many requirements that the Los Angeles County Building & Safety and Health departments mandate prior to its issuance.

For reasons of practical necessity as discussed herein and for the purpose of affording any concerned neighbors the opportunity to attend a *local* hearing situs, I respectfully request my application be scheduled for the Commision's meeting to be held on August 10-13, 1999 at the Wyndham Hotal at LAX in Los Angeles.

Very truly yours,

Z. Warsaw

IRWIN ZEKE WARSAW

Cc: Jack Ainsworth, Regulatory Supervisor
Katherine E. Cutler, Staff Counsel

| Exhibit 10: p 2 of 2 |
| --- |
| Application |
| 4-95-200-E1 |
| (Warsaw) |
| Response and request for continuance |

4-95-200-E1

Darlene L. Beaver
19543 Bowers Drive
Topanga, CA 90290-3101

1-13-99

To: Sue Brooker / Jack Ainsworth

RE: permit no. 4-95-200-E1

| Exhibit 11: p 1 of 55 |
| --- |
| Application 4-95-200-E1 |
| (Warsaw) |
| New information from opponent |

Please find enclosed a copy of my previous letter of objection to this project dated 3-12-96.

I am also enclosing a copy of geologic data obtained during a research of the Fernwood area in question as well as a map of the landslide area in the Fernwood area. A perusal of these records will confirm the landslide geological condition existing in this area which precludes obtaining a building permit.

I have also enclosed a copy of Building & Safety's questions regarding the stability of my land when I attempted to obtain a building permit which could not be answered to their satisfaction.

My land is directly adjacent to the project in question.

4-95-200-E1

Pacific Geology
CONSULTANTS, INC.

24372 Vanowen St., #203B
West Hills, CA 91307
Phone: 818.883.0924

September 1, 1997 Proj. No. 296 - 1.97

Ms. Darlene Beaver
19543 Bowers Drive
Topanga, CA 90290

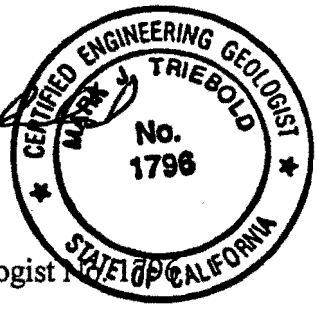
SUBJECT: GEOLOGIC DATA OBTAINED DURING RESEARCH OF RECORDS AT THE COUNTY OF LOS ANGELES, FERNWOOD AREA IN THE VICINITY OF 19543 BOWERS DRIVE, TOPANGA AREA, COUNTY OF LOS ANGELES, CALIFORNIA.

Dear Ms. Beaver:

In accordance with your request, attached is geologic data obtained during research of records at the County of Los Angeles on August 5, 1997 and August 19, 1997. The attached geologic data consists of drill hole logs excavated by numerous geologic and geotechnical consultants within the mapped U.S.G.S. landslide. Only boring log data was obtained since deep subsurface information is of interest to determine the presence/absence of the mapped landslide(s) within proximity to your property. The locations of each boring are shown on the attached Preliminary Geologic Map, Plate A.

I have forwarded copies of this data to Mr. Doug Rucker, Mr. John Merrill, Mr. Kelvin Kaup and Coastline Geotechnical. It is my recommendation that a review of this data be performed prior to the initiation of further work.

Respectfully submitted,




Mark J. Triebold
President
Certified Engineering Geologist No. 1796

Attachments: Research Data
Preliminary Geologic Map, Plate A

| Exhibit 11: p 2 of 55 |
| --- |
| Application 4-95-200-E1 |
| (Warsaw) |
| New information from opponent |

*S.E. Corner of Basin & Valley View*
*John D. Merrill - 1978*

| Exhibit 11: p 3 of 55 |
| --- |
| Application 4-95-200-E1 |
| (Warsaw) |
| New information from opponent |

JOHN D. MERRILL
SULTING ENGINEERING GEOLOGISTS

Project 84387

Logs of Borings

Note: Attitudes are bearing and inclination of dip.

B - 1

0-4.0 ft. TOPSOIL: Sand; black, silty, moderately loose.

4.0-9.0 ft. COLLUVIUM (Qc): Sandstone cobbles and boulders in brown silt matrix. Stiff, cohesive.

9.0-13.0 ft. TOPANGA FORMATION (Tmt): Sandstone, conglomeratic; yellow, moderately hard; friable.

13.0-21.0 ft. TOPANGA FORMATION (Tmt): Mudstone; dark gray, fractured, sheared, lenticular; moist.

21.0-24.0 ft. TOPANGA FORMATION (Tmt): Sandstone; dark gray, hard, highly fractured, crushed; blocky.

24.0-29.0 ft. TOPANGA FORMATION (Tmt): Sandy siltstone and sandstone; brown to dark brown; fractured, tight, faulted.

B - 2

0-2.0 ft. FILL: Clay and sand; black, moderately loose, very moist.

2.0-4.0 ft. SOIL PROFILE: Clay; black, soft, plastic, very moist.

4.0-10.0 ft. LANDSLIDE DEBRIS (Qls): Blocky sandstone; and claystone; tan, brown, gray; moderately loose, very moist to wet; slide plane is plastic purple clay 1/2 thick, moderately stiff, polished-grooved (slickensides) Dips 150/15.

| Exhibit 11: p 4 of 55 |
| --- |
| Application 4-95-200-E1 |
| (Warsaw) |
| New information from opponent |

B - 2 cont'd
10.0-11.0 ft.

LANDSLIDE DEBRIS (Qls): Basalt silt; brown, deeply weathered, fractured; underlain by reddish-purple plastic clay. Slide plane is black, plastic clay 1/4 inch thick with slickensides that dip 180/25.

11.0-16.0 ft.

TOPANGA FORMATION (Tmt): Sandstone; brown to blue-gray (unweathered) hard, well-cemented; few tight fractures.

T. D.

# LOCATION MAP

Lots 9 & 10, Block 12.
TRACT 8319

S.E. Corner of Basin
& Valley View
Topanga, Ca

Scale: 1" = 100'

Note: This map a portion of County Engineer Series 108-20-1 & -4.


JOHN D. MERRILL
Consulting Engineering Geologists
19432 Oxnard Street
Tarzana, Calif. 91356


Project 8387 3-28-77

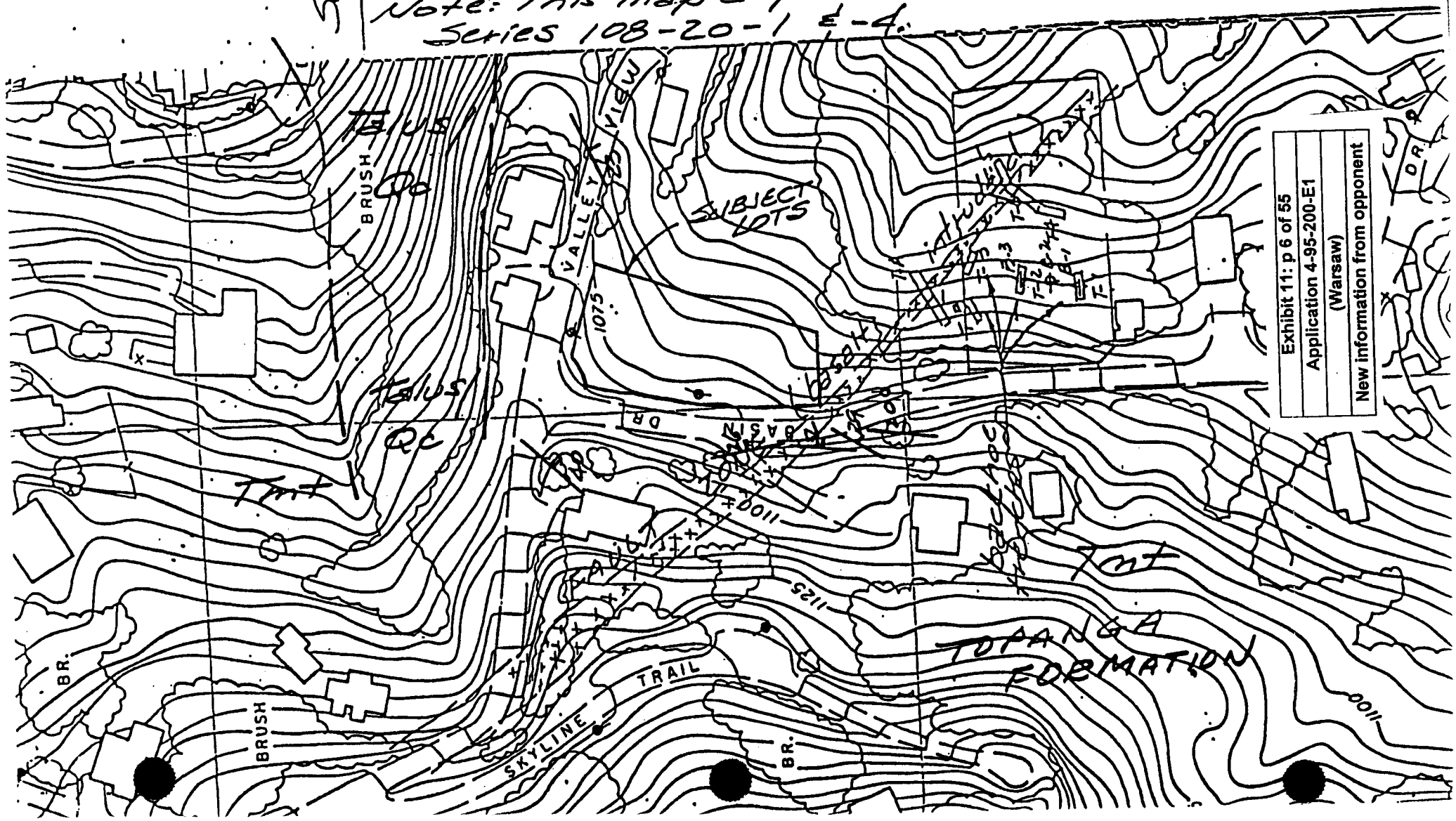



Exhibit 11: p 6 of 55
Application 4-95-200-E1
(Warsaw)
New information from opponent

*19502 Bowers Drive*
*GeoPlan - 1991*

| Exhibit 11: p 7 of 55 |
| --- |
| Application 4-95-200-E1 |
| (Warsaw) |
| New information from opponent |

GEOPLAN, INC. LOG OF BORING

Project # 1546C

Client Dennis Smith (Old P.N. 42487)

boring # B-7

Location 19502 Bowers Dr. Topanga

el. collar 896'±

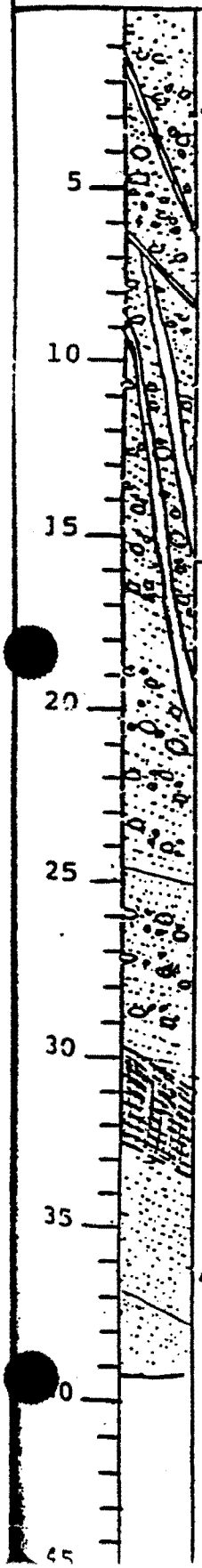
From Geoplan proj. 5106-3 cSE cor. existing dwlg - on pad.

diam. 2' track mtd

scale: 1" = 5'

Logged by: DRR

date: 11-20-91




Tf- Topanga Cyn. fm. Fernwood mbr. - sandstone cobbly; coarse; yellow brown; hard; fractured; weathered

F140/70 fracture; 1in wide; soil filled

F180/45 fracture; 1.5in wide; soil filled.

F345/80 fracture, 1.5in wide;

Sandstone; very cobbly; coarse; brown; very hard; wea.

F200/82, B070/20 fractures - 6in wide; open:

F200/81 fracture, 6-8 in. wide; open.

B035/15

S175/35 shear; clay gouge; gray & maroon; soft; slick

Mudstone; sandy; maroon; soft; weathered

B100/30

Sandstone; coarse, yellowish tan; very hard; weathered.

B080/28

TD Sandstone; coarse; yellowish tan; very hard; weathered; dry.

| Exhibit 11: p 8 of 55 |
| --- |
| Application 4-95-200-E1 |
| (Warsaw) |
| New information from opponent |

JPLAN, INC. LOG OF BORING Project # 18962

ent Dennis Smith (Old P.N. 42487) boring # B-8

ocation 19502 Bowers Dr., Topanga el. collar 858±
toe of slope, adj Webb R. diam. 2' track mtd

scale: 1" = 5' Logged by: DRR date: 11-20-91

Fill - sand & rocks; brown; loose.

landslide debris (Qls) - sand; silty w/ rock fragments; brown; loose - mod. cohesive.

Gouge, slide plane - clay; gray; slickensides; wet; very cohesive; mod. stiff; 6"-8" thick. Orientation undetermined.

Ground water encountered below slide plane. @ 19 ft. Rose to 18 ft at completion of drilling.

Fault gouge - clay; sandy; lt gray; soft; cohesive; wet.

TD

| Exhibit 11: p 9 of 55 |
| --- |
| Application 4-95-200-E1 |
| (Warsaw) |
| New information from opponent |

# *19543 Bowers Drive*
# *Mountain Geology - 1995*

| Exhibit 11: p 10 of 55 |
| --- |
| Application 4-95-200-E1 |
| (Warsaw) |
| New information from opponent |

# MOUNTAIN GEOLOGY, INC.
# LOG OF BORING # 1

CLIENT-- Beaver

JH-- 3136

JOB LOCATION-- 19543 Bowers Dr.

DATE-- 7/10/95

DRAFTED BY-- Jake W. Holt

CONSULTANT-- Jeff Holt

BORING DRILLED BY-- JS Construction

METHOD-- Drill Rig

SURFACE CONDITIONS-- Level drive area

DOWNHOLE OBSERVATION BY-- Geologist

SHORING-- None

| *DEPTH* | *EARTH MATERIALS* | *DESCRIPTION* |
|---|---|---|
| 0-3' | *SOIL* | *Sandy clay: reddish dark brown, slightly moist, medium dense to dense* |
| 3'-19' | *PRE-HISTORIC LANDSLIDE DEBRIS* | *Mudstone: red brown and pale olive green, moderately hard, thinly bedded, moderately weathered*<br><br>*Bedding @4' N 51° W, 19° NE*<br>*Bedding @6' N 32° W, 22° NE*<br>*Joint @10' N 41° E, 76° NW*<br>*Bedding @10 N 59° W, 21° NE*<br>*Shear @12' N 12° E, 59° SE*<br>*Bedding @15° N 62° W, 18° NE* |
| 19'-20' | *PRE-HISTORIC LANDSLIDE DEBRIS* | *Sandstone: reddish brown, medium to coarse grained, very hard, slightly weathered*<br><br>*Bedding @19' N 52° W, 17° NE* |
| 20'-26.5' | *PRE-HISTORIC LANDSLIDE DEBRIS* | *Mudstone: as above*<br><br>*Bedding @23' N 49° W, 17° NE*<br>*Joint @23' N 20° W, vertical*<br>*Joint @23' N 70° E, 81° NW* |

# MOUNTAIN GEOLOGY, INC.
# LOG OF BORING # 1

| *DEPTH* | *EARTH MATERIALS* | *DESCRIPTION* |
|---|---|---|
| 26.5'-31' | ***PRE-HISTORIC LANDSLIDE DEBRIS*** | *Sandstone: light brown, medium to coarse grained, slightly conglomeratic, very hard, occasional cobbles*<br><br>*Bedding @27' N 52° W, 24° NE*<br><br>*End at 31'*<br>*No water*<br>*No caving*<br>*No fill* |

*19551 Bowers Drive*
*GeoPlan - 1995*

| Exhibit 11: p 13 of 55 |
| --- |
| Application 4-95-200-E1 |
| (Warsaw) |
| New information from opponent |

LOG OF BORING

Project # 510063

ient Lance Fenton

boring # B-2

Location SE Cor. Lot 5, 19551 Bowers Dr. Topanga.

el. collar 994±

diam. 30 in.

scale: 1" = 5'

Logged by: JDM

date: 5-10-95


Residual soil: sand, cobbly: lt. brn: soft:

Ttf. Fernwood member: Topanga Canyon Fm.
Sandstone: conglomeratic: tan-light brn.
soft-deeply weathered-grading at depth
to mod. hd. Few tight fractures; 025/57
bedding orientation 097/27

dry

| Exhibit 11: p 14 of 55 |
| --- |
| Application 4-95-200-E1 |
| (Warsaw) |
| New information from opponent |

LOG OF BORING

Project # 510063

Client Lance Finton

boring # B-3

Location SW Cor. Lot 5; 19551 Bowers Dr. Topanga

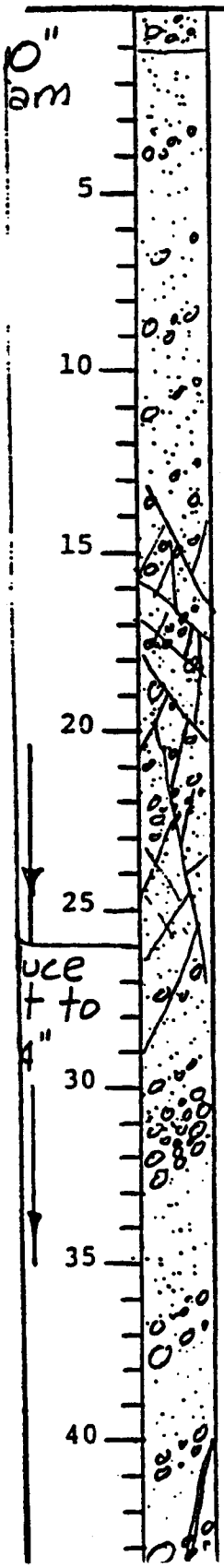
el. collar 996±

diam. 30" to 24"

scale: 1" = 5'

Logged by: JDM

date: 5.10.95




Residual soil: sand: cobbly: lt. brn: loose:

Tff: Fernwood mem. Topanga Cyn. Fm.

Sandstone: Conglomeratic: lt. brn. soft-mod. hd: fairly well bedded: fract'd. Tight blocky: @10' bedding 119/18

subtle color change - red to well-brn.

minor blocky caving @16' in fract'd congl/ss:

Fracture 190/48

@22' bedding 155/30

congl/ss; brn; - strong, tight fractures

conglomerate lens 2.5' thick; v/hd.

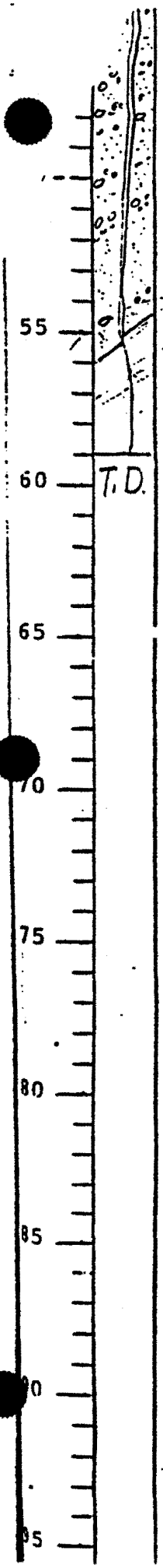
bedding @33' 100/23

| Exhibit 11: p 15 of 55 |
| --- |
| Application 4-95-200-E1 |
| (Warsaw) |
| New information from opponent |

rock hardness increasing sharply @40

congl/ss: hd: fract'd: tight to open

Sheet 2 of 2 Log No. B-3 Project No. 510063




conglomeratic sandstone: lt. brn: v/hd.

Open fracture - 1" wide: 255/85

Contact @ base cgl/ss w/ mudstone · 100/25

6" offset @ cgl/ss - mudst. contact.

Mudstone: purple: clayey silt & sand: calcareous: w/ nodular algal ls. concretions. mod. hd. dry.

| Exhibit 11: p 16 of 55 |
| --- |
| Application 4-95-200-E1 |
| (Warsaw) |
| New information from opponent |

*19583 Bowers Drive*
*Solus Geotechnical - 1991*

| Exhibit 11: p 17 of 55 |
| --- |
| Application 4-95-200-E1 |
| (Warsaw) |
| New information from opponent |

14583 Bowers Dr/ Solus Geotechnical

(Firm Geotech) Proj No. 91063

BORING LOG # B-1

Page 1 of 4

| Depth (ft.) | Blow Count | Graphic Log | Kelly Weight: 3160 lbs. 0 - 24' |
|---|---|---|---|
| 0 | | | Soil/af: Slightly sandy silty clay, light gray brown, dry, moderately stiff, numerous angular rock fragments up to 4" in diameter, few small active roots |
| 5 | 5/12 | | Landslide: highly chaotic admixture of poorly cemented light gray clayey sandstone, light orange hard medium-grained sandstone, dark brown moderately hard siltstone, abundant organics along contacts, some caliche pods and stringers, secondary clay along contacts and fractures, dry to slightly moist<br>@ 8' - N40E, 62SE: Bedding contact between brown siltstone and hard orange sandstone<br>@ 10' - N25E, 75SE: Bedding contact between hard orange sandstone and light gray siltstone |
| 10 | 8/12 | | @ 11' - N40E, 50SE: Bedding contact between hard light gray fractured siltstone on top and clayey fine-grained sandstone beneath, roots and clay-rich organic zone along contact<br>@ 13' - Possible landslide shear surface, N50E, 28SE, [illegible] bedding planes, abundant [illegible] minor shearing and polished surfaces, no preferred orientation of shears |
| 15 | 14/12 | | hard brown siltstone below 13', fractured<br>@ 16' - very irregular contact between hard brown siltstone above and fine-grained hard tan sandstone below, dips 85 degrees to south |
| 20 | 15/12 | | @ 20' - sandstone grades to cobbley sandstone with few small to large cobbles |

The log of subsurface conditions shown hereon applies only at the specific location and the date indicated. It is not warranted to be representative of subsurface conditions at other locations and times.

DRILL DATE: 10-1-91

SOLUS GEOTECHNICAL CORP.

DATE: 10-10-91

WORK ORDER # 91460

Talked w/ Dale L

| Exhibit 11: p 18 of 55 |
|---|
| Application 4-95-200-E1 |
| (Warsaw) |
| New information from opponent |

9 Q/S

PLATE 2.1

BORING LOG # B-1



Blow Count | Graphic Log | Kelly Weight: 2160 lbs. 24' - 47'

up to 8 inches in diameter, massive, no bedding or structure observed

@ 26' - N65E, 42SE: General attitude of irregular contact between upper cobbley sandstone and brown massive siltstone below, contact marked by 1 - 2" thick clay layer with few polished faces with no preferred orientation, few fragments of upper sandstone within the clay,

25 — 25/12

@ 26' - N65E, 42SE: General attitude of irregular contact between upper cobbley sandstone and hard brown massive siltstone below, 1" - 2" thick clay layer along contact, few polished faces which shown no preferred orientation, few fragments of upper sandstone within the clay

30

@ 32.5' - N5E, 35SE: Contact between upper hard siltstone and soft, slightly sheared clayey siltstone below, contact is sharp, minor shears parallel to contact

minor seepage @ 34'

35

@ 37' - N5E, 35SE: contact between upper brown siltstone and medium-grained tan sandstone below, 3" thick clay layer marks contact, few fragments of sandstone is clay, some shears parallel to bedding, abundant sand in clay at contact, sharp contact

40

The log of subsurface conditions shown hereon applies only at the specific location and the date indicated. It is not warranted to be representative of subsurface conditions at other locations and times.

DRILL DATE: 10-1-91

SOLUS GEOTECHNICAL CORP.

DATE: 10-10-91

WORK ORDER # 91460



PLATE 2.1

BORING LOG # B-1



Blow Count | Graphic Log | Kelly Weight: 1160 lbs. 47' - 72'

40--

@ 40' - grades into pebbly sandstone, abundant rounded clasts of reddish igneous rock 1 - 2" in diameter, sandstone is fine to medium grained, very hard (coring), massive, no structure or bedding seen

45--

@ 46' - very hard fine to medium grained sandstone with large red to dark gray igneous clasts up to 8 inches in diameter, still numerous small red clasts, massive

50--

Highly disturbed and chaotic from 55' - 65'

55--

@ 55' - N-S, 25E: General attitude of irregular contact between upper hard sandstone and moderately hard brown massive siltstone below, minor shears, slightly moist, contact is sharp but irregular

@ 57' - N15E, 35SE: bedding contact of siltstone on top and hard very fractured dark gray basalt below

60--

@ 59' - N5E, 40SE - contact between basalt on top and light brown clay/mudstone below,

The log of subsurface conditions shown hereon applies only at the specific location and the date indicated. It is not warranted to be representative of subsurface conditions at other locations and times.

DRILL DATE: 10-1-91

SOLUS GEOTECHNICAL CORP.

DATE: 10-10-91

WORK ORDER # 91460



PLATE 2.1

BORING LOG # B-1

Page 4 of 4

| Depth (ft.) | Blow Count | Graphic Log | Kelly Weight: 1160 lbs. 47' - 72' |
|---|---|---|---|
| 60 | | | abundant oxide stains (black) on fractures, highly fractured, moist, some powdered sandstone fragments, very soft, some caving, minor seepage along fractures, some clay stringers |
| | | | Best landslide slip surface: N5E, 35SE @ 60' |
| | | | fractured and disturbed to 65' |
| | | | Bedrock: very hard medium grained sandstone |
| 65 | | | Refusal @ 65' in hard sandstone<br>Minor caving and minor seepage between 55' and 65' |
| 70 | | | |
| 75 | | | |
| 80 | | | |

Exhibit 11: p 21 of 55
Application 4-95-200-E1
(Warsaw)
New information from opponent

The log of subsurface conditions shown hereon applies only at the specific location and the date indicated. It is not warranted to be representative of subsurface conditions at other locations and times.

DRILL DATE: 10-1-91

SOLUS GEOTECHNICAL CORP.

DATE: 10-10-91

WORK ORDER # 91460

PLATE 2.1

# *840 Fernwood Pacific*
# *GeoPlan - 1990*

| Exhibit 11: p 22 of 55 |
| --- |
| Application 4-95-200-E1 |
| (Warsaw) |
| New information from opponent |

GEOPLAN, Inc.
CONSULTING ENGINEERING GEOLOGISTS
Project 36138 840 Fernwood Pacific

LOG OF BORING

| Exhibit 11: p 23 of 55 |
| --- |
| Application 4-95-200-E1 |
| (Warsaw) |
| New information from opponent |

Note: Attitudes are bearing and inclination of dip.

Sited in paved parking area, 25 feet E'ly from edge of paving, 840 Fernwood Pacific Drive., collar El. 970±, drilled 2/84

| | |
| --- | --- |
| 0-0.2 ft. | ASPHALT PAVING |
| 0.2-0.7 ft. | UNCOMPACTED FILL: Clay and silt; red-brown, soft, dry. |
| 0.7-15.5 ft. | LOWER TOPANGA FORMATION (Ttl): Mudstone; silty to sandy; gray and purple, moderately soft to hard (hardness increasing with depth), fractured (tight), dry to slightly damp; roots to 9.0 ft., gradational depositional contact. fracture: 090/70 @ 7.0 ft.; 055/80 @ 9.0-11.0 ft.; 270/22 @ 10.0 ft.; 060/26-43 @ 11.0 ft. |
| 15.5-17.0 ft. | (Ttl): Sandstone; silty to clayey; tan, moderately hard to hard, dry (minor stringer in mudstone), sharp, unsheared basal contact on eroded underlying mudstone, oriented 040/20. |
| 17.0-23.5 ft. | (Ttl): Mudstone; silty to sandy; gray and purple, moderately soft to hard (hardness increasing with depth), fractured (tight), dry to slightly damp. fracture: 030/20-42, 092/56 @ 20.0-23.0 ft. |
| 23.5-25.0 ft. | (Ttl): Gradational contact: mudstone; sandy; maroon and gray, grades to sandstone, yellow-brown, brecciated (tight), moderately hard to hard, dry. |
| 25.0-58.5 ft. | (Ttl): Sandstone with cobbly lenses and minor sandy mudstone; red-tan and yellow-brown, moderately to very hard (increasing with depth), fractured, sheared, dry to slightly damp. |

25.0-58.0 ft. (cont'd) fractures: 080/77 @ 26.0 ft.; 147/72, 060/49, 220/63 @ 27.0 ft.; 060/68 @ 28.0 ft.; 305/28, 045/75 @ 34.0 ft.

shears: 145/07 @ 31.0 ft.; 325/83-90 (¼ in. brown clay gouge) @ 34.0-42.0 ft.; 048/60-85 (¼ in. clay gouge) @ 39.5-42.0 ft.; 3-9 in. thick subhorizontal crushed rock zone, irregular boundaries @ 43.8 ft.; 062/64 (1/8-1/4 in. brown silty clay) @ 44.5-48.0 ft.; 350/30 (½ in. brown silty clay) @ 46.6-47.8 ft.; truncates shears @ 44.5 and 45.3 ft.; 140/32 (1/8-1/2 in. brown silty clay) @ 49.5-50.8 ft.; 005/69 (¼-½ in. brown silty clay) @ 52.5-58.0 ft.; 330/65/90 (steepens downdip) @ 52.5-57.0 ft.

58.5-59.0 ft. (Ttl): Mudstone; gray to maroon, moderately hard, slightly damp.

shear: 052/08 (½-1 in. brown/tan silty to sandy clay at top of cobbly lens) @ 58.7-59.0 ft.

59.0-70.0 ft. (Ttl): Sandstone with cobbly lenses and minor sandy mudstone; red-tan and yellow-brown, moderately to very hard, tightly fractured and sheared; dry to slightly damp, moderate seepage from cobbly lens @ 60.0-61.0 ft.; standing water from seepage @ 68.0 ft. Water level rose to 66.0 ft. within one hour during downhole examination.

T. D.

fracture: 070/22 @ 59.0 ft.; 067/63 (open, on SE sidewall only) @ 59.0-61.0 ft.; 090/20 @ 63.0 ft.

Note: When boring was 50 feet deep, a percolation test was run. Water @ 60± ft. probably from test.

*1115 Fernwood Pacific*
*RSA Associates - 1988*

| Exhibit 11: p 25 of 55 |
| --- |
| Application 4-95-200-E1 |
| (Warsaw) |
| New information from opponent |

# ,t Stone & Associates, Inc.

**SUB-SURFACE DATA** **Log No.** B-1

**PROJECT:** Luis Ortiz 1115 Fernwood pacific

**Method of Drilling** 24" Bucket Auger **Logged by** ES **Job No.** 3706-03

**Ground Elevation:** **Location:** See Geologic Map **Date Observed:** 5/20/88

| Depth in Feet | CLASSIFICATION Unified Soil System | SYMBOL | UNDISTURBED SAMPLE | BULK SAMPLE | MOISTURE CONTENT % | IN PLACE DRY DENSITY lbs. cu. ft. | Blow Count | Description | Soil Test |
|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | Fill (af) Moderate brown (5YR 3/4) sandy CLAY with roots ( moist, loose) | |
| | | | X | X | 12.0 | 120 | 3 | Colluvium (Qcol) Dusky brown (5YR 2/2) sandy CLAY with roots, charcoal fragments and buff colored sandstone fragments (moist, stiff) | @ 5½' joint N37°W,85°SW<br>@ 8' shear N28°E,42°SE<br>@ 11' shear N10°W,19°NE<br>@ 15' shear E-W,58°N<br>@ 19½' bedding contact N62°W,14°NE<br>@ 22' bedding contact E-W,28°N |
| | | | | X | | | | Landslide Debris ( Qls)<br>@ 4½' contact with grayish red purple (5 RP 4/2) massive SILTSTONE to fine grained SANDSTONE, moderately jointed with caliche on joint surfaces, sub-vertical, soil-infilled fracture (1½' long ¼" wide) observed below contact. | |
| | | | X | | 3.4 | 129 | 5 | @ 8' ½" wide greenish gray clay horizon with slickensides and caliche, surface is undulatory | |
| | | | | | | | | @ 11' grain size and induration increases in purplish sandstone, contact marked by 1/8" thick clay seam, (medium grained grayish red purple (5RP 4/2) sandstone), massive, bedding indistinct, locally conglomeratic | |
| | | | X | X | 9.0 | 112 | 6 | | |
| | | | X | X | 7.2 | 137 | 6 | @ 15' fracture zone, sandstone is blocky, fractured and locally less indurated, associated with a white clay seam | |
| | | | | | | | | @ 18½' 1' thick clay zone w/slickensides | |
| | | | | | | | | @ 19½' contact with grayish orange (10YR 7/4) coarse grained sandstone, massive, blocky, moderate induration | |
| | | | | | | | | @ 22' contact with dark greenish gray (5GY 4/1) massive fine grained sandstone, upper 1' is siltstone with minor slickensides | |
| | | | | | | | | @ 30' contact greenish gray ( 5G 6/1) to medium bluish gray (5B 5/1) basalt, very hard, water at contact | |
| | | | | | | | | T.D. 30½' (refusal), water @ 30' | |

Exhibit 11: p 26 of 55
Application 4-95-200-E1
(Warsaw)
New information from opponent

ert Stone & Associates, Inc.

**SUB-SURFACE DATA** **Log No.** B-2

**PROJECT:** Luis Ortiz 1115 Fernwood Pacific

**Method of Drilling** 24" Diameter Bucket Auger **Logged by** ES **Job No.** 3706-03

**Ground Elevation:** **Location:** See Geologic Map **Date Observed:** 5/23/88-5/25/88

| Depth in Feet | Classification Unified Soil System | Symbol | Undisturbed Sample | Bulk Sample | Moisture Content % | In Place Dry Density lbs/cu. ft. | Blow Count | Description | Soil Test |
|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | Fill (af): Moderate brown (5YR 3/4) clayey SAND with tan sandstone fragments, grass and charcoal fragments (moist, loose) | |
| | | | | | | | | Colluvium (Qcol): Dark yellowish brown (10YR 4/2) sandy SILT with olive brown fine sandstone fragments (moist, firm) | |
| | | | | | | | | Landslide Debris (Qls): | |
| | | | | | | | | @ 2½' Dark yellowish orange (10YR 6/6) massive pebbly sandstone, moderately to strongly jointed, with numerous subvertical and subhorizontal soil-infilled fractures (slightly moist, hard) | @ 2½' Contact Colluvium And Bedrock N15°E, 50°NW |
| | | | | | | | | @ 4' 1½" wide vertical soil-infilled fracture with roots (traceable for 6' vertically) | @ 6' Fracture N35°E, 62°NW |
| | | | | | | | | @ 6' Attitude on soil-infilled fracture | Fracture N80°E, 67°NW |
| | | | | | | | | @ 6½' sandstones become very hard, soil infilled fractures less numerous but present | @ 10' Soil-Infilled Fracture N20°E, 56°SE |
| | | | | | | | | @ 12' 3' thick pebbly horizon (bedding indicator) | @ 11' Same-Fractures As 10' N40°E, 56°SE |
| | | | | | | | | @ 19' Fracture zone, 8" to 10" zone in which the tan massive sandstone is highly fractured, breaks into angular lenticular blocks, easily dislodged, fractures are infilled with dark brown clay, fractures occasionally open and incompletely filled, no slickensides observed, clay in fractures is becoming moist | @ 12' Bedding N55°W, 23°NE @ 19' Fracture Zone N32°E, 51°SE |
| | | | | | | | | @ 26' Contact brecciated zone, angular siltstone pebbles and subrounded granitic pebbles in a clayey sand matrix (very moist, firm) | @ 22' Soil-Infilled Fracture N47°E, 85°SE |
| | | | | | | | | @ 27' Seepage | |
| | | | | | | | | @ 28' Contact medium bluish gray (5B 5/1) basalt (moist, very hard) | |
| | | | | | | | | T.D. 30' (refusal) Water @ 27' | |

| Exhibit 11: p 27 of 55 |
|---|
| Application 4-95-200-E1 |
| (Warsaw) |
| New information from opponent |

18)

.t Stone & Associates, Inc.

**SUB-SURFACE DATA** **Log No.** B-3

**ECT:** Luis Ortiz 1115 Fernwood Pacific

**Method of Drilling** 24" Bucket Auger **Logged by** ES **Job No.** 3706-03

**Ground Elevation:** **Location:** See Geologic Map **Date Observed:** 5/26/88-5/27/8

| Depth in Feet | Classification Unified Soil System | Symbol | Undisturbed Sample | Bulk Sample | Moisture Content % | In Place Dry Density lbs/cu. ft. | Blow Count | Description | Soil Test |
|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | Fill (af) Dark yellowish brown (10YR 4/2) clayey SAND with tan sandstone fragments, and occasional brick fragments and wood debris (moist, loose) | |
| | | | X | X | 11.6 | 121 | 6 | | |
| | | | X | X | 12.6 | 122 | 4 | Colluvium (Qcol) Moderate yellowish brown (10YR 5/4) clayey SAND with tan sandstone fragments (moist, firm) | |
| | | | | X | | | | Landslide Debris (Qls): @ 2½' grayish orange (10YR 7/4) highly fractured SANDSTONE with abundant sandy clay infilling along fractures. | |
| | | | | | | | | @ 5' contact with olive gray (5Y 4/1) siltstone, highly fractured, fabric disturbed, locally consists of light olive gray(5Y 5/2) siltstone to fine sandstone in a matrix of olive gray (5Y 4/1) to medium dark gray (N4) sandy clay, occasional slickensides (randomly oriented) | |
| | | | | X | | | | @ 9½' contact dark yellowish orange (10YR 6/6) to moderate yellowish brown (10YR 5/4) fine grained massive sandstone, upper 1' consists of angular fragments and cobbles in a tan clayey matrix, fragment surfaces are often polished and slickensided | |
| | | | | | | | | @ 10' sandstone becomes very hard, fracturing decreasing | |
| | | | | | | | | @ 15' 5" wide zone of sandy concretions (bedding indicator) | |
| | | | | | | | | @ 19½' and below, tan sandstones interbedded with light bluish gray (5B 7/1) and greenish gray (5GY 6/1) fine sandstone, still very hard | |
| | | | | | | | | @ 25' brown clay observed on fracture surfaces, no slickensides | |
| | | | | | | | | @ 27' more brown clay on fracture surfaces @ 32' upper contact of steeply dipping, 1' thick fracture zone associated with dark brown clay, minor seepage, slickensides present but not common | |
| | | | | | | | | T.D. 40' (refusal), no water | |

@ 9½' contact N60°W,28°NE
9½' 10' joint N64°W, 47°NE joint N24°E,37°SE
@ 12' joint N45°E,44°SE
@ 13½' bedding N55°W,40°NE
@ 15' bedding N30°W, 30°NE
@ 25' infilled fracture N62°E,88°SE N82°W,85°NE
@ 28' infilled fracture N80°E,81°NW
@ 32' clay filled joints N78°E,85°NW N85°E,65°NW N83°E,58°NW
@ 36' joint N83°E,79°NW

Exhibit 11: p 28 of 55
Application 4-95-200-E1
(Warsaw)
New information from opponent

.rt Stone & Associates, Inc.

**SUB-SURFACE DATA** **Log No.** B-4

**PROJECT:** Luis Ortiz 1115 Fernwood Pacific

**Method of Drilling:** 24" Bucket Auger **Logged by** ES/DS **Job No.** 3706-03

**Ground Elevation:** **Location:** See Geologic Map **Date Observed:** 6/1/88

| Depth in Feet | Classification Unified Soil System | Symbol | Undisturbed Sample | Bulk Sample | Moisture Content % | In Place Dry Density lbs./cu. ft. | Blow Count | Description | Soil Test |
|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | Fill (af): Moderate brown sandy CLAY (moist, loose) | |
| | | | | | | | | Landslide Debris (Qls): From 1' to 21' Boring traces subvertical contact between siltstone (north side) and conglomeratic sandstone (south side), contact is irregular, gouge zone at contact | @ 6' Gouge Zone (contact) N79°W, 75°SW |
| | | | | 15.9 | 113 | | 3 | SILTSTONE: Olive gray, massive, moderate induration, moderately jointed, bedding indistinct (moist, moderately hard) | Bedding (sandstone) N37°E, 26°SE |
| | | | | 20.1 | 107 | Push | | CONGLOMERATIC SANDSTONE: Dark yellowish orange, medium to coarse grained, pebbly (clasts rounded), friable, poor to moderate induration, locally clayey (moist, to very moist, soft to moderately hard) | Bedding (siltstone) N85°E, 41°NW |
| | | | | | | | | @ 6' 1"-2" gouge zone at contact | Joint Set (siltstone) N33°W, 21°SW |
| | | | | | | | | @ 10' Contact dips south again, root remnants at contact | @ 8' Contact N70°W, 76°NE |
| | | | | | | | | @ 11' Sandstone becomes more conglomeratic, clayey, loose, brecciated, minor seepage | @ 10' Bedding (sandstone) N27°W, 39°NE |
| | | | | | | | | @ 14' Minor seepage, siltstones are firm, conglomeratic sandstones become muddy, angular blocks of sandstone at contact, | @ 11' Contact N84°E, 84°NW |
| | | | | 18.4 | 111 | | 2 | abundant roots at contact, sandstone | @ 12' Contact N47°E, vert. |
| | | | | 21.4 | 104 | | | fragments noted in the clayey siltstone, root and soil-filled fractures in sandstone, siltstone highly fractured | @ 20' Shear N33°E, 23°NW |
| | | | | | | | | @ 20' Contact shows slickensides, also shears noted perpendicular to contact | @ 21' Contact N10°E, 50°SW |
| | | | | 10.4 | 125 | | 4 | @ 21' Conglomeratic sandstone pinches out, below is approximately 2' thick disturbed slickensided zone | @ 23' Shear Plane N79°E, 35°NW |
| | | | | | | | | @ 23' 6" thick older topsoil with organic fragments | @ 28' Bedding N6°E, 44°SE |
| | | | | | | | | Bedrock - Sespe Formation (Ts): Gray brown silty fine SANDSTONE (moist, moderately hard) | N22°E, 33°SE |
| | | | | | | | | @ 28' Caved zone, fine sandstone, highly fractured | @ 31' Bedding N15°W, 35°NE |
| | | | | 11.4 | 127 | | | @ 31' Caved bell contact between fine sandstone and saturated claystone | |
| | | | | | | | | @ 32' Claystone heavily gouged and fractured | |

Exhibit 11: p 29 of 55
Application 4-95-200-E1
(Warsaw)
New information from opponent

(1181)

# ...rt Stone & Associates, Inc.

**SUB-SURFACE DATA**

**Log No.** B-4

**JECT:** Luis Ortiz 1115 Fernwood Pacific

**Method of Drilling:** 24" Bucket Auger **Logged by** ES/DS **Job No.** 3706-00

**Ground Elevation:** **Location:** See Geologic Map **Date Observed:** 6/1/88

| Depth in Feet | Classification Unified Soil System | Symbol | Undisturbed Sample | Bulk Sample | Moisture Content % | In Place Dry Density lbs. cu. ft. | Blow Count | Description | Soil Test |
|---|---|---|---|---|---|---|---|---|---|
| 0 | | | | | | | | @ 33' Another caved bell<br>@ 37' Contact between overlying medium dark gray clayey siltstone and underlying light bluish gray coarse sandstone, sandstone is hard, seepage at contact<br>Reemed hole - set casing to 43' | |
| 50 | | | | | | | 6 | @ 51' Bluish coarse sandstone becomes clayey, occasional slickensides, softer | |
| 60 | | | | | 9.6 | 130 | 6 | @ 57' Small amounts of green clay with slickensides | |
| | | | | | | | | @ 62' Contact clayey sandstone and light bluish gray well cemented coarse sandstone, very hard<br>@ 64' Refusal, water and further caving prevented downhole logging beyond 33' | |
| 70 | | | | | | | | T.D. 64'<br>Standing Water @ 54' | |

| Exhibit 11: p 30 of 55 |
|---|
| Application 4-95-200-E1 |
| (Warsaw) |
| New information from opponent |

*1117 Fernwood Pacific*
*GeoPlan - 1989*

| Exhibit 11: p 31 of 55 |
| --- |
| Application 4-95-200-E1 |
| (Warsaw) |
| New information from opponent |

JOHN D. MERRILL
JULTING ENGINEERING GEOLOGISTS
Project 94924
August 29, 1979

1117 Fernwood Pacific

LOG OF BORING

Attitudes are bearing and inclination of dip.

| | |
|---|---|
| 0-1.5 ft. | FILL: Soil with gravel; brown; loose; dry. |
| 1.5-4.0 ft. | SOIL PROFILE: Clayey silt; dark red-brown; stiff, cohesive. |
| 4.0-29.0 ft. | FAULT BRECCIA: Sandstone and siltstone; tan-light brown; fractures filled with stiff brown clay; seepage @ 15 ft. Tight blocky; hard drilling. @ 28-29 ft. Clay seam 1 ft. thick with claystone fragments, very stiff to brittle; slide plane (?) or fault 033/20 to 020/18. |
| 29.0-34.0 ft. | TOPANGA FORMATION (Tmt): Siltstone and sandstone; orange-brown; strong fractures 020/15; minor fractures 270/88; 350/45; 150/65 - strong shear dips 342/60 at 30 ft.. Sandstone 349/55; fractures 305/83 to 155/42. |
| 34.0-39.0 ft. | Silty sandstone; grades to sandy siltstone; tan to brown, thick bedded, very tight fractures. Hard drilling. |

*1129 Fernwood Pacific*
*GeoPlan - 1991*

| Exhibit 11: p 33 of 55 |
| --- |
| Application 4-95-200-E1 |
| (Warsaw) |
| New information from opponent |

ent [illegible] boring # B-1

location 1129 Fernwood Pacific Dr. el. collar 1070±
Topanga. diam. 24 in.

scale: 1" = 5' Logged by: DRR date: 2-4-91

Residual soil - silt; sandy; cobbly ; dark brown; mod. cohesive; mod. consolidated.
Transition zone - clay; red; cohesive; stiff; dense.
Lower Topanga fm. (Tpl) - sandstone; yellow; med-coarse; v. hard; weathered.
Bedding 050/60, Shear 050/60
shear - clay; pebbly; brown; 5 in. thick; soft; cohesive.
sandstone; yellow; med.-coarse; v. hard; weathered.
shear - clay gouge; rocky; 3 ft. thick; maroon-dk. brn; S 050/25 soft. v/cohesive; plastic; slicks:
sandstone; yellow; med-coarse; v/hard; weathered S 080/25
shear 040/28 clayey gouge in hd. fract sandst.
shear; clay gouge; gray; cohesive; soft; 1 in. thick.
Transition to fresh sandstone. S 040/28
Sandstone; gray to gray brown; very hard; fine; unbedded;
shear - thin; no gouge. S 033/28
Sandstone; gray to gray brown; very hard. fine; unbedded.

| Exhibit 11: p 34 of 55 |
| --- |
| Application 4-95-200-E1 |
| (Warsaw) |
| New information from opponent |

water standing after 2 days.
B 050/25; F 140/75; S 140/88
Sandstone; silty; fine; gray; very hard; mod. bedded
Water seeping through shears & fractures.

Sheet 2 of 2 Log No. B-1 Project No. 16878

Sandstone; silty; fine; gray; very hard; mod. bedded.

NOTE: Boring reduced to 18 in. @ 46'

50

TD Refusal; sandstone; silty; fine; gray; very hard.

55

60

65

70

75

80

85

90

95

| Exhibit 11: p 35 of 55 |
| --- |
| Application 4-95-200-E1 |
| (Warsaw) |
| New information from opponent |

# 1263 Fernwood Pacific
# GeoPlan - 1985

| Exhibit 11: p 36 of 55 |
| --- |
| Application 4-95-200-E1 |
| (Warsaw) |
| New information from opponent |

# Log of boring

Log No. B-1
Project No. 52985
Date logged 1:16·85
Elev. collar 1110 ±

ct Kevin Dunne, Proj 77765
e of drill Hand dug Logged by JDM
cation 1263 Fernwood Pac. Dr. Lot 12

| Ft | Symbol | Description | Structure |
|---|---|---|---|
| | | Sandstone: (Tfl) tan-brn; cse, friable, deeply wthd. mod. hd. | b 030/23 (bedding) |
| 5 | | | F=fracture |
| | | | S=shear. |
| 10 | | | F 275/75 |
| | | Sandstone: (Tfl) lt brn-tan; v/hd: dry. fn-med; well cmtd. | S-335/80 |
| 15 | | | |
| | | grade to fresher rock. | S·120/32 |
| 20 | | | F 255/73 |
| | | Sandstone: (Tfl) grn-gy · v/hd: tight; dry. poorly bedded; | b·045/20 |
| 25 | | | F 265/75 |
| | | | 005/90 |
| | | Sandstone (Tfl) limy-grades to sdy ls. v/hd. lt. grn-gy. | b 022/20 |
| 30 | | T.D. | |
| 35 | | | |
| 40 | | | |

*1263 Fernwood Pacific*
*Michael and Associates - 1965*

| Exhibit 11: p 38 of 55 |
| --- |
| Application 4-95-200-E1 |
| (Warsaw) |
| New information from opponent |

EARTH MATERIALS

Sursurface Data

Following are logs of three test pits excavated with a power backhoe (see map for location of pits).

| | | |
|---|---|---|
| P-1 | 0 - 1.0' | Soil and Colluvium; brown pebbly soil |
| | - 3.3' | Artificial Fill; 40% rounded light brown cobbles of sandstone in dark brown sandy organic soil |
| | - 4.1' | Landslide Debris; highly weathered soft sandstone |
| | - 4.6' | Landslide debris; fresh yellow-tan very hard massive sandstone |
| P-2 | 0 - 2.0' | Artificial Fill; dark brown soil |
| | - 6.4' | Soil and Colluvium; angular cobbles of sandstone in a dark brown soil matrix |
| | - 8.2' | Landslide Debris; weathered sandstone as above |
| | - 9.2' | Fresh yellow-tan very hard sandstone, vertical joints 2" - 4" apart, roots and organic material in joints |
| P-3 | 0 - 1.0' | Soil and Colluvium; dark brown soil |
| | - 3.3' | Soil and Colluvium; pebbles and cobbles of limestone and siltstone in a brown soil matrix |
| | - 5.0' | Landslide Debris; highly fractured soft dark gray shale, slickensides common |
| | - 5.1' | Landslide Debris; slickensided dark gray clay gouge |
| | - 6.0' | Landslide Debris; discontinuous bed of dark gray limestone |
| | - 7.5' | Landslide Debris; highly fractured gray shale, roots and organic material |

See pg 3

MICHAEL AND ASSOCIATES GEOLOGISTS
[redacted] PACIFIC COAST HIGHWAY / MALIBU, CALIFORNIA 90265 / TELEPHONE 456-2484 AREA CODE 213

TO: Mr. William L. Rameson
14636 Hilltree Road
Santa Monica, California

1263 Fernwood Pacific

SUBJECT: Lot 11 & Portion of Lot 12, Block 10, Tract 5664, County of Los Angeles

DATE: August 5, 1965

RESULTS: The property is underlain by up to 15 feet of landslide debris. Although the future stability of this landslide cannot be entirely assured, it is our opinion that the proposed development will not materially alter the present stability. The property is considered suitable for development providing the recommendations of this report are incorporated into the plans.

## PRELIMINARY DATA

On July 28, we completed an examination of property described as Lot 11 and a portion of Lot 12, Block 10, of Tract 5664 located at the intersection of Horseshoe Trail and [redacted]ood Pacific Drive in the Fernwood area of Topanga Canyon. The subject property is located in Section 18, T1S, R16W, SBB & M and is shown on the U. S. Geological Survey 7.5-minute series topographic map, the Topanga quadrangle, edition of 1952. A topographic map of the property by T. E. Marjanen, Surveyor, was used as a base map for geologic map and section which have been prepared to aid in interpreting this report.

The property is included in the U. S. Geological Survey open file map, "Preliminary Geologic Map and Sections of the Southwest Part of the Topanga Quadrangle, Los Angeles County, California," by R. F. Yerkes, R. H. Campbell, J. E. Schoellhamer and C. M. Wentworth, dated 1964.

## GEOLOGIC DESCRIPTION

### PHYSIOGRAPHY

The property occupies a north-facing slope on the west side of Topanga Canyon. It has an elongated polygonal shape averaging about 170 feet in length and 80 feet in width oriented in a northeasterly direction. The natural slope varies from 2:1 to 4:1. Slopes on artificial fill along Fernwood Pacific vary from 2:1 to nearly 1:1. Natural vegetation consists of a heavy growth of brush, wild grass and small trees.

## Unit D Rocks

Apparently undisturbed sediments, which appear to lie below the principal slide plane, are exposed in the road cut south of the intersection of Horseshoe Drive and Fernwood Pacific. They are gray well-indurated siltstones and shales, interbedded with gray limestone, which is tan on weathered surfaces. The thickness of the beds averages 6-8 inches. Limestone comprises about one-quarter of the unit. Similar rocks were encountered in P-3 at a depth of 6 feet. The limestone forms discontinuous lenses within the siltstones and shales, which are moderately fractured in the outcrop and highly fractured in P-3. where in log

## Landslide Debris

Above the suspected principal slide plane and underlying the entire property, is landslide debris which has been divided into two units. One unit consists of large disjointed blocks of highly fractured and contorted brown and gray siltstone and shale, and the other of sandstone. The sandstone is very resistant medium- to coarse-grained tan to reddish brown and poorly bedded. In road cuts south of the property the sandstone is disrupted and blocky. The large exposure in the northeastern part of the lot, however, appears to be a coherent mass as indicated by the consistant attitudes of the bedding and jointing. The sandstone lies conformably above the shale in the exposures at the northeast corner of the property.

## Soil and Colluvium

Soil and colluvium cover much of the local area. The soil is dark brown and sandy, reaching a maximum thickness of about 1 foot. The colluvium consists of angular to subrounded cobbles and boulders (chiefly sandstone) in a matrix of soil. The colluvium reaches a maximum thickness of 4.4 feet in test pit P-2.

## Artificial Fill

Artificial fill up to about 5 feet in thickness occurs along Fernwood Pacific Drive and north of the concrete foundation in the central part of the lot. It consists of pebbles and cobbles of sandstone and limestone in a soil matrix.

## STRUCTURE

Dips in the landslide debris are consistently northeast 15-20 degrees. Near vertical joints in the exposed sandstone on the property strike northwest and northeast; joints are 2-4 inches apart. A fault contact separates sandstone and shale units within the slide mass in the road cuts on Fernwood Pacific.

| Exhibit 11: p 41 of 55 |
| --- |
| Application 4-95-200-E1 |
| (Warsaw) |
| New information from opponent |

# 1263 Fernwood Pacific
# GeoPlan - 1991

| Exhibit 11: p 42 of 55 |
| --- |
| Application 4-95-200-E1 |
| (Warsaw) |
| New information from opponent |

LOG OF BORING

Client Cunningham/Leland

Location NW cor. lot; 1263 Fernwood Pac. TOPANGA

scale: 1" = 5'  Logged by: JDM

Project # [illegible]

boring # 4

el. collar 968±

diam. 8" waterw[illegible]

date: 8/91

Residual soil/colluvium - Qc - Silt; sandy-rocky: v/dk brn-black: mod. cohes: dry.

Topanga Canyon fm. - Fernwood member - (Ttf) - shale siltstone & sandstone; calcareous: minor limeston thin, well-bedded; deeply wth'd but hard:

Cuttings logged continuously:

Open fracture - lost circulation to 15±

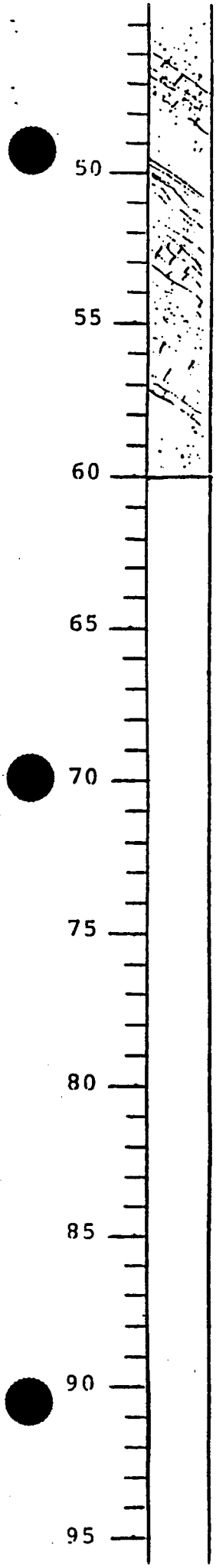
@ 20' - gradational change to fresh rock: color change from tan & lt. brn. to ltgy & dk. gy. Rock mostly limy siltstone & limy sandsto Uniform color-texture-hardness persist. Dry - no clay seams/faults or shears - rocks known to be folded.

V/hd. gy. sdy. limestone stringers dry.

Exhibit 11: p 43 of 55
Application 4-95-200-E1
(Warsaw)
New information from opponent

Section continues - lt. gy sdy siltst. v/limy-

Log No. 4 Project No. 10712




Tf-limestone, siltstone & sandstone: v/hd; thin-bdded; dry: few tight fractures - no lost circ. No seepage into boring over nite.

T.D. 60'± bottomed in v/hd limy siltst/sands Dry.

*19747 Horseshoe Drive*
*GeoPlan - ?*

| Exhibit 11: p 45 of 55 |
| --- |
| Application 4-95-200-E1 |
| (Warsaw) |
| New information from opponent |

GEOPLAN, Inc.
ULTING ENGINEERING GEOLOGISTS

Project 25825
19747 Horseshoe Drive
Topanga, California

LOG OF BORING

Note: Attitudes are bearing and inclination of dip.

Boring sited adjacent to lot 3, near edge of Horseshoe Drive. Collar at map elev.1001±

| | |
|---|---|
| 0-3.0 ft. | RESIDUAL SOIL: Rocky; brown, weakly cohesive, dry, root bound. |
| 3.0-35.0 ft. | LOWER TOPANGA FORMATION (Ttl): Cobbly to pebbly sandstone and sandy cobble conglomerate; thick bedded; yellow-tan and maroon to light gray, moderately soft (friable) to very hard, fractured (root lined), dry. Soil (upper 15 ft.) and crushed rock along open, sub-vertical fracture between 13.0-34.5 ft. Unsheared, depositional contact with sandy mudstone @ 35.0 ft. |
| | bedding: 325/20-25 @ 10.0-23.0 ft.; 339/30 @ 27.0-28.0 ft.; 332/26 @ 35.0 ft. |
| | fracture: 325/65 @ 5.0 ft.; 145/65 @ 8.0 ft.; 168/74-90 (open) @ 13.0-34.5 ft. |
| 35.0-39.0 ft. | Mudstone; sandy; maroon, moderately hard to hard, fractured, |
| T.D. | dry. Gradational contact with hard to very hard light gray-maroon, cobbly sandstone between 38.0-39.0 ft. Boring abandoned at refusal on very hard sandstone @ 39.0 ft. |

*19625 Webb Trail*
*Eugene D. Michael - 1963*

| Exhibit 11: p 47 of 55 |
| --- |
| Application 4-95-200-E1 |
| (Warsaw) |
| New information from opponent |

EUGENE D. MICHAEL
ENGINEERING GEOLOGY

139 OCEAN AVENUE EXT.
NTA MONICA, CALIFORNIA
GLadstone 4-8033

BUILDING SITES
GROUND WATER
GENERAL GEOLOGY

9 April 1963

19625 Webb tra. 1

RECEIVED
APR 12 1963
B. & C. DEPT.

Mr. William King
2219 Strongs Drive
Venice, California

Re: Supplemental geologic report - Lot 24, Block 11, Tract 5664, Topanga, California

Dear Mr. King:

On 5 April I inspected a 5-foot diameter proposed seepage pit located near the southern corner of Lot 24. The following are the results of my examination.

EM-1

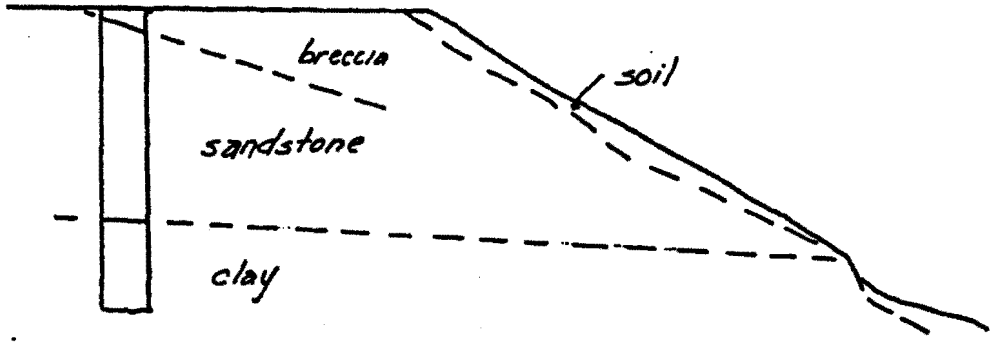
OBSERVATIONS

The hole has been bored by means of a jack-hammer to a depth of 32 feet. Exposures in the hole give the following log:

| | |
|---|---|
| 0 - 1.0 to 2.5 feet | Light brown, well compacted sandstone breccia |
| 1.0 - 21.5 feet | Light brown well cemented massive coarse-grained arkosic sandstone; few well rounded cobbles. Numerous near-vertical fractures oriented predominently east-west. One fissure 6 to 8 inches wide containing water. |
| 21.5 - 31.0 feet | Wet purple clay slickensided. Zones of brecciated sandstone in clay matrix. |
| 31.0 - 32.0 feet | Gray well cemented massive medium-grained micaceous sandstone. Zones of clay. |

The contact between the upper breccia and the sandstone is well defined; the contact plane strikes N45W and dips 20 degrees to the northeast. The contact between the massive sandstone and the lower clay and breccia is poorly defined; the contact plane strikes roughly N30E and dips 20 - 30 degrees southeast.

Comparison with exposures on the slope just northeast of the subject property leaves little doubt that the clay and sandstone breccia reported in my report to you dated 1 March 1963, and the clay and sandstone breccia noted from 21.5 to 31 feet in the boring are of the same zone. The relationships are shown in the following diagram.



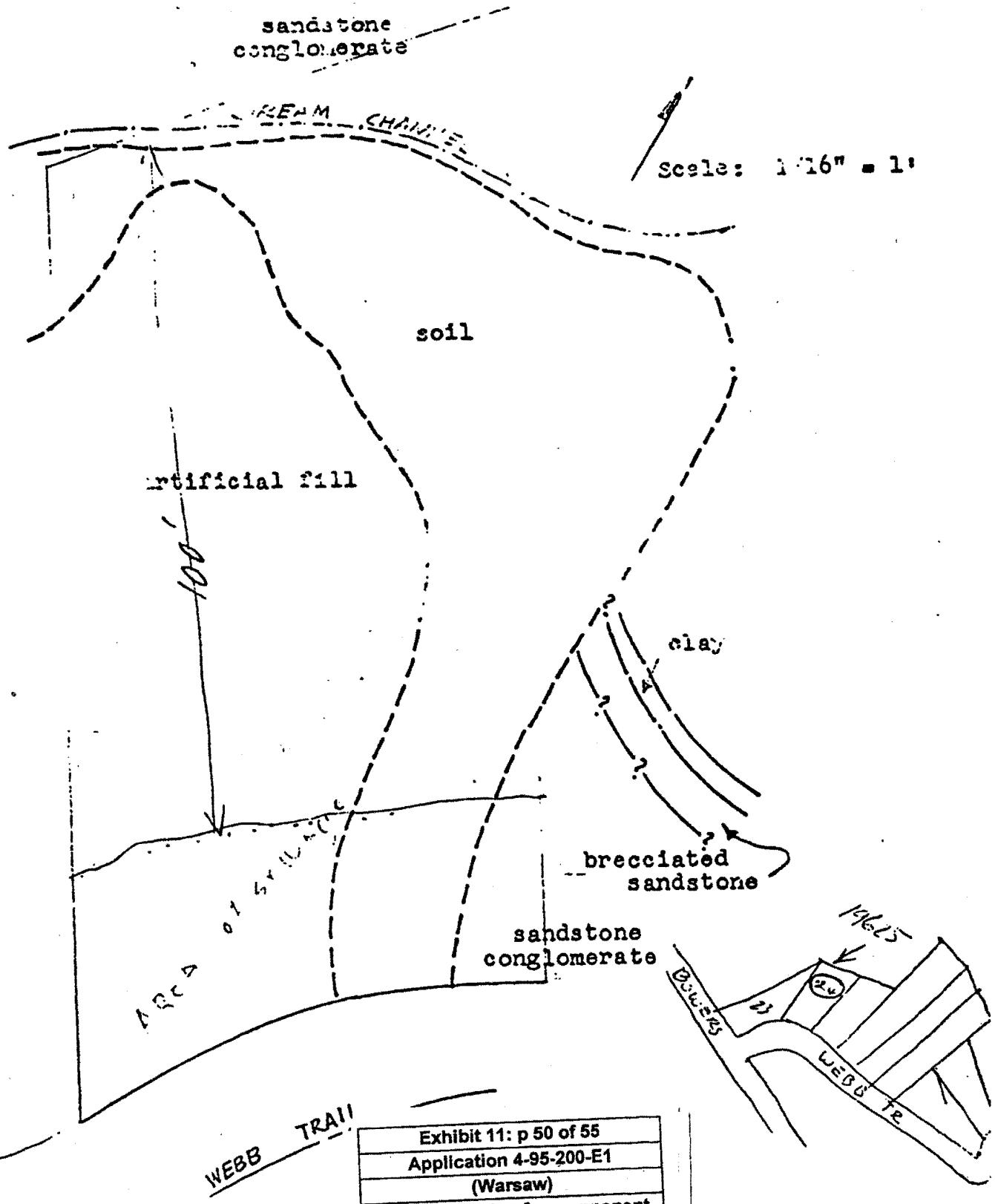

The above section oriented N20W indicates an apparent dip of about 3 degrees in the downslope direction. Exposures on the adjacent property indicate this is roughly also the true dip.

## CONCLUSIONS

The clay is fault gouge. The clay zone defines a fault which may be tectonic in orgin or the result of landsliding. Its sub-horizontal orientation favors the latter interpretation. It is quite possible this feature is the major slip plane of the large landslide believed to exist in the Fernwood area (see report of 1 March 1963).

Weakness along this plane was probably the cause of the small slide noted in my report of 1 March 1963 (page 3), which occurred northeast of the subject property. Although not predictable, there

GEOLOGIC SKETCH MAP
Lot 24, Block 11, Tract 5664
Topanga, California




| |
|---|
| Exhibit 11: p 50 of 55 |
| Application 4-95-200-E1 |
| (Warsaw) |
| New information from opponent |

4-95-200-E1

Sheet 1 of 2

Los Angeles County Department of Public Works
MATERIALS ENGINEERING DIVISION
GEOLOGIC REVIEW SHEET
900 S. Fremont Ave.
Alhambra, CA 91803
TEL. (818) 458-4923

Dist. Office 9.1
F X NF
X Disaster Quake
(Fees Waived $ 552.40 )

STATUS CHECKS (818) 458-4932

Thomas Guide: 590 B-7
Tract _____ Lots _____
Parent Tract _____ Location Fernwood
Site Address 19543 Bowers
Geologist Mountain
Geotechnical Engineer Coastline
Developer/Owner Beaver
Engineer/Arch. Gepner

Distribution:
2 District Office
[redacted]
1 Geotechnical Engineer
1 Geo/Soils Central File
___ Grading Section
1 Processing Center
1 Supervisor

**Review of:**

___ Grading P.C. No. _____ Plans signed: No
X Building P.C. No. 9507170016 For: New SFR
X Geologic Report(s) Dated 10/10/94, 7/13/95
X Geotechnical Engineering Report(s) Dated 10/26/94
___ Geology and Geotechnical Engineering Report(s) Dated _____

**Action:**

___ Plan is geologically approved subject to conditions below.
X Plan is not approved for reasons below.

RECHECK REQUIREMENTS: X All of the following must be submitted together for the next review: a) X Copy of this review, b) ___ Two sets of plans, c) X Two sets of plans signed by the consultant(s), d) X Response to attached Geotechnical Engineering Unit's review, e) X Two copies of addendum reports in response to this review, f) X Consultants' addendum reports must be coordinated, g) ___ Other: _____

**Remarks/Conditions:**

*Please address these remarks/conditions/questions item by item (individually)*

1. All recommendations of the consulting X geologist, X geotechnical engineer, must be ___ followed, X incorporated into the design or shown as notes on the plans.
2. The plan must be specifically approved by the X consulting geologist, X geotechnical engineer by manual, original signature(s) and date(s) on each sheet prior to approval by the Development Review Section.
3. Foundation, wall, and pool excavations must be inspected and approved by the consulting X geologist, X geotechnical engineer, prior to the placing of steel or concrete.
4. The Geotechnical Engineering Unit's ___ approval is attached, ___ conditions of approval are attached, X requirements are attached, ___ approval is required (Review is dated 9/11/95 _____).
5. Show all proposed corrective measures (buttresses, stability fills, deep removals, caissons etc.) on the plan.
6. Add items 3 above, as notes to the plan.
7. The X geologist, X the geotechnical engineer, must make a finding in accordance with Section 309, Los Angeles County Building Code.
8. It must be noted that the submitted report indicates that the site is underlain by landslide debris and is adjacent to a descending 1.5:1 slope. The slope stability of the descending slope and the mapped landslide must be ascertained prior to our approval of the proposed repair.
9. Provide a detailed geologic map of the region and a series of detailed geologic cross sections showing the full extent of the descending slope and mapped landslide.

| Exhibit 11: p 51 of 55 |
| --- |
| Application 4-95-200-E1 |
| (Warsaw) |
| New information from opponent |

0. The structure and stratigraphy of the descending slope and the area covered by the mapped landslide must be ascertained and supported by objective data. The Topanga Formation in this area is known to be underlain by not only sandstone but also ***very weak purple mudstone*** and siltstone (Borings on Bower). Shallow trenches are insufficient to determine the stratigraphy of the descending slope and the region. Additional surface/subsurface mapping and research of adjacent geologic references are warranted to complete the stratigraphy and structure of the area and region..

1. Submit a set of plans that shows the work to be done. Specifically depict all recommendations by the Engineering Geologist and Geotechnical Engineer (ie Deepened footings)

2. The referenced Engineering Geology report indicates that the subject site is underlain by a landslide. Show on all cross sections and discuss the nature of the slide plane (type of material). Show the limits of the landslide on a geologic map of the region.

3. Based upon the description of the damage to the structure it appears as if slope failure may have been involved. Please discuss.

4. There is insufficient data to evaluate the building site with the information submitted to date.

5. Provide data on the possible adverse impact of the private sewage disposal system relative to site stability and adjacent properties. Discuss the path of migration of the effluent and whether ponding or daylighting of the effluent will occur. Stability calculations must consider the effect of ponding/perched groundwater. Show on geologic cross section(s) the anticipated path of the effluent in the subsurface.

| Exhibit 11: p 52 of 55 |
| --- |
| Application 4-95-200-E1 |
| (Warsaw) |
| New information from opponent |

Antgony

3 by _____ Reviewed by _____ Date 9/12/95

Safety, relative to geologic, subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.

# GEOTECHNICAL ENGINEERING REVIEW SHEET
# COUNTY OF LOS ANGELES
# DEPARTMENT OF PUBLIC WORKS

## MATERIALS ENGINEERING DIVISION

Address: 900 S. Fremont Ave.
Alhambra, CA 91803
Telephone: (818) 458-4925

District Office 9.1

Sheet 1 of 3

Earthquake Repair

DISTRIBUTION:

Location 19543 Bowers Drive, Topanga
Developer/Owner Beaver
Architect Gepner
Geotechnical Engineer Coastline (895C-094)
Geologist Mountain Geology (JH3136)

___ Drainage and Grading
_1_ Geo/Soils Central File
_1_ District Engineer
_1_ Geologist
_1_ Geotechnical Engineer
_1_ Architect
94 Earthquake
Fees Waived $ 552.40

Building Plan Check No. 9507170016

Review of:

Building Plan Dated By Processing Center 7/19/95
Geotechnical Report Dated 10/26/94 Geologic Report Dated 10/10/94
Geologic Addendum Dated 7/13/95

ACTION:

Plans are not approved; the following information is required:

REMARKS:

- Requirements of the Geology Unit are attached and must be complied with.

- Additional slope stability analysis may be required when the geology of the site is conclusively determined.

- Per the geologic report, the subject site is underlain by a landslide. Please verify and provide static and seismic slope stability analysis for the landslide. Shear strength parameters representative of the slide plane material must be utilized. Also, provide a geotechnical cross section showing the critical failure plane used in analysis. Indicate the various shear strength parameters used in the analysis, in the appropriate segments of the failure plane. Show location of the cross sections used in slope stability analysis on the geotechnical map. Recommend mitigation if factors of safety are below County minimum standards.

- Extend cross section A-A' to include the full extent of the descending slope below the subject site. Provide revised slope stability analyses as necessary.

| Exhibit 11: p 53 of 55 |
| --- |
| Application 4-95-200-E1 |
| (Warsaw) |
| New information from opponent |

# GEOTECHNICAL ENGINEERING REVIEW SHEET
# COUNTY OF LOS ANGELES
# DEPARTMENT OF PUBLIC WORKS

## MATERIALS ENGINEERING DIVISION

Address: 900 S. Fremont Ave.
Alhambra, CA 91803
Telephone: (818) 458-4925

District Office 9.1

Sheet 2 of 3

Earthquake Repair

DISTRIBUTION:

Location 19543 Bowers Drive, Topanga
Developer/Owner Beaver
Architect Gepner
Geotechnical Engineer Coastline (895C-094)
Geologist Mountain Geology (JH3136)

Building Plan Check No. 9507170016

___ Drainage and Grading
_1_ Geo/Soils Central File
_1_ District Engineer
_1_ Geologist
_1_ Geotechnical Engineer
_1_ Architect
94 Earthquake
Fees Waived $ 552.40

Remarks - Continued:

5. Geotechnical report states that the shear strength parameters utilized for the static slope stability analyses were 80 percent of peak values. Provide data to show that these shear strength parameters are equal to or lower than ultimate values. Provide revised slope stability analyses as necessary.

6. Shear strength parameters representative of the bedding plane material, utilized in the slope stability analyses, were determined from a single reshear test conducted on a sample of bedrock. However, slope stability analysis along bedding must utilize ultimate reshear strength parameters of the bedrock in lieu of actually sampling and testing the bedding plane material. Verify and revise as necessary.

7. Independent slope stability analysis indicates more critical failure surfaces along deeper-seated bedding planes than the critical failure surface analyzed on cross section A-A'. Please verify and provide revised slope stability analysis.

8. Provide data on the possible adverse impact of the private sewage disposal system relative to site stability and adjacent properties. Discuss the path of migration of the effluent and whether ponding or daylighting of the effluent will occur. Stability calculations must consider the effect of ponding/perched groundwater.

9. A statement is required by the consultant geotechnical engineer making a finding in accordance with Section "309" of the County Building Code.

10. Show the following on the geotechnical map:

    a. Limits of landslide.
    b. Location of private sewage disposal system.

| Exhibit 11: p 54 of 55 |
| --- |
| Application 4-95-200-E1 |
| (Warsaw) |
| New information from opponent |

# GEOTECHNICAL ENGINEERING REVIEW SHEET
## COUNTY OF LOS ANGELES
## DEPARTMENT OF PUBLIC WORKS

## MATERIALS ENGINEERING DIVISION

Address: 900 S. Fremont Ave.
Alhambra, CA 91803
Telephone: (818) 458-4925

District Office 9.1

Sheet 3 of 3

Earthquake Repair

DISTRIBUTION:

Location 19543 Bowers Drive, Topanga
Developer/Owner Beaver
Architect Gepner
Geotechnical Engineer Coastline (895C-094)
Geologist Mountain Geology (#H3136)

Building Plan Check No. 950717(016

___ Drainage and Grading
1 Geo/Soils Central File
1 District Engineer
1 Geologist
1 Geotechnical Engineer
1 Architect
94 Earthquake
Fees Waived $ 52.40

- Show the following on the building plans:

  a. All applicable foundation details.
  b. Location of Building Setback.
  c. Embedment depths for all proposed piles.
  d. Location of proposed retaining wall, per the geotechnical engineer.
  e. All applicable retaining wall details.

- Add the following note on the building plans:

  The Geotechnical Engineer shall inspect and approve the foundation excavations before steel or concrete is placed.

- The Geotechnical Engineer must review the building plans and sign and stamp the plans in verification of his recommendations. Original manual signature and wet stamp are required.

- Submit two sets of building plans to the Soils Section for verification of compliance with County codes and policies.

- Include a copy of this review sheet with your response.

Reviewed by Scott T. Ezell Date 9/11/95

Scott T. Ezell

Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.

| Exhibit 11: p 55 of 55 |
| --- |
| Application 4-95-200-E1 |
| (Warsaw) |
| New information from opponent |

IRWIN ZEKE WARSAW
P.O. Box 3512
Santa Monica
CA. 90408-3512
Tele. & FAX:
323-937-0266

February 9, 1999

CALIFORNIA COASTAL COMMISSION
c/o Sue Brooker, Coastal Program Analyst
89 South California St., #200
Ventura, CA. 93001
via FAX: 805-641-1732 &
CERTIFICATE OF MAILING

| Exhibit 12: p 1 of 2 |
|---|
| Application 4-95-200-E1 |
| (Warsaw) |
| 2/9/99 response from applicant |
| |

Re: Coastal Development Permit 4-95-200-E1
19551 Bowers Drive, Topanga, CA. 90290

Dear Ms. Brooker:

I am in receipt of your letter dated January 20, 1999, which incorrectly identified the subject property as "4077 Escondido Drive, Topanga; Los Angeles County." The actual address is as underlined above.

Thank you for the enclosure, per my request, of Ms. Acker's January 11, 1999 letter to Mr. Jack Ainsworth of the Commission. As mentioned in my phone call to you in the late afternoon after the January 15th hearing in West Los Angeles, I feel I should have been furnished a copy of this communication prior to the hearing. In the interest of basic fairness I should be given the opportunity to know in advance of any objections to my application so I might have to opportunity to reasonably respond to them. The denial of this due process is even more important when a malicious and uninformed neighbor makes undocumented claims of geologic conditions on my property and others in the vicinity. The inaccurate and scurrilous remarks directed at me and my property came from a woman who does not even know me personally, but more important, from one who lacks the professional qualifications for members of the Commission to consider her naked opinions as evidence in this case.

At the hearing I was quite surprised to be presented and asked for the first time about objections to my application. Nevertheless, I thought I adequately answered Commissioner Wan's 3 principal concerns. As I recall, Commissioner Riley requested another geologic opinion from your department to determine the condition of some undocumented slippage of land located on or near Webb Trail in the vicinity of (but not upon) my Lot 5. To prepare myself to address the Commission's concerns, would you kindly furnish me with a copy of my January 15th transcript? At this point I am confused as to whether or not I am being asked to submit reports and analyses upon parcels which I do not own. If so, exactly what specific parcels?

With reference to your January 20th letter "the March Commission hearing" is mentioned. In our conversation on January 15th we had discussed the APRIL meeting at the Queen Mary, even mentioning that it would be during income tax filing time. There is no way I can attend the March meeting; it was never discussed.

Paragraph two of your January 20th letter notes "failure to provide the Commission with evidence that the proposed project will conform to the geologic policies of the Coastal Act and will neither create nor contribute significantly to geologic instability of neighboring sites may result in the extinguishment of your coastal development permit." First, may I note that on page one of your Staff Report for the January 1999 hearing, says, "The Executive Director ....determined that the project is consistent with the Coastal Act." On page 3 it continues, "Staff has evaluated the project and has determined....the proposed is consistent with the Coastal Act."

In light of the above remarks and written geological reports on the subject property conducted in 1971, 1978, 1995, 1998 and 1999 concluding:

1. "The ridge supporting Bowers Drive is stable, and it is feasible to construct residences on vacant lots in this area." (my underlining, 1971).
2. "It is concluded on the basis of comprehensive geologic investigation that a single-family dwelling served by private sewage disposal system may be safely constructed on subject parcel without adverse effect of neighboring properties." (1978, my underlining).
3. "a landslide in 1980 at the end of Bowers Drive... does not affect stability of lot 5....there are no active faults beneath lot 5...." (1995)
4. "It is concluded no significant change in geologic conditions has taken place at lot 5 and its near environs." (1998; my underlining).
5. "No geologic condition has changed at Lot 5.... installation of a seepage pit...assures no adverse result on the neighbors property." (1999, my underlining).

WHAT ELSE AM I EXPECTED TO DO? Over the years I have conducted numerous tests and paid for many reports. The conclusions are all the same. This lot is buildable as a residential single-family site without causing significant harm to my neighbors. My two immediate and adjacent neighboring sites (lots 4 and 15) are improved with single-family homes. Bowers Drive has numerous homes on it, some old and some newer. If I am to be denied my permit extension request, please let someone furnish some clear and concrete evidence supporting reasons for such a conclusion. Surely, 2 letters (and no personal appearances) from a disgruntled neighbor offering purely personal and uninformed opinions without supporting professional documentation cannot seriously or reasonably be compared with 5 certified engineering geologist reports. Prior to the April hearing, please send me a copy of your department's geology inspection of the neighboring sites, so we may review and respond to it.

Very truly yours,

I.Z. Warsaw

IRWIN ZEKE WARSAW

| Exhibit 12: p 2 of 2 |
| --- |
| Application 4-95-200-E1 |
| (Warsaw) |
| 2/9/99 response from applicant |

# FAX MEMO

**To:** CALIFORNIA COASTAL COMMISSION
c/o Sue Brooker, Coastal Program Analyst
89 California Street #200
Ventura, CA. 93001
via FAX: 805-641-1732

**From:** IRWIN L. (Zeke) WARSAW
Tele. & FAX: 323-937-0266

**Date:** January 12, 1999

**Re:** GEOLOGICAL ADDENDUM
19551 Bowers Drive, Topanga, CA. 90290
Permit Extension No. 4-95-200-E1

3 **Number of pages sent, including this one.**

Dear Ms. Brooker:

Enclosed is a 2-page Addendum for the above-listed subject property, which I hope you will forward to the Commissioners for the hearing to be held this Friday.

Thank you very much.

Very truly yours,

I.L.Z. Warsaw

IRWIN L. (Zeke) WARSAW

| Exhibit 13: p 1 of 3 |
| --- |
| Application 4-95-200-E1 |
| (Warsaw) |
| Geologic update letter from applicant |

(818) 881-2063

GEOPLAN, Inc.
consulting engineering geologists
18432 OXNARD STREET
TARZANA, CALIF. 91356
John D. Merrill, President

January 11, 1999

Engineering Geologic Memorandum
On Site Waste Disposal
Proposed Residential Development
Lot 5, Block 12, Tract 5664 LA Co.
19551 Bowers Drive
Topanga, CA

re: CDP 4-95-E1
(Warsaw)

Irwin Zeke Warsaw
P.O. Box 3512
Santa Monica, CA 90408

Project 510063

Dear Mr. Warsaw:

According to papers which you faxed to my office on 3Jan99, there has been a formal objection lodged with California Coastal Commission regarding CDP 4-95-200-E1 (Warsaw). As you recall, Geoplan, Inc. & Strata-Tech, Inc. conducted comprehensive geotechnical exploration and testing at the site and later produced several responses to County reviewers comments. Included in our work product was a percolation test report dated 25July95 (Geoplan, Project 510063).

No geologic condition has changed at Lot 5.

The concerns of a neighbor at 19543 Bowers Drive reflect substantially different geologic conditions including a possible shallow landslide that does not exist at 19551 Bowers Drive.

Accordingly, installation of a seepage pit at 19551 Bowers Drive (Lot 5) will be effected in a manner that assures no adverse

| Exhibit 13: p 2 of 3 |
| --- |
| Application 4-95-200-E1 |
| (Warsaw) |
| Geologic update letter from applicant |

GEOPLAN, Inc.
CONSULTING ENGINEERING GEOLOGISTS



result on the neighbors property. This design mode is consistent with Section 111 of the Uniform (County) Building Ordinance.

Thank you for this opportunity to be of service. Please call if there are questions regarding this memorandum.

Most sincerely,

REGISTERED GEOLOGIST JOHN D. MERRILL No. 83 CERTIFIED ENGINEERING GEOLOGIST STATE OF CALIFORNIA

John D. Merrill
Engineering Geologist 83

JDM/b

| Exhibit 13: p 3 of 3 |
| --- |
| Application 4-95-200-E1 |
| (Warsaw) |
| Geologic update letter from applicant |