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

CALIFORNIA COASTAL COMMISSION
South Coast Area Office
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Filed:	6/5/00
49th Day:	7/24/00
180th Day:	waived
Staff:	AJP-LB
Staff Report:	11/13/00
Hearing Date:	12/12-15/00

RECORD PACKET COPY

STAFF REPORT: REGULAR CALENDAR

APPLICATION NUMBER: 5-00-217

APPLICANT: Maria Tobalina

AGENT: Milton Jeffs

PROJECT LOCATION: 14914 Corona Del Mar, Pacific Palisades

PROJECT DESCRIPTION: Construct thirteen 36-inch diameter soldier pilings and associated grade beams and grade 1,700 cubic yards to maintain downhill slope protection and stabilize an existing single-family residence located on a bluff-top lot.

Lot Area	32,547 sq.f t.
Zoning	Low Density Residential

LOCAL APPROVALS RECEIVED: Approval in Concept-City of Los Angeles

SUBSTANTIVE FILE DOCUMENTS:

1. City adopted Brentwood-Pacific Palisades Community Plan.
2. Geotechnical Report prepared by Gorian & Associates, Inc. dated May 5, 1997

SUMMARY OF STAFF RECOMMENDATION:

Staff recommends that the Commission approve the proposed project with special conditions requiring: 1) conformance with geologic and soil recommendations; 2) submittal of landscaping plans; 3) swimming pool protection measures; 4) submittal of erosion and runoff control plans; and 5) recordation of an assumption of risk deed restriction.

I. MOTION, STAFF RECOMMENDATION AND RESOLUTION:

Staff recommends that the Commission make the following motion and adopt the following resolution:

MOTION: *I move that the Commission approve Coastal Development Permit #5-00-217 pursuant to the staff recommendation.*

STAFF RECOMMENDATION OF APPROVAL:

Staff recommends a **YES** vote. Passage of this motion will result in approval of the permit as conditioned and adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

RESOLUTION TO APPROVE THE PERMIT:

The Commission hereby approves a permit, subject to the conditions below, for the proposed development and adopts the findings set forth below on grounds that the development as conditioned will be in conformity with the provisions of Chapter 3 of the California Coastal Act and will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3. Approval of the permit complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/ or alternatives have been incorporated to substantially lessen any significant adverse effects of the development on the environment, or 2) there are no further feasible mitigation measures or alternative that would substantially lessen any significant adverse impacts of the development on the environment.

II. STANDARD CONDITIONS:

1. Notice of Receipt and Acknowledgment. The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.

2. Expiration. If development has not commenced, the permit will expire two years from the date this permit is reported to the Commission. Development shall be pursued in a diligent manner and completed in a reasonable period of

time. Application for extension of the permit must be made prior to the expiration date.

3. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.

4. Assignment. The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.

5. Terms and Conditions Run with the Land. These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

III. SPECIAL CONDITIONS

1. Conformance with Geotechnical Recommendations

PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit grading and foundation plans for the review and approval of the Executive Director. The approved foundation plans shall include plans for the retaining walls, subdrains and footings. These plans shall include the signed statement of the geotechnical consultant certifying that these plans incorporate the recommendations contained in the Geotechnical Report prepared by Gorian & Associates, Inc. dated May 5, 1997. The approved development shall be constructed in accordance with the plans approved by the Executive Director. Any deviations from said plans shall be submitted to the Executive Director for a determination as to whether the changes are substantial. Any substantial deviations shall require an amendment to this permit or a new coastal development permit.

2. Minimizing Swimming Pool Impacts

Prior to Issuance of the Coastal Development Permit, the applicants shall submit, for the review and approval of the Executive Director, a written plan to mitigate for the potential of leakage from the proposed swimming pool. The plan shall, at a minimum: 1) provide a separate water meter for the pool to allow monitoring of the water usage for the pool and the home and 2) identify the materials, such as plastic linings or specially treated cement, to be used to waterproof the underside of the pool to prevent leakage, and information regarding past success rates of these materials, 3) identify methods used to control pool drainage and to prevent infiltration from drainage and maintenance activities into the soils of the

applicant's and neighboring properties. The applicant shall comply with the mitigation plan approved by the Executive Director.

3. **Erosion and Runoff Control Plans**

A. Prior to issuance of the permit, the applicant shall submit, for review and approval of the Executive Director, erosion and runoff control plans. The plans shall include:

Erosion Control Plan

I. The erosion control plan shall demonstrate that:

(a) During construction, erosion on the site shall be controlled to avoid adverse impacts on adjacent properties.

(b) The following temporary erosion control measures shall be used during construction: sand bags, a desilting basin and silt fences.

(c) Following construction, erosion on the site shall be controlled to avoid adverse impacts on adjacent properties and public streets.

(d) The following permanent erosion control measures shall be installed: a drain to direct runoff to the street; no drainage shall be directed to the rear yard slope; no drainage shall be retained in front yard.

II. The plan shall include, at a minimum, the following components:

(a) A narrative report describing all temporary run-off and erosion control measures to be used during construction and all permanent erosion control measures to be installed for permanent erosion control.

(b) A site plan showing the location of all temporary erosion control measures.

(c) A schedule for installation and removal of the temporary erosion control measures.

(d) A site plan showing the location of all permanent erosion control measures.

(e) A schedule for installation and maintenance of the permanent erosion control measures.

B. The permittee shall undertake development in accordance with the approved final plans. Any proposed changes to the approved final plans shall be reported to the Executive Director. No changes to the approved final plans shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

4. Landscape Plan

A. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicants shall submit, for the review and written approval of the Executive Director, a final landscaping plan. The plan shall be prepared by a licensed landscape architect and incorporate the following criteria: (a) Planting shall be of drought tolerant plants. (b) A majority of the vegetation planted shall consist of native/drought and fire resistant plants of the coastal sage community. (c) The applicant shall not employ invasive, non-indigenous plant species, which tend to supplant native species. (d) No permanent irrigation system shall be allowed on the slope. Temporary, above ground irrigation to allow the establishment of the plantings is allowed. Irrigation system shall be connected to an automatic shut-off value which will limit the amount of water on the slope. The quantity of water shall be based on recommendations by the landscape architect and geologist/soils consultant; (e) The plantings established shall provide 90% coverage in 90 days. (f) All required plantings will be maintained in good growing conditions throughout the life of the project, and whenever necessary, shall be replaced with new plant materials to ensure continued compliance with the landscape plan.

The plan shall include, at a minimum, the following components:

(a) A map showing the type, size, and location of all plant materials that will be on the developed site, topography of the developed site, and all other landscape features, and

(b) A schedule for installation of plants.

B. The permittee shall undertake development in accordance with the approved final plan. Any proposed changes to the approved final plan shall be reported to the Executive Director. No changes to the approved final plan shall

occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

5. **Assumption of Risk, Waiver of Liability and Indemnity**

A. By acceptance of this permit, the applicant acknowledges and agrees (I) that the site may be subject to hazards from erosion, landslide, or earth movement; (ii) to assume the risks to the applicant and the property that is the subject of this permit of injury and damage from such hazards in connection with this permitted development; (iii) to unconditionally waive any claim of damage or liability against the Commission, its officers, agents, and employees for injury or damage from such hazards; and (iv) to indemnify and hold harmless the Commission, its officers, agents, and employees with respect to the Commission's approval of the project against any and all liability, claims, demands, damages, costs (including costs and fees incurred in defense of such claims), expenses, and amounts paid in settlement arising from any injury or damage due to such hazards.

B. Prior to issuance of the permit, the applicant shall execute and record a deed restriction, in a form and content acceptable to the Executive Director incorporating all of the above terms of this condition. The deed restriction shall include a legal description of the applicant's entire parcel. The deed restriction shall run with the land, binding all successors and assigns, and shall be recorded free of prior liens that the Executive Director determines may affect the enforceability of the restriction. This deed restriction shall not be removed or changed without a Commission amendment to this coastal development permit.

IV. FINDINGS AND DECLARATIONS:

The Commission hereby finds and declares:

A. Project Description and Location

The applicant proposes to construct thirteen 36-inch diameter soldier pilings and associated grade beams and grade 1,400 cubic yards to maintain downhill slope protection and stabilize an existing single-family residence.

The subject site consists of a relatively flat bluff top area in northern portion of the site, extending south approximately 140 feet from the frontage road. The southern portion of the lot consists of a steep 160 foot bluff. The soldier piles will be located atop bluff on the flat portion of the site, between the existing residence and bluff edge.

The proposed project is located at the top of a 160 ft. high bluff that has been subject to historic and prehistoric landslides. The subject parcel is located in the Huntington Palisades area of Pacific Palisades, a planning subarea of the City of Los Angeles. Numerous past landslides have occurred in the Huntington Palisades area. Major recorded landslides occurred in October 1932, March 1951, February 1974, March 1978, February 1984, November 1989 and March 1995. The landslides that occurred in 1974, 1978, 1984 and 1995 were correlated with rainfall that was much higher than average seasonal amounts. The most recent landslide in 1995 occurred after a total seasonal rainfall that was approximately twice the average cumulative seasonal amount for the area.

Within the surrounding area, some homes that the Commission has approved and older homes constructed prior to the Coastal Act, have been destroyed by landslides. According to a landslide study report prepared by the U.S. Army Corps of Engineers dated September, 1976, this area includes unstable slopes. The effect of rains on these slopes is to renew or accelerate movement of many younger landslides including some of the larger active landslides. According to the study "soil falls from the eastern part of Huntington Palisades repeatedly have blocked the Pacific Coast Highway".

The project has received an "Approval in Concept" from the City of Los Angeles as well as approval of numerous geology reports reviewed and conditionally approved by the City of Los Angeles Department of Building and Safety.

B. Past Permit History

The proposed slope protection project was approved by the Commission in November 1997 (CDP #5-97-312). However, the coastal development permit, which was valid for two years, expired. The applicant did not apply for an extension of the permit. Consequently, in June 2000, the applicant submitted a new application, which is for the same development.

In October 1998, the applicant submitted an application (#5-98-430) for the adjoining vacant lot (14930 Corona Del Mar) to the northwest. The application was for similar slope protection development, as was approved under CDP #5-97-312. The applicant intended to construct the soldier pilings and associated tie-beams on the two adjoining lots as one construction project. However, since the lot at 14930 Corona Del Mar was a vacant legal lot, staff required the applicant to submit conceptual plans, approved by the City of Los Angeles, for a residence. The plans were required to properly analyze the complete development of the site and the siting of any structures to ensure that the construction of a residence along with the soldier piles was geologically feasible.

Because the applicant did not submit plans for a residence, and additional information, application #5-98-430 was deemed incomplete. Subsequently, the applicant completed construction plans for the lot, received local government approval, and submitted new

separate permit applications for the two lots. The permit application #5-00-224, for 14930 Corona Del Mar, is also scheduled for Commission hearing.

C. Natural Hazards

Section 30253 of the Coastal Act provides in part:

New Development shall:

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

(2) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic 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 applicant's geotechnical report acknowledges that the subject parcel has inherent geologic risks regarding slope stability. According to that report, bluff retreat at this site "has been on the order of 50 to 60 feet since 1962. The retreat has been due largely to a combination of erosion and slope failure that resulted from occasional strong ground motion." Following is a more detailed description of the subject site excerpted from the applicant's Geotechnical Report:

> The subject property is located at the top of the Huntington Palisades, an approximately 160 ft. high coastal bluff above Pacific Coast Highway. Due to this location, the property has inherent geologic risks, the most obvious of which is the property's exposure to slope instability. The Huntington Palisades have been effected by landsliding from prehistoric times to the present as a result of periodic erosion, groundwater buildup, and earthquake shaking.
>
> As a consequence of the 1994 Northridge earthquake, and subsequent heavy rains of winter 1994-1995, part of the coastal bluff in the rear of the property failed damaging a tennis court slab supported on piles and caissons. In addition, the earthquake apparently caused minor distress to the residence and decking around the pool area.
>
> As part of our assessment of the subject property, we have explored subsurface conditions and evaluated stability of the coastal bluff. In our opinion, the existing residential structure has an adequate safety level; however, the rear yard area has an unsatisfactory level of safety. The bluff in its present configuration presents a hazardous condition.

The applicant's geology report concludes that, from a geotechnical perspective, the stability of the rear yard can be improved by construction of a tied-back soldier pile wall and reconfiguring the slope to a 1 1/2:1 (horizontal to vertical) grade. Those recommendations are incorporated in the subject coastal permit application.
The City of Los Angeles Department of Building and Safety Grading Division reviewed the geology reports and found them acceptable. The City's conditional approval included 18 conditions addressing geotechnical issues with specific recommendations for site preparation, grading, foundation design and site drainage (see Exhibit No. 6).

The Commission's staff geologist, has reviewed the applicant's proposed plans and geology report and finds that the proposed project, if carried out in accordance with the recommendations set forth in the geotechnical reports, should assure stability of the site consistent with Section 30253 of the Coastal Act. The Commission's staff engineer has reviewed the foundation plans and designs for the deck and pool structures, and finds that the designs are acceptable. However, the Commission's staff geologist has expressed concern regarding the existing swimming pool and its potential to cause slope instability due to future leaks. As noted above, ground water can contribute to an acceleration of bluff erosion and possible landslide/sloughing activity. Possible impacts from the pool structure are leakage into the subsurface, spillage, and maintenance activities that could create instability within the bluff. The existing swimming pool is located between the existing residence and proposed soldier piles. The swimming pool is approximately 8 feet behind the proposed soldier piles. The applicant has indicated that the pool, which was not damaged by the 1994 earthquake, was drained after damage to the property as a precautionary measure and remains drained. The applicant has indicated that the pool will be re-lined with an epoxy coating and resurfaced to prevent future leakage. Because of the potential for leakage and impacts to the bluff the Commission imposes Special Condition No. 2 which requires the applicant, prior to the issuance of the Coastal Development Permit, to provide a written plan to mitigate the potential for leakage from the pool. The plan shall include separate water meters for the pool and the existing home to help in determining whether there is a leak in the pool structure. The applicant shall provide a description of the materials that will be used to waterproof the underside of the pool and past success rates of such materials. Also, the applicant shall submit final drainage plans that demonstrates where spill water and water from maintenance activities will be contained and diverted.

The proposed project includes regrading a portion of the upper slope. The applicant has indicated that the regraded area will be landscaped as required by the City approval. The City requires that the regraded area be landscaped with native drought tolerant vegetation. To ensure that the landscaping is carried out and maintained with mostly drought tolerant vegetation, adequate drainage, and no in-ground irrigation systems, Special Condition No. 4 is required by the Commission. Special Condition No. 4 requires the applicant to submit a final landscaping plan, prepared by a licensed landscape architect. The plan shall include drought tolerant vegetation common to coastal bluffs, no invasive non-indigenous plant species (see Exhibit No.6), and no

permanent irrigation systems. The plan shall allow for the temporary use of above ground irrigation, if necessary, to allow time to establish the plantings. The plantings shall provide 90% coverage within 90 days and the plantings shall be maintained in a good growing condition for the prevention of exposed soil which could lead to erosion and possible landslides. Furthermore, the applicant shall follow both temporary and permanent erosion control measures to ensure that the project area is not susceptible to excessive erosion. Prior to issuance of the Coastal Development Permit, the applicant shall submit, for the review and approval of the Executive Director, a temporary and permanent erosion control plan that includes a written report describing all temporary and permanent erosion control and run-off measures to be installed and a site plan and schedule showing the location and time of all temporary and permanent erosion control measures.

The Commission finds that the proposed project can be approved consistent with the provisions of Section 30253 of the Coastal Act, as long as the applicant conforms to the recommendations contained in the aforementioned soils and geology reports and the City's geologic conditions of approval. The Commission further finds that the proposed development, as conditioned to conform to the consultant's geology and soils recommendations, will minimize risks of developing in this area that may occur as a result of natural hazards.

The Commission, in previous permit actions on development in this area has found that there are certain risks associated with hillside development that can never be entirely eliminated. In addition to the general risks associated with hillside development in geologically hazardous areas, the Commission notes that its approval is based on professional reports and professional engineering solutions that are the responsibility of the applicants to implement. One of the conclusions contained in the applicant's geology report recommends that future property owners of the subject site be made aware that there is a risk of future landslides effecting the property. Following is an excerpt from that report:

> Ms. Maria Tobalina and future property owners must acknowledge that the subject property is a known landslide area and that there is a risk of future landslides effecting the property and improvements on the property. The recommendations provided in this report assume that the property owner will properly maintain the property, particularly stabilization construction and drainage devices. The proposed tied-back pile wall will be compromised if surface drainage is directed toward the wall or if drainage systems on the property do not function properly. This information should be provided to future property owners.

Therefore, based on site specific soil/geologic constraints addressed in the applicant's geology report, the applicant shall, as a condition of approval, assume the risks inherent in potential slope failure from erosion. The Commission further finds that in order to be consistent with Section 30253 of the Coastal Act, the applicant must also record a deed restriction assumi

the risk of developing in this hazardous area, and waiving the Commission's liability for damage that may occur as a result of such natural hazards.

D. Local Coastal Program

Section 30604 (a) of the Coastal Act states that:

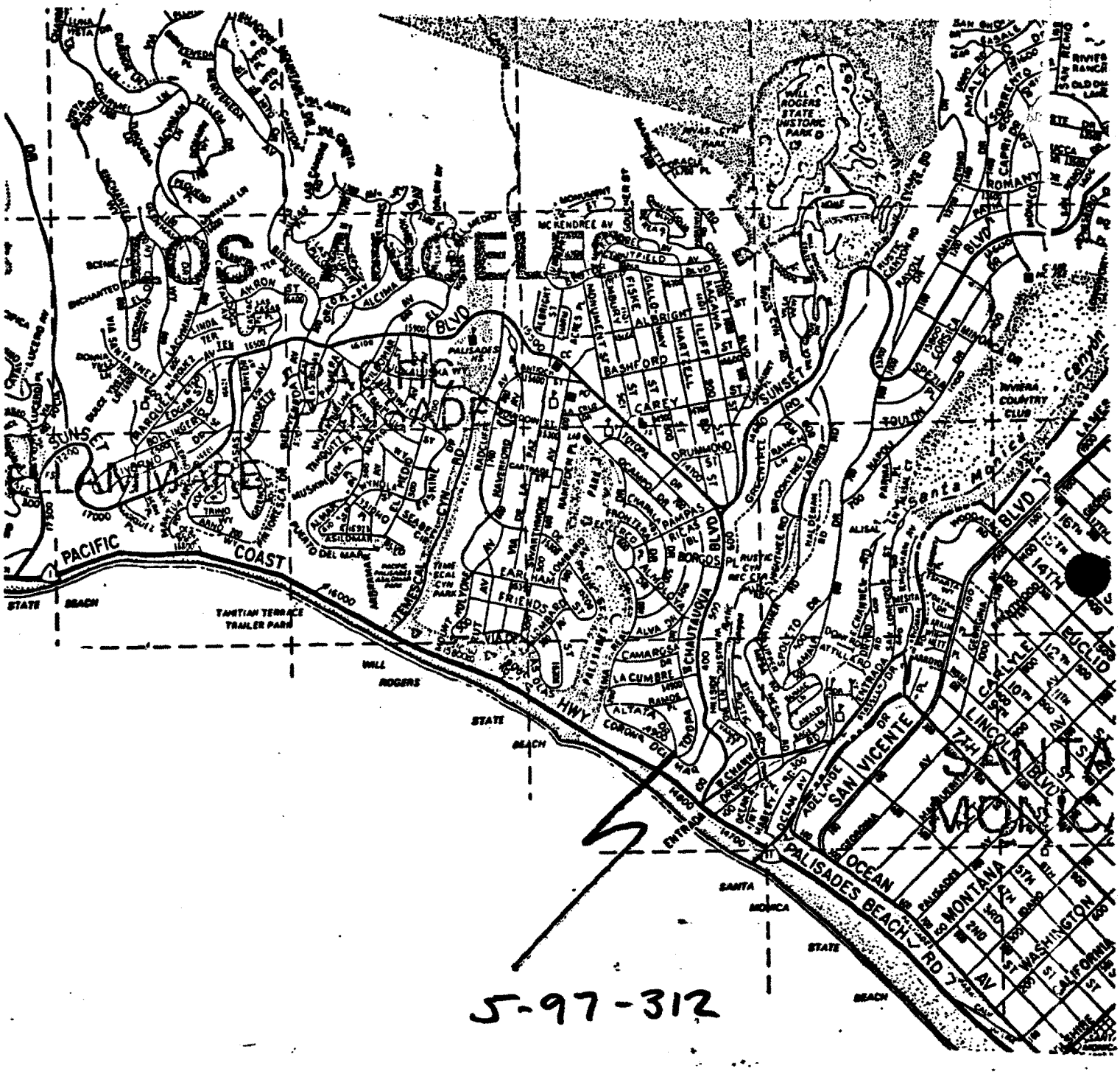
Prior to certification of the Local Coastal Program, a Coastal Development Permit shall be issued if the issuing agency, or the Commission on appeal, finds that the proposed development is in conformity with the provisions of Chapter 3 (commencing with Section 30200) of this division and that the permitted development will not prejudice the ability of the local government to prepare a local coastal program that is in conformity with the provisions of Chapter 3 (commencing with Section 30200).

The City of Los Angeles has not prepared a draft Land Use Plan for this planning subarea. However, the City's work program to develop a Local Coastal Program considers natural hazards as an issue for this area of the City. Approval of the proposed development, as conditioned to minimize risks from natural hazards, will not prejudice the City's ability to prepare a certifiable Local Coastal Program. The Commission, therefore, finds that the proposed project is consistent with the provisions of Section 30604 (a) of the Coastal Act.

E. Consistency with the California Environmental Quality Act (CEQA)

Section 13096 of Title 14 of the California Code of Regulations requires Commission approval of Coastal Development Permits to be supported by a finding showing the permit, as conditioned, to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA). Section 21080.5 (d) (2) (i) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse impact which the activity may have on the environment.

The proposed project has been conditioned in order to be found consistent with the natural hazards policies of the Coastal Act. Mitigation measures to conform to the consultant's geology/soils recommendations and to record a deed restriction assuming the risk of developing in this hazardous area, will minimize all adverse impacts. As conditioned, there are no feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse impact which the activity may have on the environment. Therefore, the Commission finds that the proposed project can be found consistent with the requirements of the Coastal Act to conform to CEQA.



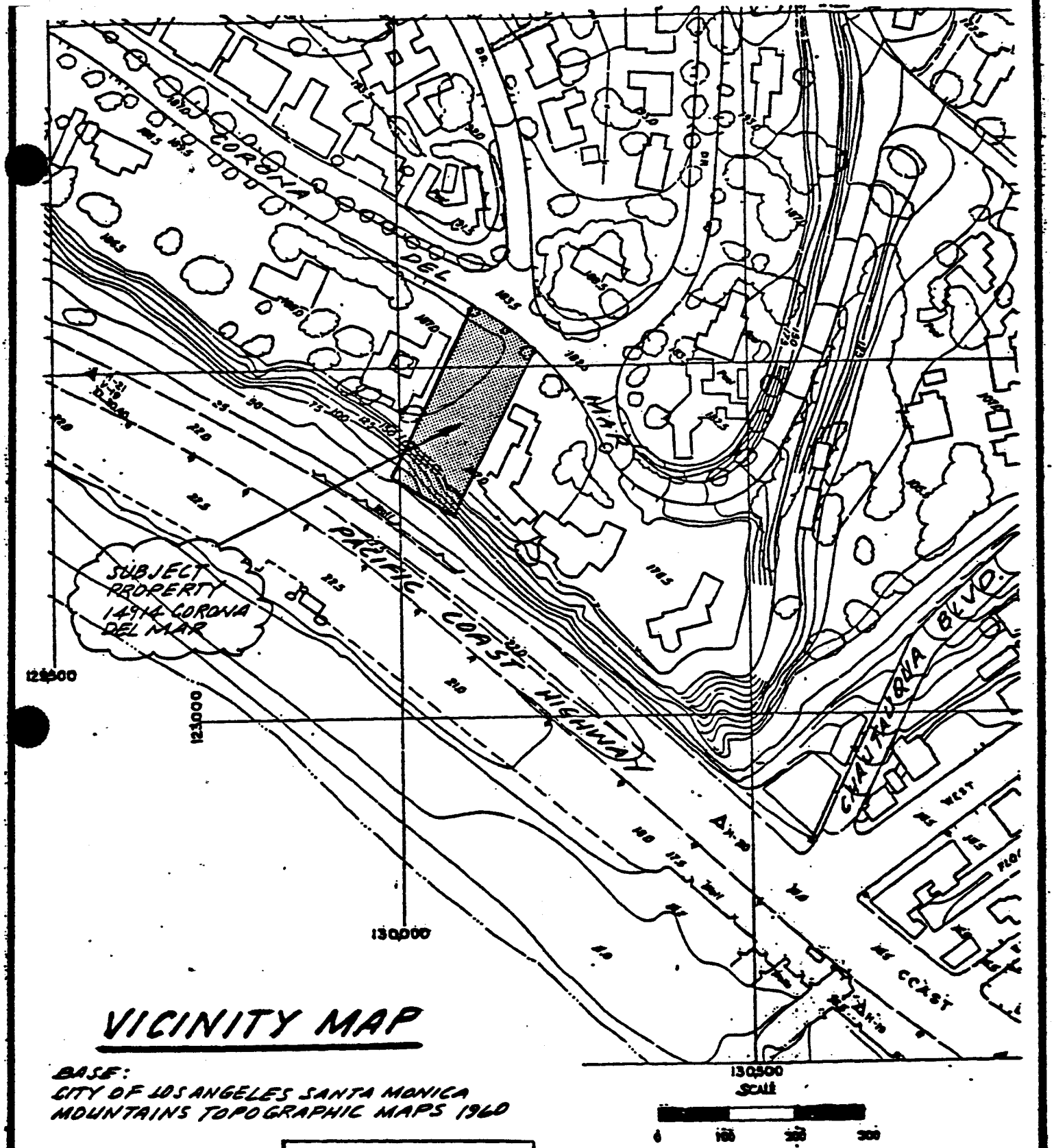
5-97-312

EXHIBIT NO. 1

APPLICATION NO. 5-00-217

Vicinity Map

California Coastal Commission



VICINITY MAP

BASE:
CITY OF LOS ANGELES SANTA MONICA MOUNTAINS TOPOGRAPHIC MAPS 1960

EXHIBIT NO. 2
APPLICATION NO.
5-00-217
Location Map
California Coastal Commission

GORIAN & ASSOCIATES, INC.
Applied Earth Sciences
FIGURE 1
Job No.: 2097-1-10 | Date:
Scale: AS SHOWN | Drawn by: JGR | Approved by: | Log No.:

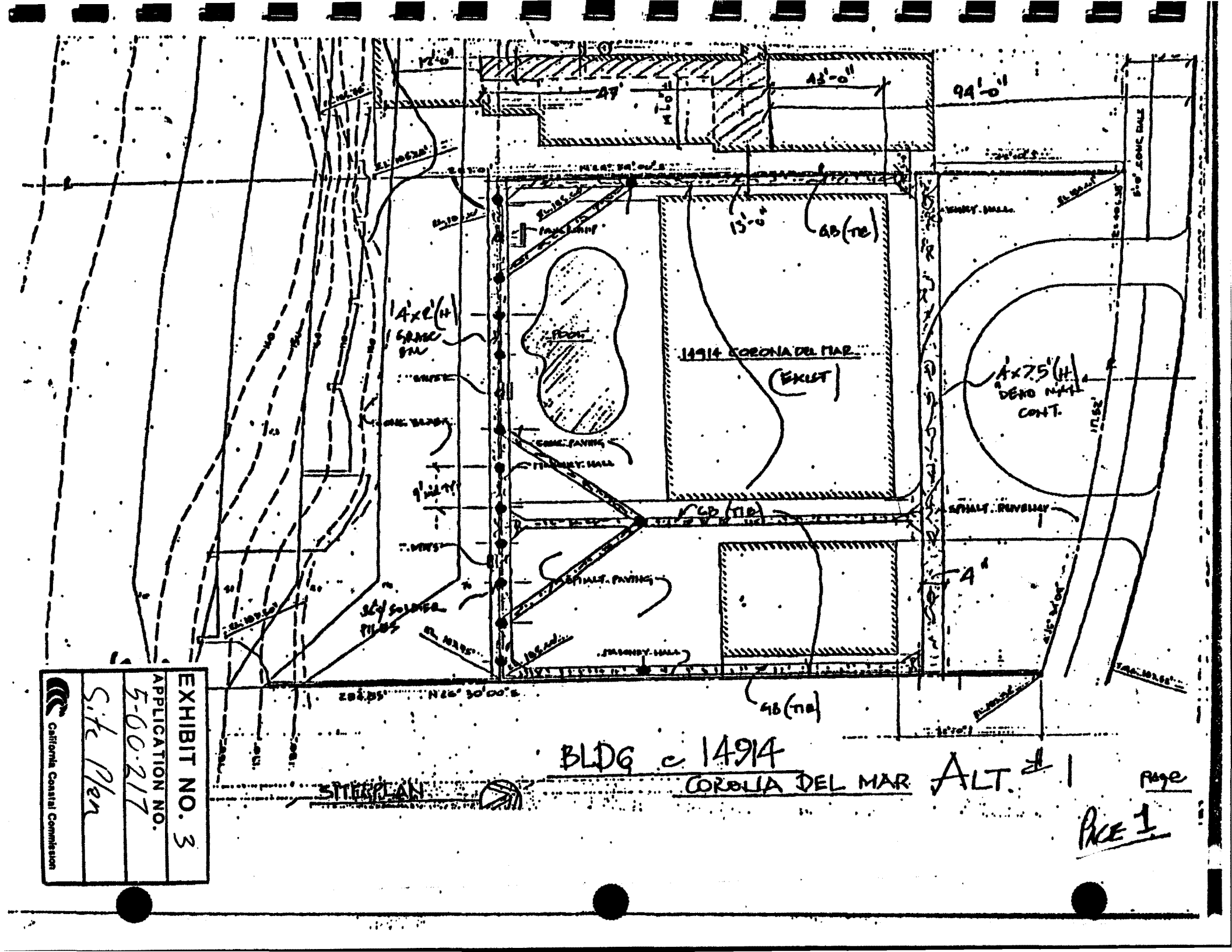
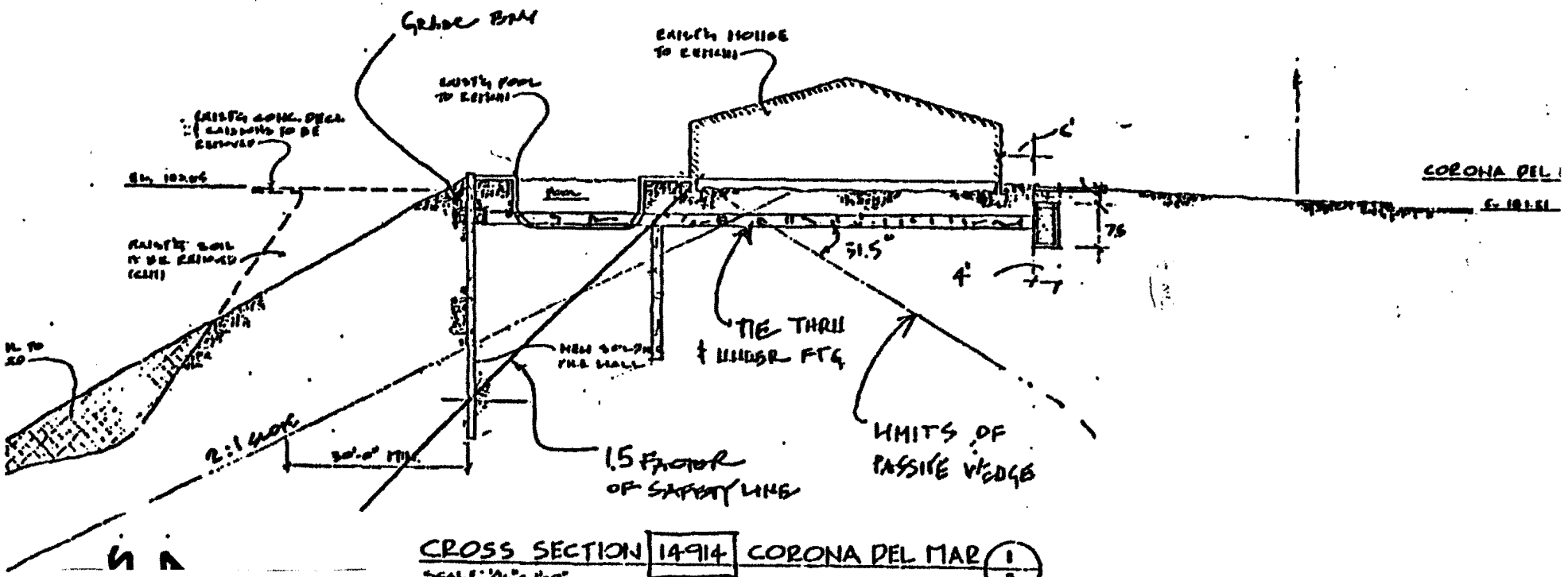


EXHIBIT NO. 3
APPLICATION NO.
5-00-217
Site Plan
California Coastal Commission



CROSS SECTION 14914 CORONA DEL MAR (1/2)

SCALE: 1/16" = 1'-0"

ALT #1

EXHIBIT NO. 4

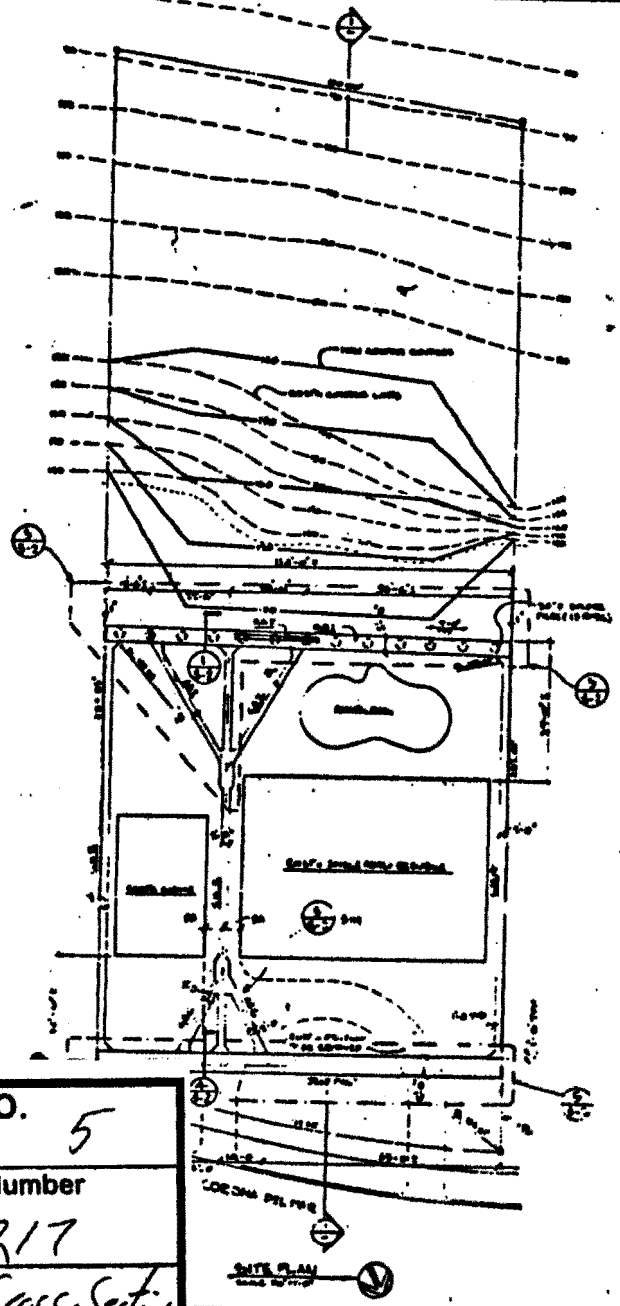
Application Number

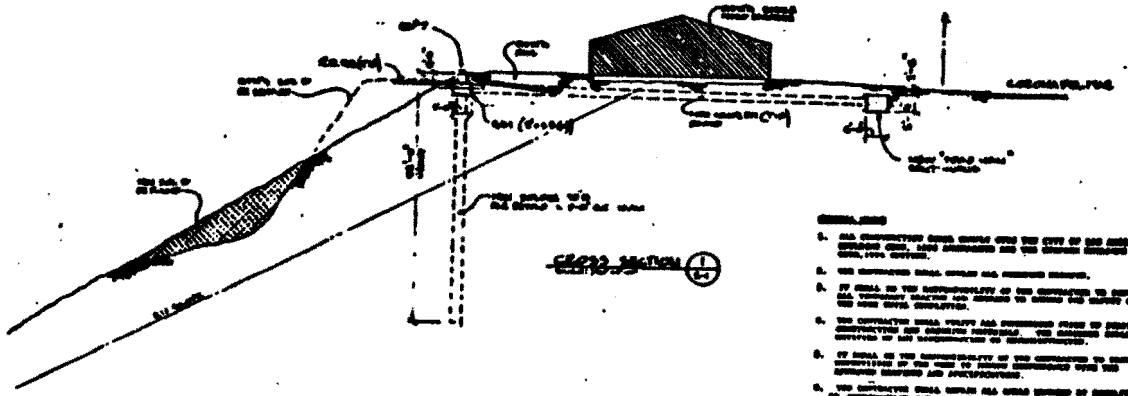
5-00-217

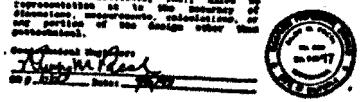
Cross-Section

California Coastal Commission

PAGE 2







TOBALINA

SITE PLAN & SECTION

FOUNDATION PLAN & NOTES

1486

S-1

EXHIBIT NO. 5

Application Number

5-00-217

Site & Cross-Section

California Coastal Commission

Sep-25-97 11:36A

EXHIBIT NO. 6
Application Number 5-00-217
City Approval. Grading
California Coastal Commission

CITY OF LOS ANGELES
CALIFORNIA

RICHARD J. RIORDAN
MAYOR

JUN 1 1 199

June 3, 1997

5-97-312

RECEIVED
OCT 1 1997
CALIFORNIA
COASTAL COMMISSION

Log # 21301
C.D.

SOILS FILE - 2

Maria Tobalina
14914 Corona Del Mar
Pacific Palisades, CA 90272

TRACT: 6753
LOT: 1
LOCATION: 14914 CORONA DEL MAR

CURRENT REFERENCE REPORT/LETTER(S)	REPORT NO.	DATE(S) OF DOCUMENT	PREPARED BY
Soil Report	2097-2-10	May 5, 1997	Gorian & Assoc.

PREVIOUS REFERENCE REPORT/LETTER(S)	REPORT NO.	DATE(S) OF DOCUMENT	PREPARED BY
Department Letter	17873	5-1-96	Build & Safety
Soil Report	2097-1-10	4-9-96	Gorian & Assoc.
Department Letter	17207	3-5-96	Build & Safety
Soil Report	2097-1-10	1-18-96	Gorian & Assoc

The above three referenced soil reports for a new residence at the top of a bluff have been reviewed by the Grading Section of the Department of Building and Safety. According to the reports, the descending slope will be trimmed and a soil buttress fill built. The remaining pad will be stabilized with a soldier pile wall designed for a lateral load of 200 pounds per square foot. This wall will be held in place be a deadman system. The reports are acceptable, provided the following conditions are complied with during site development:

Exhibit G
1 of 3

1. The soils engineer shall review and approve the detailed plans prior to issuance of any permit. This approval shall be by signature on the plans which clearly indicates that the soils engineer has reviewed the plans prepared by the design engineer and that the plans included the recommendations contained in his report.

5-97-312

2. All recommendations of the reports dated January 18. 1996, April 9, 1996, and May 5, 1997 which are in addition to or more restrictive than the conditions contained herein shall be incorporated into the plans.

3. The applicant is advised that the approval of this report does not waive the requirements for excavations contained in the State Construction Safety Orders enforced by the State Division of Industrial Safety.

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

5. A grading permit shall be obtained for all structural fill and retaining wall backfill.

6. Prior to the placing of compacted fill, a representative of the consulting Soils Engineer shall inspect and approve the bottom excavations. He shall post a notice on the job site for the City Grading Inspector and the Contractor stating that the soil inspected meets the conditions of the report, but that no fill shall be placed until the City Grading Inspector has also inspected and approved the bottom excavations. A written certification to this effect shall be filed with the Department upon completion of the work. The fill shall be placed under the inspection and approval of the Foundation Engineer. A compaction report shall be submitted to the Department upon completion of the compaction.

7. All man-made fill shall be compacted to a minimum 90 percent of the maximum dry density of the fill material per the latest version of ASTM D 1557.

8. All concentrated drainage shall be conducted in an approved device and disposed of in a manner approved by the Department.

9. Prior to the pouring of concrete, a representative of the consulting Soil Engineer shall inspect and approve the footing excavations. He shall post a notice on the job site for the City Building Inspector and the Contractor stating that the work so inspected meets the conditions of the report, but that no concrete shall be poured until the City Building Inspector has also inspected and approved the footing excavations. A written certification to this effect shall be filed with the Department upon completion of the work.

Exhibit G
2 of 3

10. Prior to excavation, an initial inspection shall be called at which time sequence of shoring, protection fences and dust and traffic control will be scheduled.

11. The deadman wall or piles shall be located beyond the "Limits of Passive Wedge"as shown on the cross sections in the latest report, and at least ten feet from any existing footing.

5-97-312

12. No new building footings shall be located within ten feet of the wall deadman footing unless it can be shown that the wall deadman will not deflect and laterally load the building foundation.

13. The slope shall be trimmed as recommended and the pad supported by a row of soldier piles designed for a pressure of 200 pounds per square foot.

14. The slope shall be trimmed and filled no steeper than 1½ : 1 as shown on the cross section on Sheet 2.

15. Fill slopes steeper than 2:1 shall be compacted to a minimum 92 percent relative compaction.

16. Prior to issuance of the building permit, the design of the subdrainage system required to prevent possible hydrostatic pressure behind retaining wall and under pool shell, shall be approved by the soils engineer and accepted by the Department. Installation of the subdrainage system shall be inspected and approved by the soils engineer and by the City grading inspector.

17. Pool deck drainage shall be collected and conducted to an approved location via a non-erosive device.

18. Building foundations shall be located below the 1.5 factor of safety line.

Theo R. Seeley

THEO SEELEY
Geotechnical Engineer I

TRS
21301
(213) 485-3435

cc: Gorian &Assoc.
Milton Jeffs
WLA District Office

Exhibit G
3 of 3
5-97-312

[redacted]

PROHIBITED INVASIVE ORNAMENTAL PLANTS

The species listed below are prohibited from use in landscaping on residential lots, parks, at the golf course clubhouse, and within the golf course proper. In addition to this list, all commercially available seed mixes are prohibited from use at Ocean Trails (variously called "grass mix", "turf mix", "wildflower mix", "meadow seed mix", and "pasture seed mix" mixes). Whenever a prohibited species is detected, the responsible party will be required to immediately remove the plant(s) and take appropriate measures to ensure non-recurrence of the plant species.

SCIENTIFIC NAME	COMMON NAME
Acacia sp. (all species)	Acacia
Acacia cyclopis	Acacia
Acacia dealbata	Acacia
Acacia decurrens	Green Wattle
Acacia longifolia	Sidney Golden Wattle
Acacia melanoxylon	Blackwood Acacia
Acacia redolens	a.k.a. *A. Ongerup*
Achillea millefolium var. *millefolium*	Common Yarrow
Agave americana	Century plant
Ailanthus altissima	Tree of Heaven
Aptenia cordifolia	Red Apple
Arctotheca calendula	Cape Weed
Arctotis sp. (all species & hybrids)	African daisy
Arundo donax	Giant Reed or Arundo Grass
Asphodelus fisulosus	Asphodie
Atriplex glauca	White Saltbush
Atriplex semibaccata	Australian Saltbush
Carpobrotus chilensis	Ice Plant
Carpobrotus edulis	Hottentot Fig
Centranthus ruber	Red Valerian
Chenopodium album	Pigweed, Lamb's Quarters
Chrysanthemum coronarium	Annual chrysanthemum
Cistus sp. (all species)	Rockrose
Cortaderia jubata [C. Atacamensis]	Atacama Pampas Grass
Cortaderia dioica [C. sellowana]	Selloa Pampas Grass
Cotoneaster sp. (all species)	Cotoneaster
Cynodon dactylon	Bermuda Grass
Cytisus sp. (all species)	Broom
Delosperma 'Alba'	White Trailing Ice Plant
Dimorphotheca sp. (all species)	African daisy, Cape marigold, Freeway daisy
Drosanthemum floribundum	Rosea Ice Plant
Drosanthemum hispidum	Purple Ice Plant
Eucalyptus (all species)	Eucalyptus
Eupatorium coelestinum [Ageratina sp.]	Mist Flower
Foeniculum vulgare	Sweet Fennel
Gazania sp. (all species & hybrids)	Gazania
Genista sp. (all species)	Broom
Hedera canariensis	Algerian Ivy
Hedera helix	English Ivy

EXHIBIT NO. 7
APPLICATION NO. 3-00-217
Prohibited Plant
California Coastal Commission

Ipomoea acuminata	Blue dawn flower, Mexican morning glory
Lampranthus spectabilis	Trailing Ice Plant
Lantana camara	Common garden lantana
Limonium perezii	Sea Lavender
Linaria bipartita	Toadflax
Lobularia maritima	Sweet Alyssum
Lonicera japonica 'Halliana'	Hall's Honeysuckle
Lotus corniculatus	Birdsfoot trefoil
Lupinus sp. (all non-native species)	Lupine
Lupinus arboreus	Yellow bush lupine
Lupinus texanus	Texas blue bonnets
Malephora crocea	Ice Plant
Malephora luteola	Ice Plant
Mesembryanthemum crystallinum	Crystal Ice Plant
Mesembryanthemum nodiflorum	Little Ice Plant
Myoporum laetum	Myoporum
Nicotiana glauca	Tree Tobacco
Oenothera berlandieri	Mexican Evening Primrose
Olea europea	Olive tree
Opuntia ficus-indica	Indian fig
Osteospermum sp. (all species)	Trailing African daisy, African daisy, Cape marigold, Freeway daisy
Oxalis pes-caprae	Bermuda Buttercup
Pennisetum clandestinum	Kikuyu Grass
Pennisetum setaceum	Fountain Grass
Phoenix canariensis	Canary Island date palm
Phoenix dactylifera	Date palm
Plumbago auriculata	Cape leadwort
Ricinus communis	Castorbean
Rubus procerus	Himalayan blackberry
Schinus molle	California Pepper Tree
Schinus terebinthifolius	Florida Pepper Tree
Senecio mikanioides	German Ivy
Spartium junceum	Spanish Broom
Tamarix chinensis	Tamarisk
Trifolium tragiferum	Strawberry clover
Tropaelolum majus	Nasturtium
Ulex europaeus	Prickley Broom
Vinca major	Periwinkle

OCEAN TRAILS
WEED PLANTS TO BE ERADICATED

The plant species listed below are considered to be weeds. Other weeds may be identified and subsequently added to this list. These plants should be controlled and/or removed and eradicated to the greatest extent feasible whenever one or more species are detected on a private residential lot, park, fire buffer, golf course, and within lots designated as open space.

SCIENTIFIC NAME	COMMON NAME
Avena fatua	Wild oats
Avena barbata	Slender oats
Brassica nigra	black mustard
Brassica rapa	field mustard
Bromus diandrus	ripgut grass
Bromus hordeaceus [*B. mollis*]	brome grass, soft chess
Bromus rubens	foxtail chess
Carduus pycnocephalus	Italian thistle
Centaurea melitensis	yellow star thistle
Centaurea solstitialis	Barnaby's thistle
Chenopodium album	pigweed, lamb's quarters
Chenopodium murale	goosefoot
Cirsium vulgare	bull thistle
Conium maculatum	poison hemlock
Cynara cardunculus	artichoke thistle
Descurainia sophia	flixweed
Ehrharta calycina	veldt grass
Erodium cicutarium	filaree
Hirschfeldia incana	perennial mustard
Hordeum leporinum	foxtail barley
Lactuca serriola	prickly lettuce
Malva parviflora	cheeseweed
Marrubium vulgare	horehound
Piptatherum [*Oryzopsis*] *miliacea*	rice grass, smilo grass
Phalaris aquatica	harding grass
Picris echioides	bristly ox-tongue
Raphanus sativus	wild radish
Rumex conglomeratus	creek dock
Rumex crispus	curly dock
Salsola tragus [*S. australis*]	Russian thistle
Silybum marianum	milk thistle
Sisymbrium irio	London rocket
Sisymbrium officinale	hedge mustard
Sisymbrium orientale	Eastern rocket
Sonchus asper	prickly sow thistle
Sonchus oleraceus	sow thistle
Sorgum halepense	Johnson grass
Taraxacum officinale	dandelion
Tribulus terrestris	puncture vine
Xanthium spinosum	cocklebur