

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
 1000 Ocean Gate, Suite 1000
 Long Beach, CA 90802-4302
 (562) 590-5071

**RECORD PACKET COPY****M 8.n**

Filed: 6/20/00
 49th Day: 8/8/00
 180th Day: waived
 Staff: AJP-LB
 Staff Report: 11/13/00
 Hearing Date: 12/12-15/00

STAFF REPORT: REGULAR CALENDAR**APPLICATION NUMBER:** 5-00-224**APPLICANT:** Maria Tobalina**AGENT:** Milton Jeffs**PROJECT LOCATION:** 14930 Corona Del Mar, Pacific Palisades

PROJECT DESCRIPTION: Construction of a 6,493 square foot single family residence with attached garage, on concrete piling foundation, and construct eleven 36-inch diameter soldier pilings and associated grade beams and grade 2,310 cubic yards to maintain downhill slope protection for a bluff-top lot.

Lot Area	32,547 sq. ft.
Building Coverage	7,439 sq. ft.
Pavement Coverage	800 sq. ft.
Landscape Coverage	5,500 sq. ft.
Parking Spaces	2
Zoning	Low Density Residential
Ht above final grade	26 feet

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) submittal of erosion and runoff control plans; and 4) recordation of an assumption of risk deed restriction.

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

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 #5-00-224 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. 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 roof and front yard runoff to the street; no drainage shall be directed to 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.

3. 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 site. Temporary, above ground irrigation to allow the establishment of the plantings is allowed. Irrigation system shall be connected to an automatic shut-off valve 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.

4. 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 a 6,493 square foot single family residence with attached garage, on concrete piling foundation, and construct eleven 36-inch diameter soldier pilings and associated grade beams and grade 2,680 cubic yards for slope stability. The top part of the bluff will be graded and laid back at a 1.5:1 slope. The material (1,340 cubic yards) removed from the upper portion of the bluff will be used as fill for a lower failed portion of the slope.

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 and residence will be located atop bluff on the flat portion of the site. The proposed residence will be setback 45 feet behind the soldier piles.

The bluffs in this area have 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

In October 1998, the applicant submitted an application (#5-98-430) for the vacant lot (14930 Corona Del Mar). The application was for similar slope protection development, as was approved on the adjoining lot (14914 Corona Del Mar) 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 subject to this application, 14930 Corona Del Mar, was a vacant legal lot, staff informed the applicant that an application could not be accepted for only slope protection, since a protective was not necessary to protect an existing residence. Commission staff required conceptual plans approved by the City of Los Angeles 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.

While the applicant was seeking approval of the plans for 14930 Corona Del Mar, the permit for 14914 Corona Del Mar, on the adjoining lot, expired. The applicant completed construction plans for the subject lot, received local government approval, and submitted new separate permit applications for the two lots. Permit application #5-00-2217, for 14914 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. 5).

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.

The proposed project includes regrading a portion of the upper slope. The applicant has indicated that because of the steepness of the slope and difficulty of manually reaching the area, the regraded area will be seeded with a grass seed mix. To ensure that the project maintains mostly drought tolerant vegetation, adequate drainage, and no in-ground irrigation systems, Special Condition No. 3 is required by the Commission. Special Condition No. 3 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.

Therefore, the Commission finds that the proposed pilings 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 assuming 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.

C. 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.

D. 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 availab

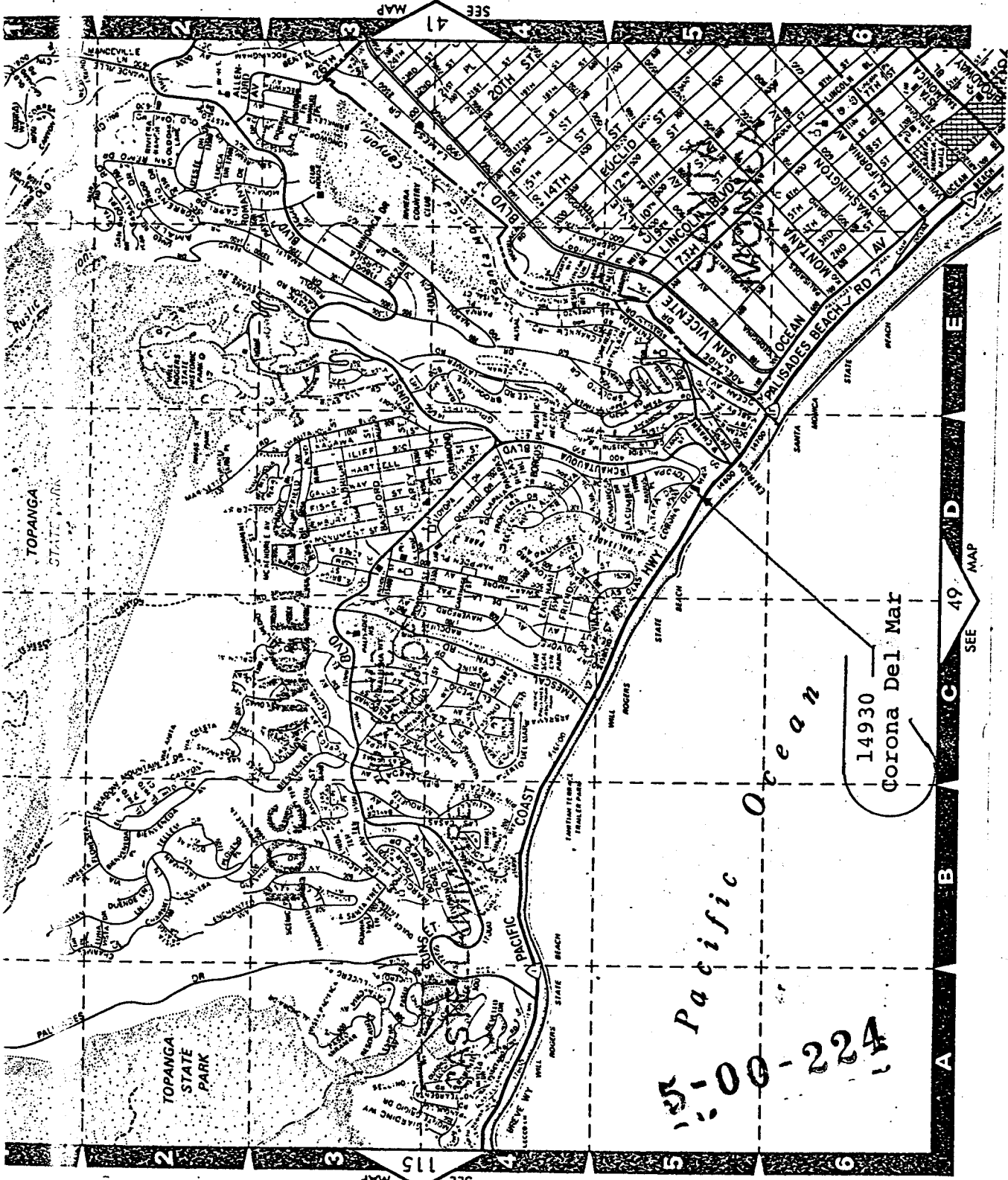
which would substantially lessen any significant adverse impact which the activity may have on the environment.

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.

REF
CALIFORNIA
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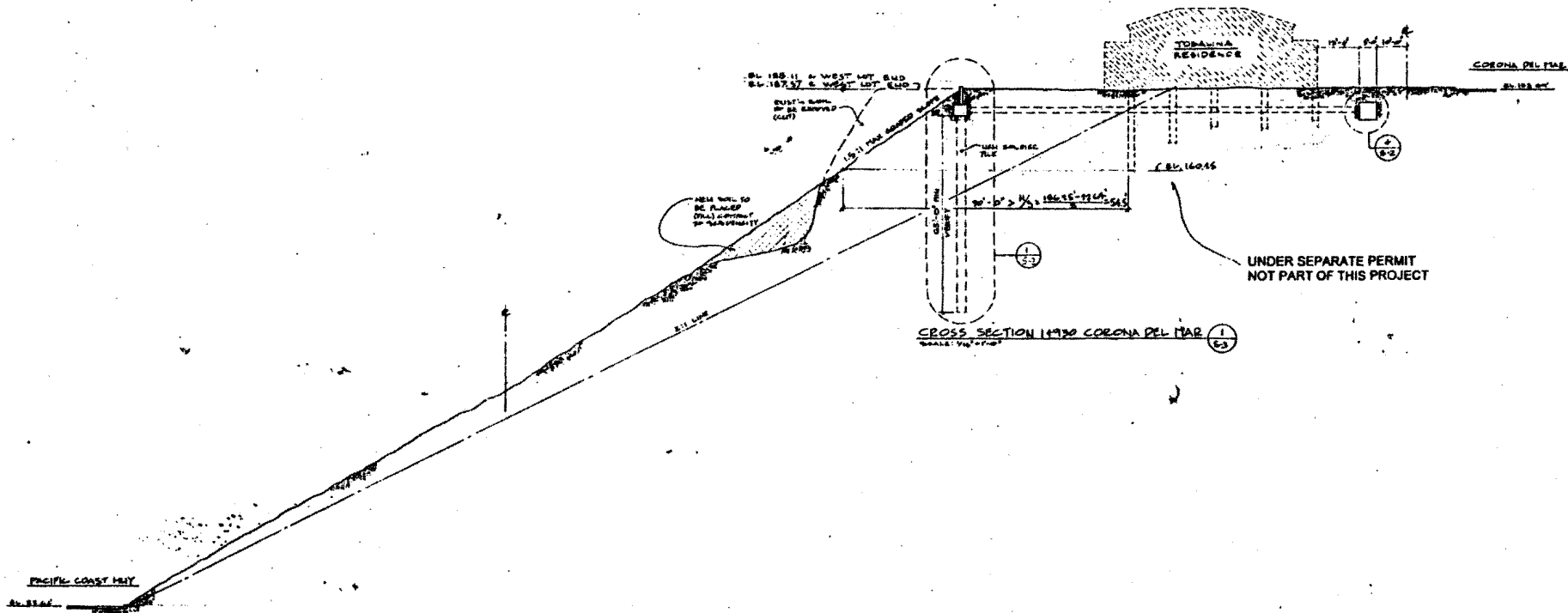
EXHIBIT NO. 7
Application Number
5-00-224
Vicinity Map

California Coastal Commission



14930
Corona Del Mar

5-00-224
Pacific Ocean



REV. NO.	DESCRIPTION	DATE

MILTON JEFFS & ASSOCIATES, INC.
 CONSULTING ENGINEERS
 15135 SHERIDAN BOULEVARD, SUITE 220
 PACIFIC PALISADES, CA 90912
 (818) 344-1515 FAX (818) 344-7511

PROJECT TITLE
TORALINA
 (Slope Stabilization)
 14930 Corona Del Mar
 Pacific Palisades, CA

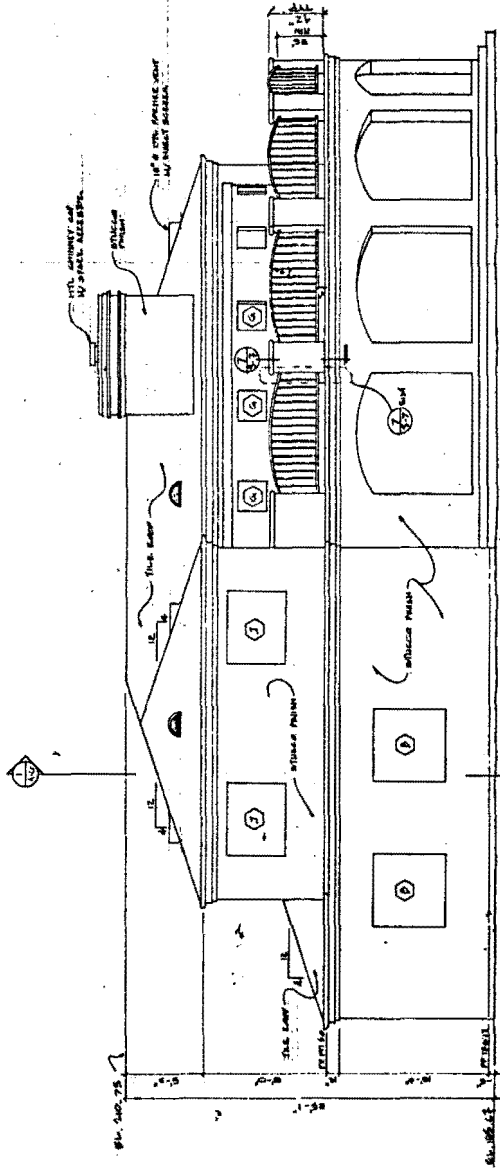
SHEET TITLE
CROSS SECTION

DRAWN BY SCALE 1/4"=1'-0" DATE DEC 15, 1998	PROJECT NO. 1324.01	SHEET NO. S-3 <small>3 OF 3 SHEETS</small>
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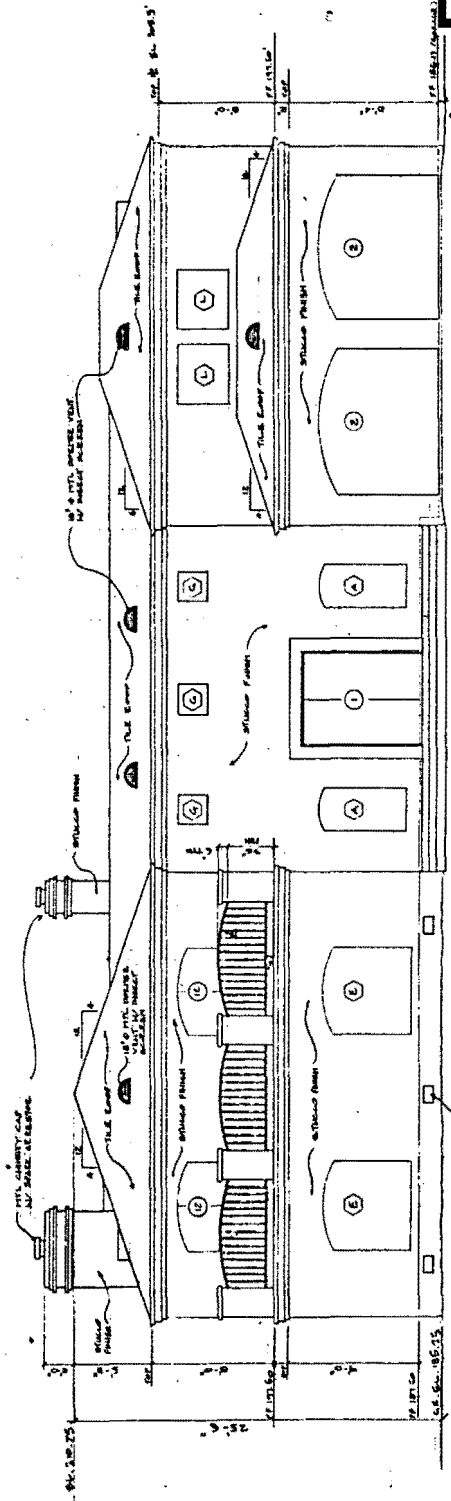
SEQUENCE NO.



EXHIBIT NO. 3
Application Number
<i>5-00-224</i>
<i>Cross Section</i>
California Coastal Commission



WEST ELEVATION
SCALE: 3/8" = 1'-0"

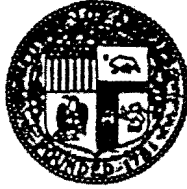


NORTH ELEVATION
SCALE: 3/8" = 1'-0"

NO.	DESCRIPTION	DATE
1	MILTON JEFFER & ASSOCIATES, ARCHITECTS	10/15/54
2	REVISIONS	
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EXHIBIT NO. 4
 Application Number
 5-00-224
 Elevations for
 SFR
 California Coastal Commission

CITY OF LOS ANGELES
CALIFORNIA



RICHARD J. RIORDAN
MAYOR

COMMISSIONERS

JOYCE L. FOSTER
PRESIDENT
MABEL CHANG
VICE-PRESIDENT
KANON ALPERT
NETTE APPLIGATE
ANCY H. ZAMORA

EXHIBIT NO. 5
Application Number 5-00-224
City Approval - Gredmy
California Coastal Commission

March 28, 1997

Log # 20683
C.D. --

SOILS/GEOLOGY FILE - 2

Maria Tobalina
14914 Corona Del Mar
Pacific Palisades, CA 90272

TRACT: 9377
LOT: 1
LOCATION: 14930 Corona Del Mar

<u>CURRENT REFERENCE REPORT/LETTER(S)</u>	<u>REPORT NO.</u>	<u>DATE(S) OF DOCUMENT</u>	<u>PREPARED BY</u>
Soil Report	2097-1-10	2/7/97	Gorian & Assoc
Soil Report	2097-1-10	3/27/97	Gorian & Assoc
<u>PREVIOUS REFERENCE REPORT/LETTER(S)</u>	<u>REPORT NO.</u>	<u>DATE(S) OF DOCUMENT</u>	<u>PREPARED BY</u>
Geology/Soil Report	2097-2-10	12/22/95	Gorian & Assoc
	2097-1-10	1/18/96	
	2097-2-10	4/9/96	
Department Letter	17027	2/9/96	Bldg & Safety
	17872	5/1/96	
Order to Comply	B74297	2/14/94	Bldg & Safety
	B74238	2/14/94	

The referenced reports concerning a proposed single-family residence and repair of a slope failure that occurred during the Northridge earthquake have been reviewed by the Grading Section of the Department of Building and Safety. According to the reports, the slope in its present condition presents a hazard to the existing buildings. It is proposed to construct soldier piles, tied to adman piles, to provide a stable building pad for the new dwelling. It is also proposed to do remedial grading on the slope face to improve the stability of the slope. The 3/27/97 report indicates that if this entire section of slope is graded and the top supported by soldier piles and admen then it will have a factor of safety of 1.5.

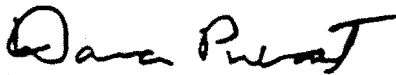
It is noted that the report gives recommendations for three systems of bracing the soldier piles. Only the deadman pile system is acceptable.

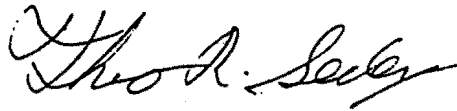
The reports are acceptable, provided the following conditions are complied with during site development:

1. The slope shall be graded as shown in the report dated 4/9/96; Drainage devices shall be provided at the top and bottom of the fill slope.
2. Approval shall be obtained from CalTrans with regard to proposed drainage to Pacific Coast Highway..
3. The proposed grading of the 1½:1 cut slope shall be designed to provide transitional slopes to the side-yard property lines without abrupt changes in gradient.
4. All graded, brushed or bare slopes shall be planted with low-water consumption, native-type plant varieties recommended by a landscape architect.
5. The geologist and soils engineer shall review and approve the detailed plans prior to issuance of any permits. This approval shall be by signature on the plans which clearly indicates that the geologist and soils engineer have reviewed the plans prepared by the design engineer and that the plans include the recommendations contained in their reports.
6. All recommendations of the report which are in addition to or more restrictive than the conditions contained herein shall also be incorporated into the plans for the project.
7. 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.
8. A grading permit shall be obtained.
9. 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.
10. 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.
11. All roof and pad drainage shall be conducted to the street in an acceptable manner; Pad drainage shall not be allowed to drain over the descending slope.
12. Prior to the pouring of concrete, a representative of the soils 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.

13. Prior to the placing of compacted fill, a representative of the 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 soils engineer. A compaction report shall be submitted to the Department upon completion of the compaction.
14. The dwelling shall be connected to the public sewer system.
15. The subject Geologic and Soils Engineering Reports reference sea-cliff conditions which have historically been subject to retreat and spalling, and which may be expected to occur in the future. Notice of the reports, therefore, shall be recorded with the Office of the County Recorder to inform any future owners of this sea-cliff condition and recommended setback area. (Note: The standard form must be approved by the Grading Section prior to being recorded.)
16. The proposed deadman pile system is approved as recommended.
17. A registered grading deputy inspector approved by and responsible to the project geotechnical engineer shall be required to provide continuous inspection for the proposed slot cutting, underpinning, shoring, deadman, and soldier pile system.


DANA PREVOST
Engineering Geologist I


THEO SEELEY
Geotechnical Engineer I

DVP/TRS:dvp
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cc: Gorian & Assoc.
Milton Jeffs & Assoc
WLA District Office

[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.

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

EXHIBIT NO. 6
APPLICATION NO. 5-00-224
<i>Prohibited Plants</i>
 California Coastal Commission

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

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

