

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
301 E. Ocean Blvd, Suite 300
Long Beach, CA 90802
(562) 590-5071



W7a

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STAFF REPORT: CONSENT CALENDAR

Application No.: 5-18-0844

Applicant: City of Los Angeles

Agent: Eileen Schoetzow, City of Los Angeles

Location: Asilomar Boulevard between Wynola Street & Abramar Avenue, Pacific Palisades, City of Los Angeles, Los Angeles County

Project Description: Approximately eight (8)-week pilot test of Deep Soil Mixing stabilization technique within 10,000 square feet of public right-of-way including installation of three four (4)-foot diameter and four six (6)-foot diameter, 90-foot deep columns within three 160 square foot test areas.

Staff Recommendation: Approval with conditions

SUMMARY OF STAFF RECOMMENDATION

The applicant, the City of Los Angeles Bureau of Engineering, is requesting approval for an approximately eight-week pilot test of a soil stabilization technique, Deep Soil Mixing (DSM), to determine the feasibility of its use in future projects including the adjacent Asilomar landslide mitigation project. This technique involves drilling columns into the earth by mixing the soil with a cement slurry in-place. The DSM technique is an alternative to the use of soil nail walls, soldier pile and tieback systems, or other deep pilings for geologic stabilization that does not necessitate direct modifications to bluff slopes, reduces soil import and export volumes, and does not impact visual resources. All of the proposed development is within the public right-of-way of Asilomar Boulevard in the dual permit jurisdiction area of the City of Los Angeles. As proposed, the development would include the installation of a maximum of seven 90-foot deep columns (three four-feet in diameter and four six-feet in diameter) within three 160 square foot test pit areas along Asilomar Boulevard between Wynola Street and Abramar Avenue in Pacific Palisades.

The project site is located on top of a coastal bluff landward of Pacific Coast Highway and approximately ¼ mile from Will Rodgers State Beach. The north side of Asilomar Boulevard is developed with single-family residences and the south side (seaward side) of the street fronts Asilomar View Park, which includes open space and habitat area, with public benches oriented toward the expansive ocean view. There are dirt access roads through the open space and a mobile home park on the bluff slope between the project site and Pacific Coast Highway.

The proposed construction impacts are mostly temporary (i.e. the closure of the street to the public, use of a crane, cement silos, dump trucks, an excavator, and pickup trucks, and construction-related noise); the more permanent development is the installation of the mixed soil and cement columns, which would be below grade. There will be no work in the habitat area on the face of the bluff. However, sensitive native plant communities, including coastal scrub and lemonade berry scrub, exist within close proximity to the project site, and may support nesting birds.

In order to preserve natural habitat and biological productivity, as well as cultural and paleontological resources, Commission staff recommend approval of the coastal development permit with five (5) special conditions. **Special Condition 2** requires temporary silt fencing to be added to the final project plans and **Special Condition 3** requires the City to implement construction best management practices to protect these communities from construction-related debris and pollution. In addition, construction-related noise may impact bird species that may be nesting in the adjacent habitat area. Thus, **Special Condition 4** requires pre-construction nesting bird surveys and avoidance of impacts to any nesting birds found within 300 feet of the project site.

A Paleontological Technical Study prepared by Paleo Solutions, Inc. in October 2017 identified that subterranean development in this area has the potential for adverse impacts to scientifically significant paleontological resources. The DSM technique mixes the soil in place with a cement slurry using augers equipped with blades or paddles, which does not allow for paleontological, archaeological, or cultural monitors to observe the soils at depth during construction or prior to their potential disturbance. Therefore, **Special Condition 1** requires the development to be conducted in accordance with the City's proposal, including having Native American and archaeological monitors on-site during the excavation of the test pits. In addition, **Special Condition 5** requires the City to submit a DSM Pilot Project Monitoring Program that includes plans to use ground penetrating radar prior to construction, excavate test pit areas to a depth appropriate to minimize impacts to tribal cultural and archeological resources, monitor construction activities, and produce a report summarizing the pilot project's results and implications statewide in the coastal zone. As conditioned, the proposed development minimizes impacts to coastal resources and is consistent with the Chapter 3 policies of the Coastal Act.

TABLE OF CONTENTS

I. MOTION.....4

II. STANDARD CONDITIONS.....4

III. SPECIAL CONDITIONS.....4

IV. FINDINGS AND DECLARATIONS.....9

A. PROJECT DESCRIPTION & LOCATION9

B. BIOLOGICAL RESOURCES 10

C. SCENIC RESOURCES, PUBLIC ACCESS, & RECREATION 10

D. TRIBAL CULTURAL & ARCHAEOLOGICAL RESOURCES 11

E. PALEONTOLOGICAL RESOURCES 11

F. GEOLOGIC HAZARDS 12

G. LOCAL COASTAL PROGRAM..... 12

H. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)..... 12

EXHIBITS

- Exhibit 1 – Vicinity Map
- Exhibit 2 – Project Plans

I. MOTION

Motion:

*I move that the Commission **approve** the coastal development permit applications included on the consent calendar in accordance with the staff recommendations.*

Staff recommends a **YES** vote. Passage of this motion will result in approval of all of the permits included on the consent calendar. The motion passes only by affirmative vote of a majority of the Commissioners present.

II. STANDARD CONDITIONS

This permit is granted subject to the following 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 on which the Commission voted on the application. 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 of 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

This permit is granted subject to the following special conditions:

1. **Permit Compliance.** All development must occur in strict compliance with the proposal as set forth in the permit application, subject to the standard and special conditions contained herein, and the Final Revised Plans. Any deviation from the approved approximately eight (8)-week pilot project, including, but not limited to, future use of the Deep Soil Mixing technique in the coastal zone, shall be reported to the Executive Director. No changes to the plans shall occur without a Coastal Commission approved amendment to this coastal development permit unless the Executive Director provides a written determination that no amendment is legally required.

2. **Submittal of Final Revised Plans.** PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT the applicant shall submit, for the review and written approval of the Executive Director, two 11" x17" sets of final plans, modified as required below.
 - A. The site plans shall be revised to reflect the project description received by the Commission on February 1, 2019 and include the special conditions of CDP No. 5-18-0844.
 - B. The temporary fence located on the south (seaward) side of the project site shall be outfitted with a silt screen to minimize intrusion of construction materials, including sediment and dust, into the adjacent park and habitat area.

3. **Construction Best Management Practices.**
 - A. Minimize Erosion and Sediment Discharge. During construction, erosion and the discharge of sediment off-site or to coastal waters shall be minimized through the use of appropriate Best Management Practices (BMPs), including:
 1. Land disturbance during construction (e.g., clearing, grading, and cut-and-fill) shall be minimized, and grading activities shall be phased, to avoid increased erosion and sedimentation.
 2. Erosion control BMPs (such as mulch, soil binders, geotextile blankets or mats, or temporary seeding) shall be installed as needed to prevent soil from being transported by water or wind. Temporary BMPs shall be implemented to stabilize soil on graded or disturbed areas as soon as feasible during construction, where there is a potential for soil erosion to lead to discharge of sediment off-site or to coastal waters.
 3. Sediment control BMPs (such as silt fences, fiber rolls, sediment basins, inlet protection, sand bag barriers, or straw bale barriers) shall be installed as needed to trap and remove eroded sediment from runoff, to prevent sedimentation of coastal waters.
 4. Tracking control BMPs (such as a stabilized construction entrance/exit, and street sweeping) shall be installed or implemented as needed to prevent tracking sediment off-site by vehicles leaving the construction area.
 5. Runoff control BMPs (such as a concrete washout facility, dewatering tank, or dedicated vehicle wash area) that will be implemented during construction to retain, infiltrate, or treat stormwater and non-stormwater runoff.
 - B. Minimize Discharge of Construction Pollutants. The discharge of other pollutants resulting from construction activities (such as chemicals, paints, vehicle fluids, petroleum products, asphalt and cement compounds, debris, and trash) into runoff or coastal waters shall be minimized through the use of appropriate BMPs, including:
 1. Covering stockpiled construction materials, soil, and other excavated materials to prevent contact with rain, and protecting all stockpiles from stormwater runoff using temporary perimeter barriers.
 2. Cleaning up all leaks, drips, and spills immediately; having a written plan for the clean-up of spills and leaks; and maintaining an inventory of products and chemicals used on site.

3. Proper disposal of all wastes; providing trash receptacles on site; and covering open trash receptacles during wet weather.
 4. Prompt removal of all construction debris from Asilomar View Park.
 5. Detaining, infiltrating, or treating runoff, if needed, prior to conveyance off-site during construction.
- C. Fueling and maintenance of construction equipment and vehicles shall be conducted off site if feasible. Any fueling and maintenance of mobile equipment conducted on site shall not take place in the park, and shall take place at a designated area located at least 50 feet from environmentally sensitive habitat area, drainage courses, and storm drain inlets, if feasible (unless those inlets are blocked to protect against fuel spills). The fueling and maintenance area shall be designed to fully contain any spills of fuel, oil, or other contaminants. Equipment that cannot be feasibly relocated to a designated fueling and maintenance area (such as cranes) may be fueled and maintained in other areas of the site, provided that procedures are implemented to fully contain any potential spills.
- D. Minimize Other Impacts of Construction Activities. Other impacts of construction activities shall be minimized through the use of appropriate BMPs, including:
1. Soil compaction due to construction activities shall be minimized, to retain the natural stormwater infiltration capacity of the soil.
 2. The use of temporary erosion and sediment control products (such as fiber rolls, erosion control blankets, mulch control netting, and silt fences) that incorporate plastic netting (such as polypropylene, nylon, polyethylene, polyester, or other synthetic fibers) shall be avoided, to minimize wildlife entanglement and plastic debris pollution.
4. **Nesting Bird Surveys.** For any construction activities that occur during nesting season (January to September), the permittee shall retain the services of a qualified biologist to conduct nesting bird species surveys in order to determine the presence of sensitive bird species including, but not limited to, California gnatcatchers. At least 30 calendar days prior to commencement of any project operations, the applicant shall submit the name and qualifications of the biologist, for the review and approval of the Executive Director. All project construction and operations shall be carried out consistent with the following:
- A. The permittee shall ensure that the biologist shall conduct the surveys 30 calendar days prior to the construction activities, including excavation and drilling, to detect any active bird nests in all trees and large shrubs within 500 feet of the project (including, but not limited to, the large shrubs on the bluff face). A follow-up survey must be conducted three (3) calendar days prior to the initiation of construction and nest surveys must continue on a monthly basis throughout the nesting season or until the project is completed, whichever comes first. These surveys shall be submitted to the Executive Director within two days of completion.
 - B. If an active nest of any song bird is found within 300 feet of the project, or an active nest for any raptor species is found within 500 feet of the project, the permittee's biologist shall monitor bird behavior and construction noise levels. The nest shall not be removed or disturbed. The biological monitor shall be present during all significant construction activities (those with potential noise impacts) to ensure that nesting birds are not disturbed

by construction related noise. Construction-related activities may occur only if noise levels are at or below a peak of 65 dB at the nest site(s). If construction-related noise exceeds a peak level of 65 dB at the nest site(s), sound mitigation measures such as sound shields, blankets around smaller equipment, use of mufflers, and minimizing the use of back-up alarms shall be employed. If these sound mitigation measures do not reduce noise levels to 65 dB at the nest site(s), construction shall cease and shall not recommence until new sound mitigation can be employed.

5. Project Monitoring. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit, for review and approval by the Executive Director, a Deep Soil Mixing (DSM) Pilot Project Monitoring Program that includes the following:

- A. A list of the applicant's retained qualified resource specialists (a paleontologist, an archaeologist, and a Native American monitor) and their duties associated with the DSM pilot project. The applicant shall retain the services of a qualified paleontologist, an archaeologist, and a Native American monitor for any appropriate project-related activities.
- B. A plan to use Ground Penetrating Radar (GPR) and dig test pit areas to a sufficient depth prior to construction of the cement columns to minimize the potential for impacts to archaeological, paleontological, and cultural resources. The GPR should be used by a qualified resource specialist at the project site and along the bluff slope PRIOR TO CONSTRUCTION to identify the location of any significant subsurface resources. Potentially significant resources should be mapped and, as appropriate and in consultation with a qualified paleontologist, the proposed DSM column test sites should be relocated to avoid such resources. Test pit areas should be dug to a depth sufficient to uncover any potential cultural deposits including but not limited to skeletal remains and grave-related artifacts, traditional cultural sites, religious or spiritual sites, or other archaeological artifacts. The appropriate depth should be informed by the number of years the site is understood to have been used by humans and the geologic strata identified in the Geotechnical Study and Paleontological Technical Study submitted to the Coastal Commission on August 21, 2018. If cultural deposits or other archaeological artifacts are discovered during project construction, the proposed DSM column test sites should be relocated to avoid such resources as appropriate and in consultation with the appropriate specialist (archeologist or Native American monitor). Qualified paleontological, archaeological, and Native American monitors should be consulted in the preparation of this plan and should be present on-site during all appropriate project-related meetings and activities.
- C. A Construction Monitoring Plan that includes:
 - 1. Plans to implement the recommendations identified in the Paleontological Technical Study submitted to the Coastal Commission on August 21, 2018.
 - 2. In the event that buried tribal cultural, archaeological, or paleontological resources are discovered during ground-disturbing activities, work shall stop in that area and within 30-feet of the find until a qualified specialist (archaeologist, paleontologist, or Native American monitor, as appropriate) can assess the significance of the find and, if necessary, develop appropriate treatment measures. Treatment measures may include development of avoidance strategies and/or mitigation of impacts through data recovery

programs such as excavation or detailed documentation. If the qualified specialist determines that the sediments being excavated are previously disturbed or are unlikely to contain significant tribal cultural, archaeological, or paleontological materials or fossils, the qualified specialist may specify that monitoring be reduced or eliminated. A report of findings, with an appended itemized inventory of specimens, shall be prepared and shall signify completion of the mitigation. A copy of the report shall be submitted to the Executive Director within 30 days of completion of the project.

- D. A plan to develop and submit a report to the Executive Director within 30 days of the project's completion that shall contain a summary of the pilot project's DSM installation, observations, and lab test results and conclusions regarding the feasibility of using this technique within the California coastal zone.
- E. In the event that the cement columns are exposed, to address potential visual impacts, the applicant shall:
 - 1. Submit photographs to the Executive Director within 30 days of exposure identifying the extent of the exposure.
 - 2. Within 30 days of submitting photographs identifying the extent of the exposure of the cement columns, the applicant shall submit a visual impact analysis and a plan to remove the exposed portion(s) of the cement columns if feasible. If it is not feasible to remove the exposed portion(s) of the cement columns due to geologic hazards, the cement columns shall be colored in such a way that the result would be a natural, mottled appearance, if appropriate.
- F. The permittee shall undertake development in accordance with the approved plans unless the Commission amends this permit or the Executive Director provides a written determination that no amendment is legally required.

IV. FINDINGS AND DECLARATIONS

A. PROJECT DESCRIPTION & LOCATION

The applicant, the City of Los Angeles Bureau of Engineering, is requesting approval for an approximately eight-week pilot test of a soil stabilization technique (Deep Soil Mixing or DSM) to determine the feasibility of its use in future projects including the adjacent Asilomar landslide mitigation project. The DSM technique is an alternative to the use of soil nail walls, soldier pile and tieback systems, or other deep pilings for geologic stabilization that does not necessitate direct modifications to bluff slopes, reduces soil import and export volumes, and does not impact visual resources. This technique involves drilling columns into the earth by mixing the soil with a cement slurry in-place. Augers with blades or paddles measuring four and six feet would be attached to a crane and mix the existing soil upon entry into the earth. Upon extraction of the auger, the mechanical equipment releases cement slurry, which combines with the soil and solidifies. Up to 339 cubic yards of spoils may be excavated and exported to an appropriate landfill outside the coastal zone.

As proposed, Phase I of the development would include cutting the pavement along the south side of Asilomar Boulevard, creating 3 to 4-foot deep test pits (with archaeological and Native American monitors present) for the collection and containment of construction spoils, and installation of a maximum of seven 90-foot deep columns (three four-feet in diameter and four six-feet in diameter) within three 160 square foot test pit areas along Asilomar Boulevard between Wynola Street and Abramar Avenue in Pacific Palisades (**Exhibit 2**). All of the proposed development is within the public right-of-way in the dual permit jurisdiction area of the City of Los Angeles. **Special Condition 1** requires all work to be conducted consistent with the City's proposal subject to the other special conditions and the revised plans.

Two cement soil mixes with varying cement contents would be used. Phase II of the proposed development is an approximately 30-day cure period, during which time the cement would solidify. At the end of the cure period, Phase III involves sampling 2 to 3-inch diameter cores of four of the columns, testing the core samples for shear strength, and refilling, compacting, and laying asphalt along the disturbed portion of Asilomar Boulevard. The City also proposes to prepare and submit a factual report that summarizes the pilot project's DSM installation, observations, and lab test results; to be included in the DSM Pilot Project Monitoring Program required through **Special Condition 5**.

The project site is located on top of a coastal bluff landward of Pacific Coast Highway and approximately ¼ mile from Will Rogers State Beach (**Exhibit 1**). The north side of Asilomar Boulevard is developed with a low-density residential neighborhood and the south side of the street (seaward side) fronts Asilomar View Park, which includes open space and habitat area, with public benches oriented toward the expansive coastal view. This plateau overlooking the ocean is a cultural landscape with value to the Gabrieleno Band of Mission Indians-Kizh Nation. Seaward of the proposed development (on the bluff slope) there is a dirt access road through the open space, currently inaccessible due to landslide movement in 2005, and a mobile home park that extends to Pacific Coast Highway.

The proposed construction impacts are mostly temporary (i.e. the closure of the street to the public, use of a crane, cement silos, dump trucks, an excavator, and pickup trucks, and construction-related

noise), incurred for a period of approximately eight weeks. The more permanent development is the installation of the mixed soil and cement columns, which are below grade. Upon completion of construction, there would be no impacts to blue water views or any other visual resources. There would be no work in the habitat area on the face of the bluff.

B. BIOLOGICAL RESOURCES

The bluff slope adjacent to the project site is a habitat area occupied by disturbed coastal scrub and lemonade berry scrub communities and a majority of non-native and ornamental plant species. All construction activities would occur on the bluff top, not on the bluff face. During wildlife surveys conducted by AECOM on June 5, 2017, no special-status wildlife species were observed in the open space area. In addition, in a Biological Resources Technical Report produced by AECOM in November 2017, this habitat area was determined not to provide resources that support an urban wildlife movement corridor.

The proposed project site would not extend into the habitat area; however, lemonade berry scrub, a coastal plant community native to Southern California found within approximately twenty feet of the project site, has conservation status ranking and, according to the Commission's Senior Ecologist Dr. Engel, should be protected consistent with Section 30240 of the Coastal Act. Section 30240 requires development adjacent to environmentally sensitive habitat areas (ESHA) be sited and designed to prevent degradation of the sensitive areas. Therefore, **Special Condition 2** is imposed, which requires revised plans that include silt fencing along the south (seaward) side of the project site to minimize deposition of sediment, dust, or other materials from in the adjacent park and habitat area. **Special Condition 3** requires the applicant to follow best management practices including fueling and maintaining mechanical equipment offsite, covering of construction stockpiles, and prompt removal of construction debris.

In addition, Coastal scrub habitat has the potential to support special-status plants and bird species (i.e. the California gnatcatcher), which construction-related noise may impact if found to be nesting in the area. Therefore, **Special Condition 4** requires nesting bird surveys be conducted within 500 feet of the proposed project site and noise mitigation measures be implemented if nesting birds are observed.

Therefore, the proposed development, as conditioned, will not significantly degrade ESHA adjacent to the proposed development, including coastal scrub and lemonade berry scrub, and is compatible with the continued existence of those species; therefore, the project conforms with Sections 30230 and 30240 of the Coastal Act regarding the protection of species of special biological significance and environmentally sensitive habitat areas.

C. VISUAL RESOURCES, PUBLIC ACCESS, & RECREATION

The proposed development would temporarily impact public access to Asilomar View Park and coastal views from the park by closing the subject block of Asilomar Boulevard to the public, fencing off the construction area where the road and test areas would be excavated, and using large equipment during construction. However, the project site does not extend into the park area and the public will be able to access Asilomar View Park from Almar Avenue and Medio Avenue and will not be restricted from accessing the full length of the park. In addition, the subject project, as proposed, is temporary (approximately eight weeks). Furthermore, the DSM technique has the

potential to serve as an alternative to other soil stabilization techniques that result in long-term impacts to visual resources along the California coastline through modifications to the bluff slope and/or construction of walls. Thus, **Special Condition 5** requires the DSM Pilot Project Monitoring Program to include the production and submittal of a report summarizing the results of the project and identifying the feasibility of the DSM technique for use throughout the California coastal zone. As conditioned, the proposed development conforms with Sections 30210, 30211, 30221, 30223, and 30251 of the Coastal Act.

D. TRIBAL CULTURAL & ARCHAEOLOGICAL RESOURCES

The Coastal Commission conducted a tribal consultation in accordance with the Commission's adopted Tribal Consultation Policy. On December 20, 2018, Commission staff sent a Sacred Lands File and Native American Contacts List request to the Native American Heritage Commission (NAHC). On January 2, 2019, the Sacred Lands File Check came back positive and Commission staff subsequently produced a formal notification of the development and request for consultation. The Commission received one response from Chairperson Andrew Salas of the Gabrieleno Band of Mission Indians-Kizh Nation. Commission staff consulted with tribal representatives on April 7, 2018, and were made aware of the significance of the project landscape, a plateau overlooking the ocean, for cultural ceremonies and the presence of identified burial sites and prominent use areas within a mile of the proposed project site. Therefore, pursuant to the Commission's Environmental Justice Policy, adopted by the Commission on March 6, 2019, the landscape at the project location and potential ceremonial artifacts are tribal cultural resources that are afforded protection under Sections 30244 (archaeological resources) and 30251 (visual resources) of the Coastal Act and should be evaluated in the permit action. The City of Los Angeles also consulted with the Gabrieleno Band of Mission Indians-Kizh Nation for a related project, the Asilomar Boulevard Stabilization Project, at the project site.

The visual resources at the project site would be temporarily impacted for up to approximately eight weeks, but the site would be returned to its previous state upon completion of the project construction. To protect potential ceremonial artifacts and other archeological resources that have the potential to be located on-site, the applicant proposes having Native American and archeological monitors on-site during the excavation of the test pit areas. **Special Condition 5** further requires that the applicant develop, submit, and implement a DSM Pilot Project Monitoring Program that requires test pit areas to be excavated to a depth appropriate to minimize impacts to tribal cultural deposits and other archeological artifacts, monitors to be present during all appropriate project meetings and activities, and construction to cease and monitors to be consulted if archeological or cultural resources are discovered. As conditioned, the proposed development is consistent with Sections 30244 and 30251 of the Coastal Act. Although they are not the standard of review, the project is also consistent with the Commission's adopted Tribal Consultation and Environmental Justice policies.

E. PALEONTOLOGICAL RESOURCES

A Paleontological Technical Study prepared by Paleo Solutions, Inc. in October 2017, identified that subterranean development in this area has the potential for adverse impacts to scientifically significant paleontological resources. The DSM technique mixes the soil in place with a cement slurry using augers equipped with blades or paddles, which does not allow for paleontological, archaeological, or cultural monitors to observe the soils at depth during construction of the 90-foot

deep columns. Therefore, **Special Condition 5** requires that applicant to submit a plan that includes the retention of a qualified specialist to use ground penetrating radar to identify potential significant paleontological resources prior to construction of the cement columns, potentially relocate the proposed test column sites, and monitor relevant project activities. As conditioned, the proposed development is consistent with Section 30244 of the Coastal Act.

F. GEOLOGIC HAZARDS

DSM is a soil stabilization technique that could serve as an alternative to soil nail walls, soldier pile and tieback systems, retaining walls, or other large piles for projects within the coastal zone, including the City's proposal (not the subject of this CDP application) to stabilize the movement of the Asilomar Landslide mass without permanently impacting the public park, habitat areas, and visual resources on the bluff face seaward of Asilomar Boulevard. The installation of the pilot cement columns would not contribute to geologic instability. As proposed and conditioned, the proposed test of the DSM technique minimizes risks to life and property in geologic hazards areas, assure stability, and minimize landform alteration. Therefore, as conditioned, the development is consistent with Section 30253 of the Coastal Act.

G. LOCAL COASTAL PROGRAM

Coastal Act section 30604(a) states that, prior to certification of a local coastal program ("LCP"), a coastal development permit can only be issued upon a finding that the proposed development is in conformity with Chapter 3 of the Act and that the permitted development will not prejudice the ability of the local government to prepare an LCP that is in conformity with Chapter 3. The Pacific Palisades portion of the City of Los Angeles has neither a certified LCP nor a certified Land Use Plan. As conditioned, the proposed development will be consistent with Chapter 3 of the Coastal Act. Approval of the project, as conditioned, 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 of the Coastal Act.

H. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

On September 6, 2017, the City of Los Angeles determined the proposed project to be exempt from CEQA review in accordance with Section 15306 of the State CEQA Guidelines and Article III, Class 6(2) of the City's CEQA Guidelines as a data collection, research, experimental management, and/or resource evaluation project that does not result in significant disturbance to environmental resources. As conditioned, there are no feasible alternatives or additional feasible mitigation measures available that would substantially lessen any significant adverse effect that the activity may have on the environment. Therefore, the proposed project, as conditioned to mitigate the identified impacts, is the least environmentally damaging feasible alternative and is consistent with the requirements of the Coastal Act to conform to CEQA.