

CALIFORNIA COASTAL COMMISSION

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W15b

ADDENDUM

DATE: February 6, 2023

TO: Coastal Commissioners and Interested Parties

FROM: South Coast District Staff

SUBJECT: **ADDENDUM TO ITEM W15b, CDP NO. 5-21-0906 FOR THE COMMISSION MEETING ON WEDNESDAY, FEBRUARY 8, 2023.**

This addendum is designed to achieve the following objectives. First, in Section I, Commission staff updates the record by supplementing it with correspondence that was received after publication of the staff report. Section II provides responses to issues raised in the recent correspondence, and Commission staff proposes the Commission incorporate these responses into its findings.

I. CORRESPONDENCE RECEIVED

The Commission has received one (1) letter in opposition to the proposed project from a nearby resident, Mr. Vermeulen. The letter generally asserts the following: (1) that the City's proposed project does not adequately consider the slope's stability in its entirety; (2) that the dewatering system installed pursuant to CDP 5-08-245 (as amended) has been abandoned and in need of critical repairs; and (3) that the proposed project should address enforcement of CDP 5-08-245 via adding a new special condition to require the City of Los Angeles to assume responsibility for maintaining the private dewatering system installed by the mobile home park located at the base of the slope in 2008.

The correspondence is available on the Commission's website at the following address:
<https://documents.coastal.ca.gov/reports/2023/2/W15b/W15b-2-2023-corresp.pdf>.

II. RESPONSE TO COMMENTS

The following is added as a **Response to Comments** section to the staff report dated January 20, 2023 (as section I on staff report page 36, thus renumbering the CEQA section as section J):

The Commission would like to clarify that the proposed project is not related to the downslope private dewatering system that was installed pursuant to CDP 5-08-245 (as amended), in any manner. Page 20 of the staff report discusses in greater detail the dewatering systems installed at the site pursuant to previous CDP actions, including the dewatering infrastructure located downslope at Palisades Bowl Mobile Home Park. The downslope dewatering system is located on private property, and it is the responsibility of Pacific Palisades Bowl Mobile Estates, LLC to operate, monitor, and maintain the dewatering drains and wells in compliance with CDP 5-08-245, as amended. The commentor asserts that the mobile home park is not adequately maintaining the private dewatering system, as required by the special conditions of their CDP. The Commission's Enforcement staff is evaluating this matter for future action.

In any case, it would not be appropriate for the City to assume responsibility for the private dewatering system installed by Palisades Bowl on private property, nor for the Commission to impose a Special Condition that would require the City to do so. The City's engineering staff, and the Commission's geologist and engineer, concur that the mobile home park's private dewatering system is separate from the City's proposed project and that the City's proposed project will not affect the lower bluff's stability. In fact, the proposed bluff stabilization project will increase slope stability and will not adversely impact offsite areas, including the mobile home park downslope.

Where existing public City dewatering infrastructure is implicated, such as the dewatering wells, electrical panel, in-line submersible pumps, well discharge line, and inclinometer approved under CDP No. 5-16-0112-W, the City is proposing to temporarily disconnect (or remove) those system components during construction and reconnect (or reconstruct) them upon completion of the CDSM columns. Per the City's proposal, the slope will continue to be dewatered using public infrastructure over the long-term, thus increasing the potential efficacy of the proposed stabilization project.