

CALIFORNIA COASTAL COMMISSION

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COMMISSION ACTION ON 10-14-93

- Approved as Recommended
 Denied as Recommended
 Approved with Changes
 Denied
 Other

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Staff Report: 9/25/93
Hearing Date: 10/12-15/93
Commission Action:

STAFF REPORT: PERMIT AMENDMENT

APPLICATION NO.: 5-91-286A2

APPLICANT: City of Los Angeles Department of Recreation and Parks
AGENTS: Kathleen Chan
Frank Catania

PROJECT LOCATION: 15101 Pacific Coast Highway, Pacific Palisades, Los Angeles, Los Angeles County

DESCRIPTION OF PROJECT PREVIOUSLY APPROVED: Installation of approximately three million cubic yards of clean fill dirt in Potrero Canyon: first Phase (now completed) entailed installation of subdrain system, storm drain, and 25 feet of fill; second Phase is 75 additional feet of fill and additional buttress fills along canyon sides, Phase 3 is construction of park and restored riparian habitat area.

DESCRIPTION OF AMENDMENT: Amend Potrero Canyon fill project Phase III to 1) lower final height of canyon floor to approximately 89 feet above flow line, 2) change interior road configuration to one fire lane/access trail 12 feet wide through the facility from Pacific Coast Highway to the Pacific Palisades Recreation Center, 3) increase riparian area from 7.4 acres to a maximum of 7.9 acres, 4) redesign configuration of buttress fills, 5) extend deadline for final engineering plans, 6) install surface water diversion system.

LOCAL APPROVALS RECEIVED: Los Angeles City Coastal Development Permit 85-21, D.M. 7197; C.C. No 11; EIR Department of Recreation and Parks, June, 1985

SUBSTANTIVE FILE DOCUMENTS: See Appendix A, page 17.

SUMMARY OF STAFF RECOMMENDATION:

The staff recommends that the Commission determine that, as conditioned, the proposed development with the proposed amendment, is consistent with the requirements of the Coastal Act with regard to public access, recreation,

habitat and safety of development.

PROCEDURAL NOTE: The Commission's regulations provide for referral of permit amendment requests to the Commission if:

- 1) The Executive Director determines that the proposed amendment is a material change,
- 2) Objection is made to the Executive Director's determination of immateriality, or
- 3) the proposed amendment affects conditions required for the purpose of protecting a coastal resource or coastal access.

If the applicant or objector so requests, the Commission shall make an independent determination as to whether the proposed amendment is material. 14 Cal. Admin. Code 13166.

In this case, the proposed amendment includes changes in the configuration of the approved project proposed by the City. This changed configuration may also affect conditions required by the Commission. The revised plans will require recalculating the engineered buttresses on the canyon walls and a new set of engineering drawings. In its action approving the project in 1991, the Commission imposed a number of conditions, including conditions imposing a time limit on the submittal of final designs, which includes a detailed park development and habitat restoration plans.

Detailed plans for park development and habitat restoration were provided within one year of Commission action. The final engineering plans for the west side of the canyon required an amendment to the permit, as anticipated in the 1991 approval. At its November, 1992 hearing on the amended final plans, the Commission granted additional time to consult with community members on design alternatives. As a result of community meetings, the city has withdrawn its previous amendment request and has submitted the present request. The City now requests approval of the new design concept for the park, and permission to go forward with final engineering plans based on this design concept. The City's engineering and geologic consultants anticipate that engineering calculations will result in final project plans consistent with the present revised design. The City proposes no change in the plant list and design for the riparian area required to be restored by the Commission and other resources agencies. This plan provides public recreation and picnic areas but locates them at the canyon mouth, the PCH end of the project, instead of as an extension of the Pacific Palisades Community park at the upper end of the canyon. The Executive Director has accepted this amendment because it is consistent with the previously approved project and with the mitigation measures required in prior actions on this case.

STAFF RECOMMENDATION:

The staff recommends that the Commission adopt the following resolution:

I. Approval with Conditions

The Commission hereby grants a permit for the proposed development on the grounds that the development as amended will be in conformity with the provisions of Chapter 3 of the California Coastal Act of 1976, 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 of the Coastal Act, and will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act.

II. STANDARD CONDITIONS:

1. Notice of Receipt and Acknowledgment. The amendment 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. Compliance. All development must occur in strict compliance with the proposal as set forth in the application for permit, subject to any special conditions set forth below. Any deviation from the approved plans must be reviewed and approved by the staff and may require Commission approval.
4. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
5. Inspections. The Commission staff shall be allowed to inspect the site and the project during its development, subject to 24-hour advance notice.
6. 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.
7. 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

Staff note: All conditions previously imposed by the Commission, unless specifically changed below, remain unchanged.

1. Condition 1, timing of condition compliance shall now read:

1. Timing of Condition Compliance

(a) The Applicant shall deliver all resolutions and agreements specified below to the Executive Director within 90 days of the Commission's action on this permit amendment.

(b) The applicant shall submit all final plans and mitigation programs as described in Conditions 5 and 8 below within one year of the Commission's action on this permit amendment.

(c) The applicant shall complete all corrections to plans and programs required below within ninety days of the review of such plans by the Executive Director or by the Commission, unless additional time is granted by the Executive Director for a good cause.

(d) Upon final inspection of the fill project the applicant shall provide written notification to the Executive Director. The plants, trails, signs and other elements of the park use plan and habitat restoration plan shall be installed and public use shall begin within one year after completion of the grading work.

Failure to comply with the requirements within the time periods specified, or within such additional time as may be granted by the Executive Director for good cause, will terminate this permit.

2. Condition 5 below shall substitute for the condition 5 previously imposed by the Commission on permit 5-91-286.

5) Within one year of the Commissions approval of this amendment, the applicant shall provide revised final engineering plans, for the review and approval of the Commission. Prior to submittal the revised plans shall be reviewed and approved by the project geologist, generally conforming to the preliminary plans approved in this amendment action. The plans shall be stamped by the project geologist and a licensed civil engineer, and where appropriate the project naturalist. The plans shall be consistent with the following

a) the revised plans and calculations shall be based on previous geologic reports and shall be approved in writing by the City of Los Angeles Board of Building and Safety.

b) The construction shall use materials specified by the Board and in the geology reports by John Byer, except that if approved by the geologist, six inch concrete chunks and windrowed rocks may be incorporated in the fill. Any expansion of the area of disturbance described in this amendment or work on properties not described in permit file 5-87-958 or 5-91-286 will require an amendment to this permit.

c) The applicant shall also agree to control dust and to carry out temporary erosion control measures to stabilize all slopes and loose earth during the rainy season (Oct 1--April 1) and take any additional measures including temporary revegetation necessary to avoid dust storms, siltation, mudflows or erosion onto the highway or into ocean waters. These measures shall include but not be limited to measures indicated in plans dated 1/9/91 and stamped approved by the Department of Building and Safety. Each fall, the applicant shall install appropriate erosion control plans designed for that phase of the project on or before October 1.

Pursuant to this requirement, the applicant shall provide the Executive Director with copies of all letters and reports from the Department of Building and Safety, all updated geologic reports, and shall report at least every six months on the status of the project.

3. Condition 8 of permit 5-91-286 shall be revised to provide the following:

8. Landscaping and restoration plans

Within one year of the Commission's action on this permit amendment, the applicant shall submit detailed landscaping plans and a restoration program for the review and approval of the Executive Director. The plans and program shall be consistent with the Final Potrero Canyon Riparian Mitigation Proposal, Revised August, 1991, by ERCE.

Pursuant to this requirement, the applicant shall submit working drawings and a manual of operations showing detailed specifications including numbers and sizes of plants, final design for nuisance water recovery and methods of maintenance and inspection. The project shall receive approval of appropriate city agencies, the California Department of Fish and Game and the United States Fish and Wildlife Service. Any significant change in these plans or their method of execution shall be reported to require an amendment to this permit.

The program shall include:

A. The following plans to be completed within one year of Commission action:

i) a statement of habitat objectives, including specific values to be restored and animal species utilization expected;

ii) a detailed site plan;

iii) detailed landscape plan, indicating sizes of plants used, planting methods, diversity and location of plant species and associated habitat value to riparian animal species. The plan shall provide willow and riparian vegetation in the riparian corridor, low water use landscaping and access corridor outside the riparian corridors area, appropriate barriers and restored coastal sage scrub habitat; and

iv) park working drawings showing picnic and trails areas that are compatible with coastal sage scrub and riparian restoration showing 1) clear and visible signage at PCH and at the Palisades Recreation Center, 2) trail connections to PCH and to Palisades Recreation Center, 3) automobile and bicycle parking at Palisades Recreation Center, 4) Landscaping to reduce visual impacts at Pacific Coast Highway. If the applicant proposes to use introduced vegetation in the passive recreation and trail area, the plans shall specify that no non-native invasive plants shall be employed. Invasive, non-native vegetation is specified, among other sources, in the California Native Plant Society, Santa Monica Mountains Chapter, in their document entitled Recommended Native Plant Species for Landscaping Wildland Corridors in the Santa Monica Mountains, dated January 20, 1992.

v) Park and Recreation support. The revised park plans shall provide for public parking of no fewer than 10 and no more than 30 spaces on City or Caltrans property at the southern end of the canyon to serve the park. Restroom facilities shall be provided within 200 feet of the retention basin, accessible to recreation areas and located on park or adjacent public property. The parking lot and restrooms shall be constructed as part of the final park improvements. Future concession development may relocate or incorporate such parking and other facilities, but the parking and bathroom facilities shall be provided free of charge, shall be identifiable as public facilities and the support facilities and their identifying signs shall remain visible from Pacific Coast Highway and the park.

vi) detailed final irrigation/runoff plan including final plans for use of nuisance water, pumps, water quality standards, and a water balance plan for the entire park. The plans shall maximize low flow collection to provide water to the riparian area. If necessary to supply water to the riparian area, the applicant may substitute paved terraces or low water use, non invasive plants for the turf areas shown.

- B. A monitoring and maintenance program, to be provided for the review and approval of the Executive Director within one year of the Commission's action on this project, but to be instituted at the completion of construction. The program shall include:

- i) Inspection of the vinyl liner and materials under the liner by the consulting geologist and the engineer prior to installation of topsoil and plant materials;
- ii) monitoring and maintenance of the restored area, by reports prepared at 6 months intervals for a period of two years, and annual reports for three additional years, which shall be provided to the Executive Director and the Recreation and Park Commission at these intervals;
- iii) A training program for the Department's personnel to assure long term maintenance of the habitat area in a manner consistent with the purpose of this condition;
- iv) replacement planting to ensure coverage of at least 80 percent of the site;
- v) monitoring of the irrigation system, of the riparian habitat area for water loss, and replacement of nuisance water pumps, or, if necessary, repair and replacement of other fixtures installed as part of this mitigation program; and
- vi) implementation of the City's non-point source, storm drain water quality improvement program, including the Best Management Practices required in the NPDES permit applicable to the Potrero Canyon facility, the surface diverter system and the downtown Pacific Palisades storm drain system. At a minimum such a program shall include public information regarding the effects on the habitat and Santa Monica Bay of discharge into surface drains, and notification of the Recreation and Park Department maintenance staff by the project naturalist of acceptable and unacceptable irrigation, use of chemicals and fertilizers and other limitations that might affect the water quality of the riparian area.

4. Recycling Landslide Debris.

Within 90 days of the Commission action on this amendment the City shall agree to explore with Caltrans the use of Landslide Debris and road failure material as a landfill source. The results of interagency meetings on the subject shall be provided to the Commission. The City shall also agree accept structural fill from Caltrans road maintenance projects at competitive rates.

III. FINDINGS AND DECLARATIONS

The Commission finds and declares as follows:

A. PROJECT DESCRIPTION AND HISTORY

The City of Los Angeles Department of Recreation and Parks proposes to amend a previously issued Coastal Development Permit that allowed the City to fill a coastal canyon. The fill in the canyon was necessary because landslides had resulted in the loss of twenty homes and endangerment of other homes. This permit, 5-91-286, was granted in September, 1991, and included about 3,000,000 cubic yards of fill, including fill 100 feet above the flow line of the stream, plus additional buttress fills, wedges of earth, extending up to the level of existing lots on the canyon rims. At the time of the Commission's 1991 action, the City had prepared detailed working drawings for the phase II (100 feet deep) canyon fill and a buttress along the east side of the canyon (Alma Real Ave). Phase II was approved. The City also provided conceptual plans for Phase III. Phase III included buttress fills on the west side of the Canyon (De Pauw and Friends St.), a riparian habitat restoration (Environmental and Energy Services Co, ERCE, report) and a public park. Final approval of these western buttress fills, which would extend up to the canyon rim an additional 30 to 50 feet to the level of existing lots, was deferred until the City could provide detailed working drawings. By the terms of Condition 5, these fills would require an amendment to the permit.

Because the project was under construction at the time of the reissuance of the permit for the project, the Commission allowed the city to comply with its conditions after work was authorized, but within specific time limits. Condition 8 provided that the final working drawings and maintenance program for the habitat restoration and park area were to be provided to the Executive Director within one year of Commission action, or before September 11 1992. To assure compliance, the details for riparian mitigation were spelled out, and another condition, condition one, specified that the permit would lapse if the working drawings were not completed within one year of Commission action. (See Appendix B, Conditions previously imposed, page 19)

On August 13, 1992, before the September 11, 1992, deadline, the City provided Phase III working drawings for the park and habitat components of the project that were required in the Conditions of approval. The City requested that review of these materials occur in a timely fashion so that any differences could be resolved by the Commission at the November hearing in Santa Monica. In October, 1992 the staff notified the City that the deletion of a water recovery system and the slight rerouting of a road would require an amendment. The final plans for grading, including the plans for the buttress fills on the west side of the canyon also required an amendment based on the Commission's 1991 action. In addition, staff notified the City that several elements noted in the conceptual habitat and recreation plans were not included in the final working drawings.

The Commission held a public hearing on the above stated amendment on November 17, 1992. At this hearing, the Commission heard major objections to the project from the public, many of whom stated that they had not realized that

in the northern portion of the canyon the project would fill the canyon to the level of the adjacent lots. Objections were raised by the public to 1) the duration of the construction of the project 2) the visual impacts, and 3) the impacts on remaining coastal sage scrub of a road placed in the canyon to serve for fire and emergency access, 5) the decision to use the level land created by the fill for riparian restoration instead of for playing fields, 6) the construction of a park adjacent to back yards, 7) the location of an emergency access road at Friends/De Pauw St. (a side canyon on the west side of the canyon).

The City requested a waiver of the 180 day limit and the Commission granted a continuance so the City could hold workshops within the adjacent community. The City employed a consultant who conducted community meetings on the design of the project, which were attended by the coastal staff and by the city's technical consultants. In July, 1993, at the end of the community workshop process, the City withdrew and abandoned its previous amendment request and submitted preliminary plans showing a project that had 89 feet of fill, a narrower service road, and a large difference in elevation between the new canyon "floor" and the adjacent back yards. The revised project accommodates the same preliminary plan for a riparian area at a slightly larger acreage. While the project geologist and design engineers participated in the committee, working drawings and design calculations will not be prepared until after the change has been approved by the Commission.

At the community meetings, the engineering geologist, John Byer, stated that the reason the Canyon floor was proposed to be filled at 100 feet above the flow line was to provide a flat area wide enough to accommodate a 7.4 acre riparian area and a fire road. Participation in the community meetings discussed the requirements for the riparian replacement area and the public trail, which were required by several regulatory agencies including the Corp of Engineers, the Department of Fish and Game and the Coastal Commission. They discussed the origin of the requirement for 2:1 replacement of riparian vegetation and offsite alternatives for riparian restoration. They discussed the reasons that the Department of Recreation and Parks and the Coastal Commission had required recreational use of the site, and the Commission's requirement of a trail connection between the Palisades and the ocean. The meeting also addressed the Fire Department's standards requiring a 20 foot wide road for emergency access, and the City's decision to finance the project through resale of some of the lots, once they were stabilized.

As a result of these meetings, the Fire Department agreed to accept a 12 foot wide fire road, the Commission staff agreed to consider allowing the fire road to cross the riparian area over a dam in one location, and the City agreed that certain lots at a side canyon midway down the ravine would not be stabilized for resale as residential properties, but would be retained by the City. Buttress fills extending to 120-130 feet above the flow line are still required in some areas, but these other decisions made it possible to lower the "floor" of the new canyon on which the buttress fills will rest by about 11 feet. Drainage devices have been redesigned to have less visual impact and to direct surface nuisance water to the riparian area.

When in July 1993, the City requested that the Commission consider the present

configuration, the City also requested that preparation of final engineering drawings be deferred until the Commission has held its hearings and the City can rely on the consistency of the revised plan to the Coastal Act. The City believes that these plans provide the required 7.4 acres of riparian area, and possibly, 7.9 acres of restored riparian area, some coastal sage scrub, and about two acres of passive recreation. The "minipark and picnic area" has been moved south, to fill benches overlooking the Pacific Coast Highway, the Sunspot Motel, and the ocean. The City contends that the revised plan provides riparian habitat and recreation area, stabilizes the endangered lots and allows fire access. The plans show a twenty to fifty foot difference in elevation between the rear of the residential lots and the raised canyon floor. The City staff believes that when the engineers complete working drawings based on this new configuration that the design will be stable, will stabilize private residential lots and will restore enough of the condemned lots to finance the project. The plans now show approximately 7.9 acres of riparian area, which exceeds the amount required by the Commission. Because the plan base map for phase III has now been changed, new final working drawings will be required if the Commission approves this changed plan. When they are completed, these working drawings are to be reviewed by the Commission.

B. Previous Commission Actions--5-86-958

The Commission's 1991 action was its fourth action on the City's permit request. In February 1987, the Commission approved 5-86-958 a proposal to fill a coastal canyon, based on overwhelming evidence that the fill was necessary to protect existing housing on the canyon rim. Twenty houses had already failed, and eight others were threatened as the slides on both sides of the canyons continued to progress. This permit, 5-86-959 has since lapsed.

In its initial approval, the Commission approved only a subdrain, noted as Phase I, but granted conceptual approval for a second phase of up to 75 feet of fill, Phase II, and a third phase, which was a park, a park road, and a riparian restoration project, Phase III. Neither the restoration plans nor the final grading plans had been developed at the time of initial approval, so the Commission required the City to return to the Commission with final plans for the greater part of the fill, phase II. Because active slides required the City to begin work immediately, the City was allowed six months from the date of the Commission's action to submit plans that showed mitigation for the destruction of 3.69 acres of riparian habitat. The required mitigation was on-site restoration at a 2:1 ratio (7.38 acres), and development of the canyon as a park and a vertical access link between urban Pacific Palisades and Will Rogers State Beach. As a guarantee of restoration, the City was prohibited from doing any work on Phase II involving fill over ten feet, before it had prepared and the Commission had approved the plans for riparian mitigation and public shoreline access and recreation.

When construction began, the contractor removed saturated soil at the toe of the slopes. Several slopes failed and in an attempt to save several houses, the City immediately placed 25 feet of fill in the canyon. In 1989 the City amended the project, 5-86-958A, to allow an increase in the amount of fill

allowed in each phase. The amendment increased the number of phases to four phases, and increased the amount of grading and fill at each stage, with a total fill of approximately 100 feet in most places, with an additional buttress fill on the east side of the canyon. This buttress was a wedge of earth that extended almost 75 feet above the top of the previous fill towards Alma Real Street. The amendment also extended the deadlines for condition compliance to one year after the Commission's action on the amendment, to November, 1990. In 1990 the Commission's initial approval terminated because the City had not met the deadlines established in the amendment to the permit. The permit lapsed.

In 1991, after the termination of the original permit, 5-86-958, as amended, the City reapplied with the present revised project, 5-91-286. This application included much more detailed grading and development plans. It proposed approximately 130 feet of fill, with buttresses on the east and west sides of the canyon, resulting in an almost level final cross section, and an emergency access road terminating on Friends/De Pauw St.. This was significantly more fill than the 75 feet of fill approved in the original action, 5-86-958. The City's submittal also included a restoration plan for the riparian area--the ERCE report. The plans also included a conceptual final park plan that was based on the conditions of the original approval, which required signs, parking, and a trail link between Pacific Coast Highway and the Pacific Palisades Recreation Center. This park plan, consistent with the initial plans, included a paved service road linking Pacific Coast Highway with Pacific Palisades Recreation Center and Friends Street.

At the Commission hearing on 5-91-286, the City provided the Commission with illustrated booklets containing evidence of the continuing geologic problems necessitating the greater depth of fill, the ERCE restoration plans, the grading and final development plan, and a set of reduced final park plans. Because active and worsening slides required the City to continue construction, compliance with conditions was not required prior to issuance of the permit. Within one year of the Commission's action, in September 1991, the City was required to return with detailed habitat restoration and park plans, and a program for long term maintenance of the 7.38 acres of riparian area (Appendix B, page 19, Terms and Conditions). The detailed plans for the restoration plan were required to assure that the concepts, objectives and plant lists included in the approved ERCE habitat restoration plans would be incorporated into the City's working drawings.

Final grading plans, geology reports and cross sections for a buttress fill on the west side of the canyon, on the curving road that is variously named De Pauw/Friends/Earlham Street were not available. The Commission imposed a condition requiring that any expansion of the area of disturbance over the approved Phase II plans, including the Phase III De Pauw buttress, or additional work on other properties, would require an amendment to the permit. (Condition 5, Appendix B, page 18, Terms and Conditions.)

At its November, 1992 hearing on the permit amendment 5-91-286A (Withdrawn), the Commission heard testimony on a number of issues:

- 1) The location and dimension of a fire road and its impacts on canyon vegetation.

- 2) The nuisance water recycling and the city's belief that such recycling was infeasible.
- 3) Alternatives to other conditions, such as riparian replacement.
- 4) Sources of fill
- 5) Interim problems with the construction project such as dust and erosion.
- 6) Vehicular access to the canyon, and the location of that access.
- 7) The level of fill and the canyon ambience.

C. Environmentally Sensitive Habitat Areas

The principal impact on environmentally sensitive habitat created by this project was the elimination of a blue line stream and concomitant destruction of 3.69 acres of riparian habitat, including willows, sycamores and associated understory. This impact was identified in the EIR, and required to be replaced, at a 2:1 ratio, on site, as an EIR mitigation measure, by the Corps of Engineers, by the Department of Fish and Game and by the Coastal Commission. All of these agencies, when destruction of habitat is unavoidable occasionally allow applicants to locate replacement habitat off site, but off site replacement is most often required at a 3:1 ratio. The City elected to conduct the restoration on site at a two to one ratio in its application, and in all its amendments. In its application for 5-91-286, the City submitted an on-site conceptual restoration plan, and promised that final plans would be prepared.

Condition 8 of permit, 5-91-286 (see Appendix B, page 19) set out the criteria for park and habitat development. In discussing the relationship between the ERCE plans submitted as part of that application and the final plans it was requiring in approving the permit the Commission stated:

The Commission finds that the project as conditioned to include the amount and kinds of restoration proposed is consistent with its past action and the habitat sections of the Coastal Act. However, the restoration plan differs in two ways from the originally contemplated plan: it provides no interim habitat protection, and it will not be completed within 3 years of the starting date of the project. The reason for this is that extensive clearance within the canyon has been necessary to enable construction to proceed, leaving no feasible on-site location for interim habitat protection. The reason it could not conform to the time limits is that the project is taking much longer than originally projected, and involves considerably more fill than originally proposed. The habitat cannot be restored until the project has neared completion, and the project will take two to seven additional years to complete depending on the availability of fill.

The Commission finds that the project, as conditioned to include the amount and kinds of restoration proposed is consistent with its past action and the habitat sections of the Coastal Act. However, it notes that additional guarantees are necessary in order to assure

timely completion of the restoration. The first guarantee is an agreement that upon completion of grading, the applicant shall notify the Executive Director, and complete the habitat restoration within one year. In addition, the Commission imposes a second condition, that none of the 21, and possibly 28, residential lots that have been purchased by the City pending their stabilization as part of this project shall be offered for sale until the plants, the waterways and the park improvements have been installed. Finally, because this design does not include detailed final drawings including numbers and specifications for the plants, these must be provided to the Executive Director according to the criteria used in designing the preliminary plan within one year of this permit action (Emphasis added).

The original conditions specified a number of requirements for habitat restoration that the current plan has incorporated. The Commission notes that the plan provides for monitoring, training of maintenance personnel, inspections, identifies location and percentages of willow and of understory plants, and restricted access. Among other requirements, condition 5 addresses revegetation and requires that the plant palette be specified and that invasive plants be kept out of the restored habitat area.

As conditioned to restore the habitat, maintain it, with adequate guarantees of completion, the Commission finds that the project will have severe impacts on environmentally sensitive habitat, but as conditioned is consistent with the requirement of Sections 30236, 30231 and 30240.

Within one year of its action on 5-91-286, on August 13, 1991, the City provided the staff with working drawings for the habitat mitigation plan and the final park plans. These plans showed the 7.4 acres of riparian restoration area as shown in the ERCE report, and working drawings for a plastic liner as described in that report, and drainage plans. The preliminary plans show a series of "ponds" separated from the underlying fill by a plastic liner. It also incorporates the suggested plant list. The ponds are located on flat terraces, and descend the canyon, supported by a series of dams. Water will trickle over the dams.

Final plans will be required to show additional detail to conform with the requirements of ERCE with regard to planting methods, numbers of plants and diversity of species, and maintenance. More specifically the plans submitted in 1992 lacked the riparian understory, the annual plants, did not contain native Sycamore and oak shade trees, and did include unspecified "native grasses" located under introduced Sycamore trees, which are called London Plane trees. Heavily watered shade trees are incompatible with most native grasses, which need sun and drought. The understory, use of native soils, and limited use of chemical fertilizers and insecticides are generally recommended to allow the growth of the native soil bacteria on which native plants depend, and the insects, cover and food needed for native birds. These are components of the restoration plan's objectives to provide bird habitat. As noted by the

opponents, the plan did not contain fencing or use of Rosa Californica or other bristley plants as barriers to protect the riparian area from foot traffic and to provide insect and bird cover.

Finally the long term maintenance manual has not been developed, and the plan notes limit the contractor's responsibility for long term maintenance and monitoring to no more than 49 days instead of five years. In response to queries from staff, the City states that subsequent contracts will include long term maintenance of the habitat and the plastic liner as proposed in condition 8B. The City states that these parts of the contract will be prepared in the future, when the ERCE contract is renewed.

The City received a letter from the United States Fish and Wildlife Service that approved of the plan, but questioned the use of nuisance water for irrigation. The project as currently proposed uses both potable water and park irrigation runoff. The second issue brought up by the Fish and Wildlife Service is the long term maintenance of the area as habitat, including conflicts with pressures for urban park uses. As noted, additional information is needed on the development of barriers to protect the habitat.

Finally, the condition requires long-term monitoring by the geologist and maintenance of the liner. The City has not provided such a program. Again, the City has noted that this will be provided along with the final plans authorized in this Commission action.

D. Reuse of nuisance water for irrigation.

The plan shows 7.9 acres of riparian restoration, which exceeds the 7.4 acres required by the Commission. The riparian area will be located in a series of moist flat areas separated from the fill below by a heavy vinyl liner. The City previously argued that the establishment of a riparian area used more water than other landscaping. However, further research showed that maintenance of riparian vegetation especially as designed in a water retaining structure would require about 100,000 gallons per day, which is no more than "well managed" turf. As an alternative to using potable water, the City's consultant had suggested recycling nuisance water from the drain under the project. In response to this suggestion, in permit 5-91-286, the Commission required final plans for the system to be included as part of the mitigation program in the following condition:

B.A.v) detailed final irrigation/runoff plan including final plans for use of nuisance water, pumps, water quality standards, and a water balance plan for the entire park. If necessary to supply water the the riparian area, the applicant may substitute pavement areas or low water use, non invasive plants for the turf areas shown.

The City requested relief from this condition in November, 1992. The City noted that the United States Fish and Wildlife Service has reservations about the use of polluted water in restoration projects, even though the original riparian habitat had been created or at least expanded because of the nuisance water available. Second, the City contended that a complete nuisance water

recovery system was not feasible. First, the street storm drains have already been tied into the subdrain that is connected to hydraugers that extend beneath the slides on the edges of the canyons. A pump to pull this water back up to the surface would be more expensive to operate and maintain than using imported waters for the riparian area. They contended that in such a system, the savings in water will be more than offset, negatively, by expenditures in energy and maintenance fees.

The City also noted that in approving the initial drain, that is now 45-60 feet underground, the City and the Commission relied on a proposal that was approved by the RWQCB. The RWQCB approved the new storm drain in 1987 without additional conditions because the existing storm water from the community center already was routed down Potrero Canyon to a setting basin and then onto the beach. It did not imposed additional requirements when this existing storm flow was placed in an underground pipe.

The Commission requested the Recreation and Park Department to investigate a shallower diversion from the near surface drain above the community park. In the present amendment the City again requests that storm drain runoff from buried pipes not be employed but suggests a method to recover surface water.

Preliminary drawings show that surface nuisance water and runoff from the east slope surface water diversion system and from Palisades Community Park will be directed into the riparian area. About two acres of existing park area near the project will drain into this system. The City's engineering consultant states that it will also be possible, if expected flows from the park and the east side are less than the 100,000 gpd needed for the riparian area, are not adequate to direct flows from the west side of the canyon to the riparian areas. The plans include devices (shunts) that will allow surface water to irrigate the riparian "ponds" but direct excess surface runoff to the underground storm drain so that the fill will not become saturated. The City states that it does not intend to excavate and replace major storm drains to divert the business district water to the riparian area, because this is too late in the process for such a design to be financially feasible.

The Commission finds that this compromise will provide the most feasible solution in terms of habitat. Locating the storm drain, excavating it, and running a new pipe through the park and existing development might have provided a better solution but at the time the project was approved in 1987 was not required in the RWQCB nonpoint source program. The current program, as indicated in the current action plan, does not require government to retrofit existing storm drain systems after they have been installed, however, it does reuse irrigation water from existing properties. Secondly, the Commission notes that there is a conflict between its requirement for habitat and the use of the riparian area as a treatment system for nuisance water.

The Santa Monica Bay restoration project Draft Action Plan suggests improving water quality in existing storm drains by educating individuals not to use the drains for disposal of toxic materials and encouraging people to reduce use of insecticides and fertilizers. In response to the concerns of Fish and Wildlife and of the RWQCB, an additional ongoing monitoring plan, consisting of education of rim property owners with respect to runoff water quality will

be required after completion of the project.

With as much use of nuisance water as is feasible and with an education program to educate rim property owners with regards to runoff, the plan as designed does conform with the existing NPDES order and the Commission's requirement to protect environmentally sensitive habitat areas.

E. Public Access and Recreation.

In its 1991 approval the Commission required that the City mitigate impacts on coastal resources by preserving and enhancing the recreational use of the canyon. The Commission required that the City Recreation and Parks Department provide a picnic area and a trail link from the Pacific Palisades Recreation Center to Pacific Coast Highway (PCH). The park was consistent with the special condition imposed by the Commission on 5-86-958 which required a trail link from the recreation center to PCH, restroom facilities and public parking. The plan approved at that time noted that the existing bathroom and parking facilities at the Pacific Palisades Recreation Center could support the recreation facilities in the canyon. The Commission's condition 6 on 5-91-286 requires:

6. Recreational use.

Within 90 days of the Commission's action on this permit, the City of Los Angeles shall agree by resolution that the trail and passive recreation areas developed as a part of this project shall 1) be operated as a public park, 2) include such uses as bicycling and picnicking and 3) shall be open during all daylight hours for public use, according to the normal practices for operation of a public park in the City of Los Angeles.

Condition 8 also requires Final plans, including the following with regard to the park:

8.A.iv) park working drawings showing picnic and trails areas that are compatible with coastal sage scrub and riparian restoration showing 1) clear and obvious signage at PCH and at the Palisades Recreation Center, 2) trail connections to PCH and to Palisades Recreation Center, 3) automobile and bicycle parking at Palisades Recreation Center, 4) trail access to De Pauw St., 5) landscaping to reduce visual impacts at Pacific Coast Highway. If the applicant proposes to use introduced vegetation in the passive recreation and trail area, the plans shall specify that no non-native invasive plants shall be employed. Invasive, non-native vegetation is specified, among other sources, in the California Native Plant Society, Santa Monica Mountains Chapter, in their document entitled Recommended Native Plant Species for Landscaping Wildland Corridors in the Santa Monica Mountains, dated November 23, 1988.

The proposed plan links the Pacific Palisades Recreation Center, which lies directly south of the community shopping center in the central Pacific

Palisades, with Pacific Coast Highway. The plan as revised in this amendment, proposes a 12 foot wide concrete road that can function both for emergency access and for foot and bicycle traffic. The road crosses the riparian area at one location, over one of the dams. As it approaches Pacific Coast Highway at its lower end, the trail will be quite steep, 15%, but still legal for emergency access. The upper portion will be more level.

The previous plan had a fire truck access to the park at De Pauw/Friends street, a residential street. The current plan does not exit at Friends street. This rerouting saves additional area of existing coastal sage scrub, and also eliminates a potential off-road vehicle entry that had been the subject of opposition from adjacent lot owners. Currently access will be from Pacific Coast Highway and from the community park, which has provision for parking and supervision.

The plan summary states that there will be a 2 acre passive park--this area is scattered around the riparian area, which is a series of terraced pools, filled and planted with semisaturated soil. However, the picnic tables will be located on terraces overlooking Pacific Coast Highway, a mile away from the recreation center. This location at the canyon mouth will provide views, but may require support facilities to be constructed to serve them including stairs, parking and a restroom facility. These facilities could be constructed on public land at the level of the PCH and in a two acre publicly owned area at the toe of the slope. Because of geology problems, current city plans for reconstruction of the "Sunspot Motel" by a concessionaire may not occur in the near future. However any final plans for a reconstructed Sunspot could include public restrooms and parking to serve the lower end of the canyon. Condition 8, as revised requires interim parking and support facilities, including restrooms, to be located no less than 200 feet from the proposed picnic facilities, and to be maintained in any final plans for the lower half of the canyon.

F. Geologic Stability and Safety of Development .

The entire project was approved because the City supplied the Commission convincing evidence that there was no other feasible way to stop ongoing collapse of the canyon walls and destruction of houses located on the canyon rim.

In the many amendments to this plan the fill level has been raised to assure greater and greater stability. The present design uses buttress slopes at a 2:1 slope based on a platform to support existing residential lots. The height of the flat base area (new canyon bottom) has been reduced to approximately 89 feet above the flow line by reducing the amount of development (riparian area plus fire road) required on the surface of the canyon bottom.

(1) Final design of buttress fills.

This plan is preliminary only, and the Commission cannot find that it will provide stability until such time as final working drawings, including cross

sections, have been prepared. These designs and calculations must be reviewed by the Commission. Details such as the width of the base of the fills have not been approved and stamped by the project engineer and the geologist.

The preliminary revised plans have a note indicating the City's intent to conform to the geology reports on the site. However, to assure consistency with 30253, final approval and supporting calculations will have to be submitted for the review and approval of the Commission. These have not yet been completed by the project engineers and engineering geologist. These plans are required in conditions 1 and 2 of this amendment in order to assure stability and structural integrity of the project.

(2) Materials for construction.

The originally approved plans and geology reports approved by the Commission indicated that the fills for this project must be of structural quality. This meant that organic materials and construction debris could not be used because such materials decompose in the fill and create voids. No trash or other potentially toxic materials could be used. As a result of a question by the Commission, the City and Caltrans investigated the use of the canyon for disposal of landslide debris created during winter storms.

Caltrans asserts that the amount charged by the City contractor for deposit of fill exceeds the amount Caltrans would have to pay to haul to another landfill or to stockpile along the highway. Secondly, the City is unable to accept fill containing organic material, such as broken branches and brush, and Caltrans is unwilling to separate out organic materials and ungraded rocks.

The City asserts that the grading and compaction work is being paid for by the fill fees. They also assert that ungraded rock, organic debris and brush found in the roadside failure and landslide debris exceeds the amount of such materials that can be placed in the fill and still meet structural standards.

The City's current plans now include the use of small concrete chunks (six inches or less in diameter) and a plan note, that may be an error, calls for the use of brush from the canyon sides in the fill material. If Caltrans employed rock sorting, rock crushing and debris removal in processing its fill material, the material might be usable in the fill as now described. However, the combined cost of processing such material and the amount charged by the on-site company to cover the cost of placing the fill and grading could still result in a total disposal charge that exceeds the amount it would cost Caltrans to haul the fill to another site. Moreover, the plan note on the preliminary plan permitting use of brush from the canyon sides is inconsistent with the project geology reports and initial opinions of the coastal staff engineer. The plan note may be a mistake caused by use of "boiler plate". The final plans are required to be consistent with geology reports now in the files, which do not allow organic material. Without new engineering and geology reports justifying the use of organic material, the note can not be approved on the final plans.

Because the road failure debris has other impacts if disposed in the surf

zone, as noted in the condition, the City is required to explore further with Caltrans a possible Memorandum of Understanding to use road material for the fill.

APPENDIX A
SUBSTANTIVE FILE DOCUMENTS

1. Coastal Development Permits 5-91-286, 5-86-958 (City of Los Angeles Department Recreation and Parks), 5-86-958A(City of Los Angeles Department Recreation and Parks).
2. FEIR Potrero Canyon Park Development Project, City of Los Angeles Department of Recreation and Parks, June 1985.
3. England and Nelson, Land Capability /Suitability Mapping and Analysis, Los Angeles County General Plan Revision Program, (1976); Volume III, Significant Ecological Area Study.
4. Friesen, Richard Dean; Significant Ecological Areas of the Santa Monica Mountains, Report 1977
5. BCA Civil Engineers, Status Report May 16, 1991, Potrero Canyon Development
6. Leighton Assoc. Feasibility Study for Potrero Canyon restoration.
7. Kovacs-Byer Assoc. Geotechnical Investigation Reports dated 6/3/86; 5/27/87; 7/1/87; 8/12/87; 12/18/87; 3/14/88; 4/27/88; 5/23/88; 8/8/88

APPENDIX B
PREVIOUSLY IMPOSED TERMS AND CONDITIONS

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. Compliance. All development must occur in strict compliance with the proposal as set forth in the application for permit, subject to any special conditions set forth below. Any deviation from the approved plans must be reviewed and approved by the staff and may require Commission approval.
4. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
5. Inspections. The Commission staff shall be allowed to inspect the site and the project during its development, subject to 24-hour advance notice.
6. 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.
7. 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. Timing of Condition Compliance

(a) The Applicant shall deliver all resolutions and agreements specified in conditions 2-7 below to the Executive Director within 90 days of the Commission's action on this permit.

(b) The applicant shall submit all final plans and mitigation programs as described in Condition 8 below within one year of the Commission's action on this permit.

(c) Upon final inspection of the fill project the applicant shall notify the Executive Director. The plants, trails, signs and other elements of the park use plan and habitat restoration plan shall be installed and public use shall begin within one year after completion of the grading work.

Failure to comply with the requirements within the time periods specified, or within such additional time as may be granted by the Executive Director for good cause, will terminate this permit.

2. Assumption of risk

Within 90 days of the Commission's action on this permit, the City and all co-applicants shall record a deed restriction and/or submit a resolution by the City Council, as deemed appropriate by the Executive Director, which provides that the applicants understand that the site may be subject to extraordinary hazard from landslides and erosion and the applicants assume the liability from those hazards; that the applicants shall indemnify and hold harmless the California Coastal Commission, its officers, agents and employees against any and all claims, demands, damages, costs, expenses of liability arising out of the acquisition, design construction, operation, maintenance, existence or failure of the permitted project.

In addition, the document shall indicate that any adverse impacts on private property caused by the proposed project shall be fully the responsibility of the applicants. The applicants may submit, for compliance with this condition the resolution adopted in compliance with the similar condition applied to 5-86-958.

3. Acceptance of Conditions, Timing of sale of residential lots

Within 90 days of the Commission's action on this permit, the City Council of the City of Los Angeles shall adopt an ordinance, resolution or other action deemed appropriate by the Executive Director accepting the terms and conditions of this permit. The ordinance shall further specify that the City shall not offer for sale any of the city-owned residential lots adjacent to the canyon until the riparian habitat and park construction outlined in these conditions has been completed, the park open for public use, and a source of funds for its inspection and continued maintenance has been identified. When the city-owned residential lots adjacent to the park property are sold, each deed shall include a restriction that gives notice to the buyer that: (1) the park created by this restoration program has been deeded for public park purposes in perpetuity, and (2) the lot is adjacent to an area with a history of geologic problems, a landslide area.

4. Truck haul hours/interference with access

Within 90 days of the Commission's action on this permit, the applicant shall submit a written agreement that no trucks shall use Pacific Coast Highway during the peak beach use hours on weekends and holidays from Memorial Day weekend through Labor Day. Peak hours of beach traffic are the hours between 12:00 noon and 7:00 p.m..

5. Conformance with approved grading plans and approved erosion control plans

Within 90 days of the Commission's action on this permit, the applicant shall agree that all construction shall proceed in conformance with plans dated 5/10/91 by BCA Engineers, as approved by the Board of Building and Safety of the City of Los Angeles on 5/20/91. The construction shall use materials as specified by the Board and in the geology reports by John Byer. Any expansion of the area of disturbance including the phase three de Pauw buttress or additional work on other properties will require an amendment to this permit. The applicant shall also agree to carry out temporary erosion control measures to stabilize all slopes and loose earth during the rainy season (Oct 1--April 1) and take any additional measures necessary to avoid siltation, mudflows or erosion onto the highway or into ocean waters. These measures shall include but not be limited to measures indicated in plans dated approved 1/9/91 by the Department of Building and Safety. Each year, the applicant shall install appropriate erosion control plans Oct. 1.

Pursuant to this requirement, the applicant shall provide the Executive Director with copies of all letters and reports from the Department of Building and Safety, all updated geologic reports, and shall report at least every six months on the status of the project.

6. Recreational use.

Within 90 days of the Commission's action on this permit, the City of Los Angeles shall agree by resolution that the trail and passive recreation areas developed as a part of this project shall 1) be operated as a public park, 2) include such uses as bicycling and picnicking and 3) shall be open during all daylight hours for public use, according to the normal practices for operation of a public park in the City of Los Angeles.

7. Open Space Preservation Environmentally Sensitive Habitat/Woodland

Within 90 days of the Commission's action on this permit, the applicant as landowner shall agree, by resolution or other official action by the City Council of the City of Los Angeles, to maintain no less than 7.38 acres on the site, the area shown in Exhibit 2, as riparian habitat in perpetuity. The resolution or other action shall state that the restored area shall be maintained in willow and sycamore habitat, and shall be protected from foot traffic, consistent with the Final Potrero Canyon Riparian Mitigation Proposal Dated August, 1991 by ERCE

The applicant shall also agree, by resolution, to refrain from all development within the Environmentally Sensitive Habitat/Woodland open space area except for development explicitly approved in this permit.

8. Landscaping and restoration plans

Within one year of the Commission's action on this permit, the applicant shall submit detailed landscaping plans and a restoration program for the review and approval of the Executive Director. The plans and program shall be consistent with the Final Potrero Canyon Riparian Mitigation Proposal Dated August, 1991 by ERCE.

Pursuant to this requirement, the applicant shall submit working drawings and a manual of operations showing detailed specifications including numbers and sizes of plants, final design for nuisance water recovery and methods of maintenance and inspection. The project shall receive approval of appropriate city agencies, the California Department of Fish and Game and the United States Fish and Wildlife service. Any significant change in these plans or their method of execution shall be reported to require an amendment to this permit.

The program shall include:

A. The following plans to be completed within one year of Commission action:

i) a statement of habitat objectives, including specific values to be restored and animal species utilization expected.

ii) a detailed site plan

iii) detailed landscape plan, indicating sizes of plants used, planting methods, diversity and location of plant species and associated habitat value to riparian animal species. The plan shall provide willow and riparian vegetation in the riparian corridor, low water use landscaping and access corridor outside the riparian corridors area, appropriate barriers and restored coastal sage scrub habitat.

iv) park working drawings showing picnic and trails areas that are compatible with coastal sage scrub and riparian restoration showing 1) clear and obvious signage at PCH and at the Palisades Recreation Center, 2) trail connections to PCH and to Palisades Recreation Center, 3) automobile and bicycle parking at Palisades Recreation Center, 4) trail access to De Pauw St., 5) Landscaping to reduce visual impacts at Pacific Coast Highway. If the applicant proposes to use introduced vegetation in the passive recreation and trail area, the plans shall specify that no non-native invasive plants shall be employed. Invasive, non-native vegetation is specified, among other sources, in the California Native Plant Society, Santa Monica Mountains Chapter, in their document entitled Recommended Native Plant Species for Landscaping Wildland Corridors in the Santa Monica Mountains, dated November 23, 1988.

v) detailed final irrigation/runoff plan including final plans for use of nuisance water, pumps, water quality standards, and a water balance plan for the entire park. If necessary to supply water the the riparian area, the applicant may substitute pavement areas or low water use, non invasive plants for the turf areas shown.

B. A monitoring and maintenance program, to be provided for the review and approval of the Executive Director within one year of the Commission's action on this project, but to be instituted at the completion of construction. The program shall include:

i) Inspection of the vinyl liner and materials under the liner by the consulting geologist and the engineer prior to installation of topsoil and plant materials

ii) monitoring and maintenance of the restored area, by reports prepared at 6 months intervals for a period of two years, and annual reports for three additional years.

iii) A training program for the Department's personnel to assure long term maintenance of the habitat area in a manner consistent with the purpose of this condition.

iv) replacement planting to ensure coverage of at least 80 percent of the site.

v) monitoring of the irrigation system, of the riparian habitat area for water loss, and replacement of nuisance water pumps, or, if necessary, repair and replacement of other fixtures installed as part of this mitigation program.

9. Park and Habitat Development

Within one year of the completion of grading work, construction of the park in conformance with the riparian habitat mitigation plan required in condition 8, and the draft park plan dated 1/29/91 and 4/28/91 shall be completed, the 7.58 acres of riparian habitat shall be installed, the monitoring programs shall have begun and the park shall be open to public use.

0067F



USGS 7.5 MINUTE
 QUADRANGLE: TOPANGA, CALIF.

5-91-286A2
 Exhibit 1 Location

POTRERO CANYON VICINITY MAP

Figure 1

100 SCALE TOPOGRAPHIC MAP
 POTRERO CANYON - PRIOR TO RESTORATION
 DRAWN BY POTRERO CANYON CONSTRUCTORS

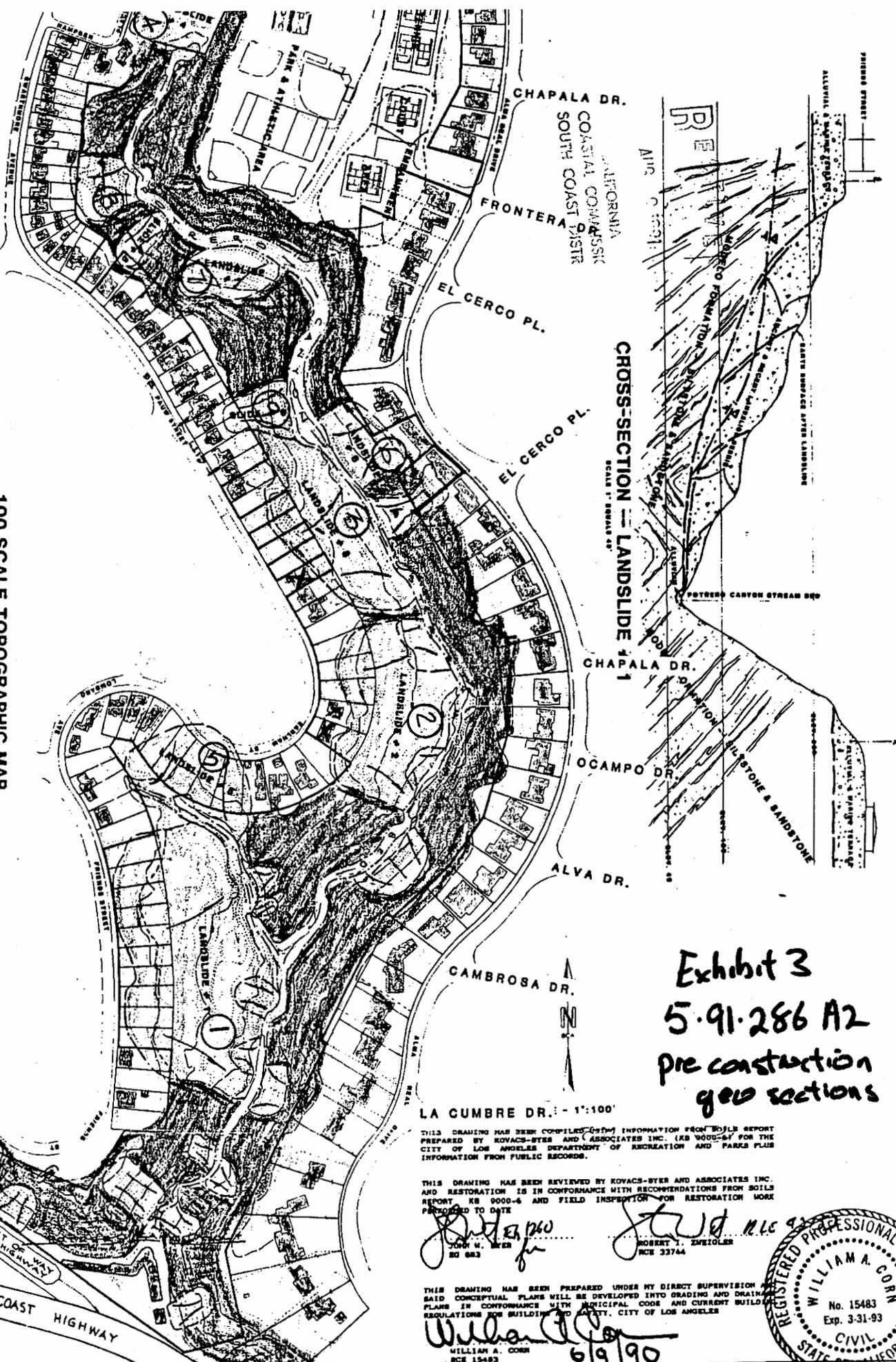


Exhibit 3
 5.91.286 A2
 pre construction
 geo sections

LA CUMBRE DR. - 1"=100'
 THIS DRAWING HAS BEEN COMPILED FROM INFORMATION FROM SOILS REPORT PREPARED BY KOVACS-EYER AND ASSOCIATES INC. (KS 9000-6) FOR THE CITY OF LOS ANGELES DEPARTMENT OF RECREATION AND PARKS PLUS INFORMATION FROM PUBLIC RECORDS.

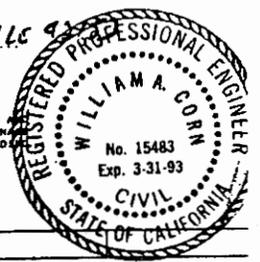
THIS DRAWING HAS BEEN REVIEWED BY KOVACS-EYER AND ASSOCIATES INC. AND RESTORATION IS IN CONFORMANCE WITH RECOMMENDATIONS FROM SOILS REPORT KS 9000-6 AND FIELD INSPECTION FOR RESTORATION WORK PREPARED TO DATE

John M. Eyer
 JOHN M. EYER
 KS 682

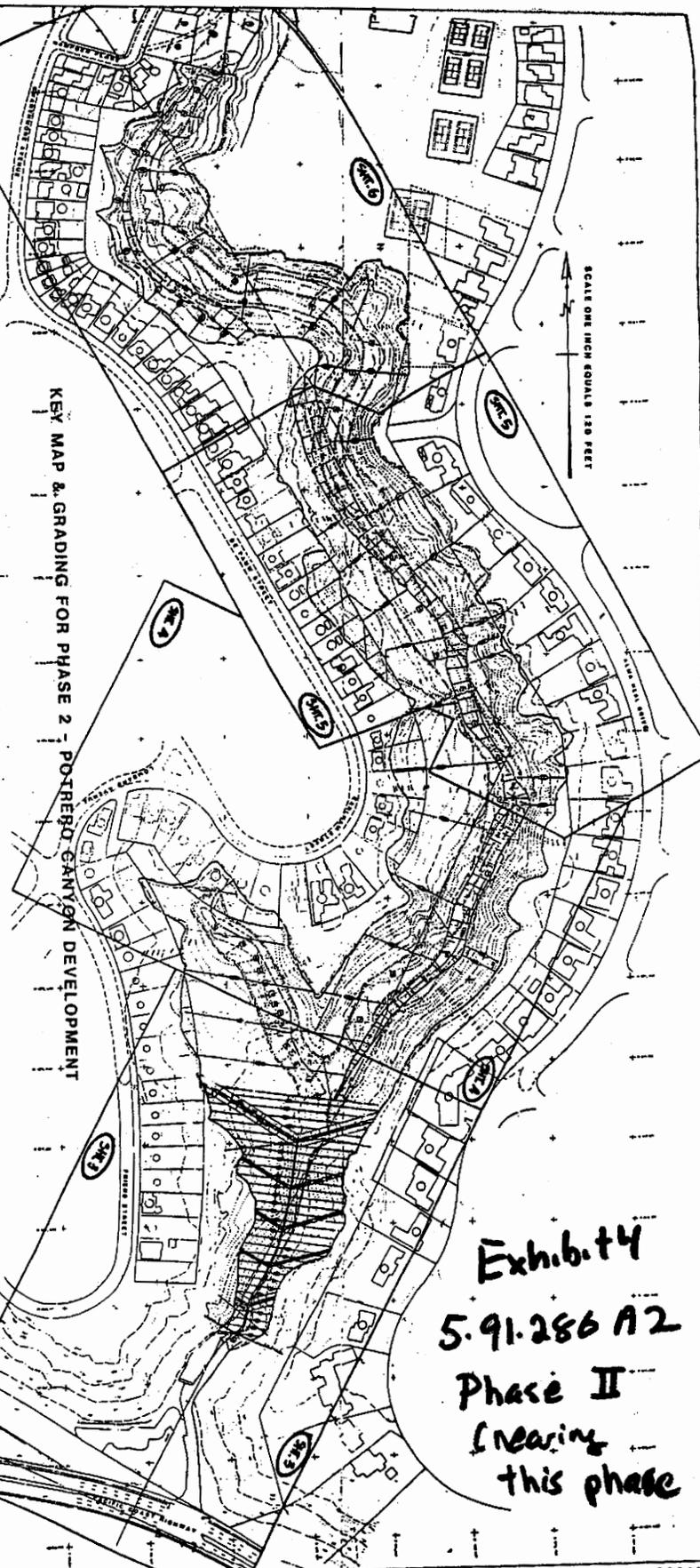
Robert J. Eweiler
 ROBERT J. EWEILER
 RCE 33744

THIS DRAWING HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION AND SAID CONCEPTUAL PLANS WILL BE DEVELOPED INTO GRADING AND DRAINAGE PLANS IN CONFORMANCE WITH MUNICIPAL CODE AND CURRENT BUILDING REGULATIONS FOR BUILDING AND CITY OF LOS ANGELES

William A. Corn
 WILLIAM A. CORN
 RCE 15483
 6/19/90



SCALE ONE INCH EQUALS 100 FEET



KEY MAP & GRADING FOR PHASE 2 - POTRERO CANYON DEVELOPMENT

TEMPORARY DRAINAGE - PHASE 2

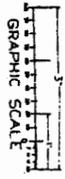
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SPECIFICATIONS FOR PLACING EMBANKMENT

1. THE CITY OF LOS ANGELES DEPARTMENT OF RECREATION AND PARKS HAS ENTERED INTO CONTRACT WITH NOVACK, INC. TO FURNISH A FULL TIME INSPECTOR FOR TESTING AND INSPECTION OF THE EMBANKMENT. THE INSPECTOR SHALL BE RESPONSIBLE FOR INSURING THE EMBANKMENT IS PLACED IN ACCORDANCE WITH THE SPECIFICATIONS FOR PLACING EMBANKMENT.
2. THE INSPECTOR SHALL BE RESPONSIBLE FOR INSURING THE EMBANKMENT IS PLACED IN ACCORDANCE WITH THE SPECIFICATIONS FOR PLACING EMBANKMENT.
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- LEGEND
- PROPERTY OWNED BY THE CITY OF LOS ANGELES.
 - PROPERTY OWNED BY PRIVATE INDIVIDUALS.

Exhibit 4
5.91.286 A2
Phase II
Inearing
this phase



THIS SET OF PLANS FOR THE POTRERO CANYON DEVELOPMENT, PHASE II, IS THE PROPERTY OF THE CITY OF LOS ANGELES, DEPARTMENT OF RECREATION AND PARKS. IT IS TO BE USED ONLY FOR THE PROJECT DESCRIBED HEREIN. ANY OTHER USE IS PROHIBITED.



THESE PLANS AND SPECS. WERE PREPARED BY "POTRERO CANYON DEVELOPMENT" AND APPROVED BY "POTRERO CANYON DEVELOPMENT" PROJECT MANAGER DENNIS O'SHEA.

DESIGNER - DENNIS O'SHEA, CIVIL ENGINEER
 B CIVIL ENGINEERS
 C ENGINEERING CONSULTANTS & ARCHITECTS
 A 1100 WEST 24TH STREET, LOS ANGELES, CALIF. 90057

CITY OF LOS ANGELES, DEPARTMENT OF RECREATION AND PARKS, 200 NORTH MAIN STREET, ROOM 1290, LOS ANGELES, CALIFORNIA, 90012	
PROJECT TITLE 120 SCALE MAP & SPECS. PHASE 2 POTRERO CANYON PARK DEVELOPMENT PHASE 2 MASS CONSTRUCTION OF EMBANKMENT & IMPROVEMENTS	DATE BY 1-0-128
GENERAL MANAGER DUSTY DUNN	DESIGNED BY DENNIS O'SHEA
INSPECTOR ROBERT DAVID	CHECKED BY DUSTY DUNN
FACILITY ADDRESS 18101 PACIFIC COAST HIGHWAY	

CITY OF LOS ANGELES
CALIFORNIA

COMMISSIONERS

LeROY CHASE
HERMAN LEAVITT
DEAN D. PREGERSON
STEVEN H. SILVERMAN
SOFIA G. C. ZUCKERMAN



RICHARD J. RIORDAN
MAYOR

DEPARTMENT OF
RECREATION AND PARKS
200 NO. MAIN ST.
12TH FLOOR
LOS ANGELES, CALIF. 90012
(213) 485-5671
FAX: (213) 617-0439

JACKIE TATUM
GENERAL MANAGER

September 20, 1993

Ms. Pam Emerson
California Coastal Commission
South Coast Area
245 West Broadway, Suite 380
Long Beach, California 90802-4416

Dear Ms. Emerson:

POTRERO CANYON PARK - DEVELOPMENT PHASE III - (#1017B)
COASTAL PERMIT NO. 5-91-286

Please accept this correspondence as the project status report for this quarter; and, as substantiation for the amendment request attached. As you are aware, all local agency approvals have been obtained for this project and are on file with your office. When the Commission acts on the amendment, the Building and Safety Grading Permit will be modified to reflect the new design. Envelopes for the required mailing are also attached as required for an amendment to the permit.

The project status indicates that the project is still on schedule for completion within four years. There has been substantial work completed on the buttress for slide six which should be completed before the end of the year. This buttress will restore 15 feet to the existing scarp in each property before descending into the canyon at a 2:1 slope. The buttress has been designed to require a minimum number of bench drains and provide a natural undulating contour, in keeping with the natural terrain. This slide buttress provides 140,000 cubic yards of fill in the canyon toward the completion of the project. While the amount of material coming into the canyon has been less than originally anticipated, it has been a better year than last year. The Department will continue to provide the status of the construction progress on a regular basis for your agency.

The plans submitted as an amendment to the plans approved in 1991 have been developed with the community to resolve a number of local issues. The grading plans provide for permanent access to the park from Pacific Coast Highway, with no tributary entrance from Friends Street, as originally proposed, for both

AN EQUAL EMPLOYMENT OPPORTUNITY AFFIRMATIVE ACTION EMPLOYER

transmittal of current plans

A-5-91-286 A2

Exhibit 5

Ms. Pam Emerson
September 20, 1993
Page Two

emergency vehicles and pedestrians. The size of the emergency/access road has been reduced in size to 12 feet wide which provided considerable flexibility in the redesign of the required geologic stabilization on the slopes.

The new plans provide for an average fill of 80 feet above the natural flow line of the canyon and still provides 7.97 acres of riparian habitat replacement in the northern end of the canyon. The plan provides for approximately two acres of passive park area. The park will have a more "canyon-like" feeling as the buttresses will extend further into the canyon with significant contour modifications to allow for fewer bench drains and dramatic "engineered slopes" restoring that lost canyon ambiance. The new plan provides for slope stabilization in all slide areas except the tributary canyon. The tributary canyon rim cannot be restored and the community felt that it was important to keep as much of the canyon ambiance as possible since the rim could not actually be fully restored. In this area, the slide is buttressed to assure stability but cannot be certified for further development. The new grading plan shows a gently-rising canyon bottom ascending to final elevation of 260 feet, at the highest point in the riparian habitat, which is still 35 feet below the elevation of 295 feet at the existing recreation center.

The plans still provide for the drainage areas tributary to the canyon which are "offsite" to go directly to the storm drain system. These are flows that are most likely to contain contaminants and not be useful, or more importantly desirable, in the riparian habitat. The drainage area in the canyon is divided into two separate areas. All flows from the easterly half of the canyon, the recreation center, and a portion of the west side of the canyon drain directly into the riparian habitat. This is approximately 23 acres of the site. The area westerly of the emergency/access road is drained to the storm drain system.

A shunt has been designed (see detail labeled "Dam, Shunt & Standpipe" attached), or on plans, at each habitat dam to allow lowflows to pass through from an upper habitat to a lower habitat. The habitats are designed with a gradient of .5% so that the water from the habitats will trickle from one level down to the next. Lowflow runoff from irrigation, drizzles, etc., will be used to enhance the moisture in the habitat. The habitat is fully lined to prevent saturation of the underlying compacted fill. At the lowest habitat, the lowflow will be directed into the storm drain. Any flows greater than the three inch opening in the shunt will be directed to the storm drain system to prevent erosion and saturation of the fill.

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M2

Exhibit 5
P2

Ms. Pam Emerson
September 20, 1993
Page Three

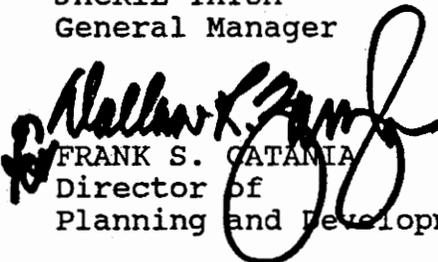
The riparian habitat will not be altered in the new plan except to provide for the difference in the actual boundaries of the final habitat delineated in the attached plans.

The Department would also request that the permit be amended at this time to allow for the inclusion of broken concrete in the fill material. Currently, the permit provides that only "clean fill" be used in the placement of the fill. This requirement limits the number of sites available to the project for material import. In many cases, there are sites, that due to demolition, have quantities of inert broken concrete as a portion of the export. At this time these sites are excluded from depositing any material in the canyon. It is normal construction practice to allow broken concrete no greater than six inches in size to be incorporated in engineered compacted fills. The material does not effect the compaction process, and because it is inert, does not provide the possibility of contamination either to the site or to the groundwater. The Department of Building and Safety allows the practice under its code and no other agency, Fish and Game, or the Army Corps of Engineers has raised any objection to inclusion of broken concrete in the fill.

Should your office require any further information for the amendment, please do not hesitate to call Kathleen Chan, Project Manager, at (213) 485-5671.

Very truly yours,

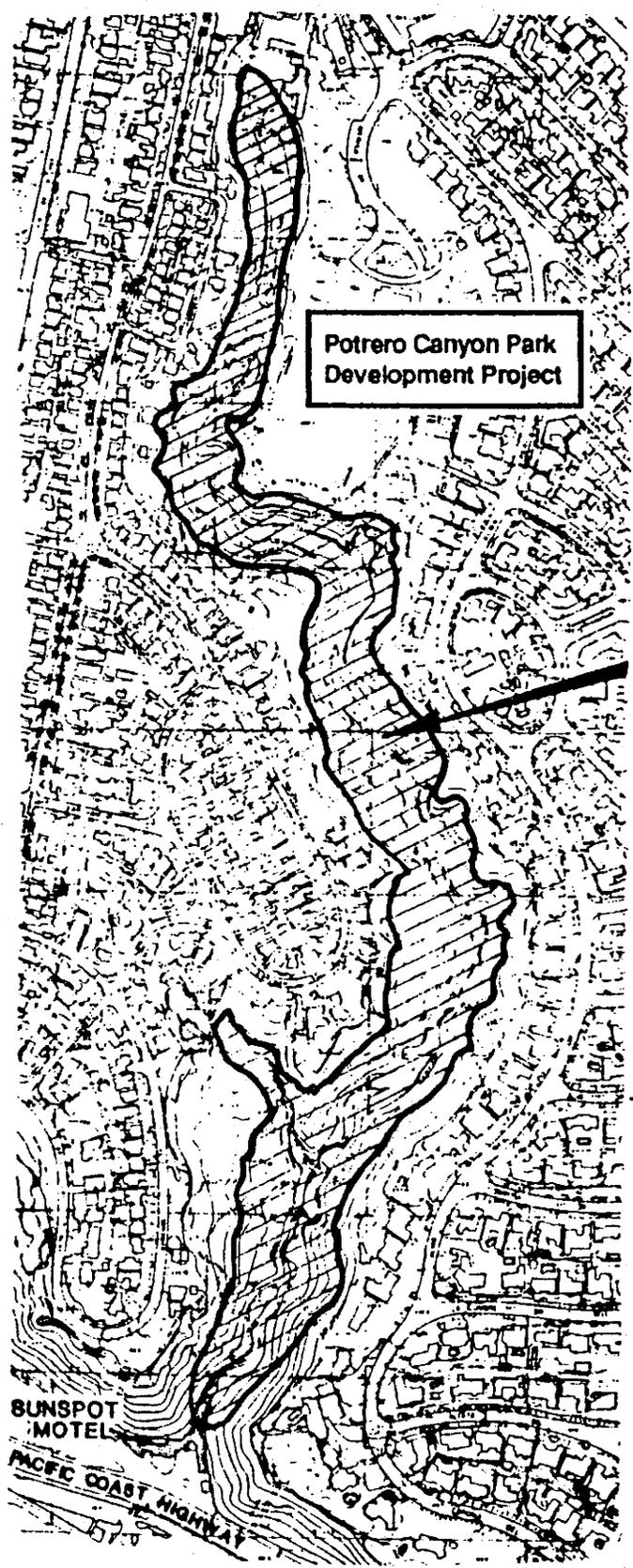
JACKIE TATUM
General Manager


FRANK S. CATANIA
Director of
Planning and Development

FSC:KC/mgm
Attachments: Two sets of plans
Detail
Envelopes

cc: Les Pinchuk, City Attorney's Office
Claire Rogger, Council District 11
John Byer, The Byer Group
Jack Vigil, J. E. Vigil Engineers
Potrero Canyon Constructors (Calex and West Coast Transfer)
Ogden Environmental Group
Dr. Richard Wright, Chairperson, Citizens' Committee

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p.3



LIMITS OF PHASE 3



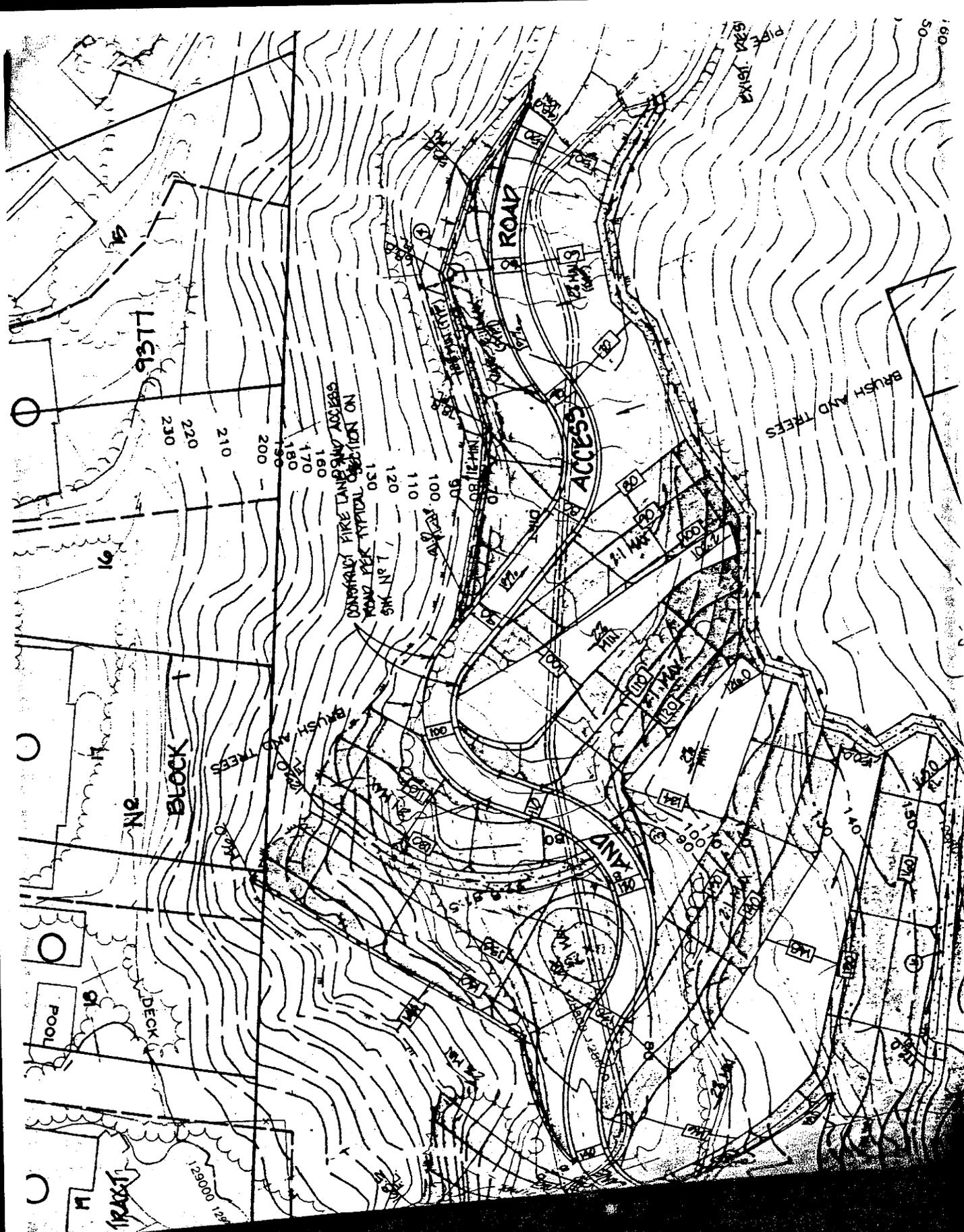
Exhibit 7

5. 91. 286A2
page 1
of revised
preliminary
plans

AREA MAP

POTRERO CANYON PARK

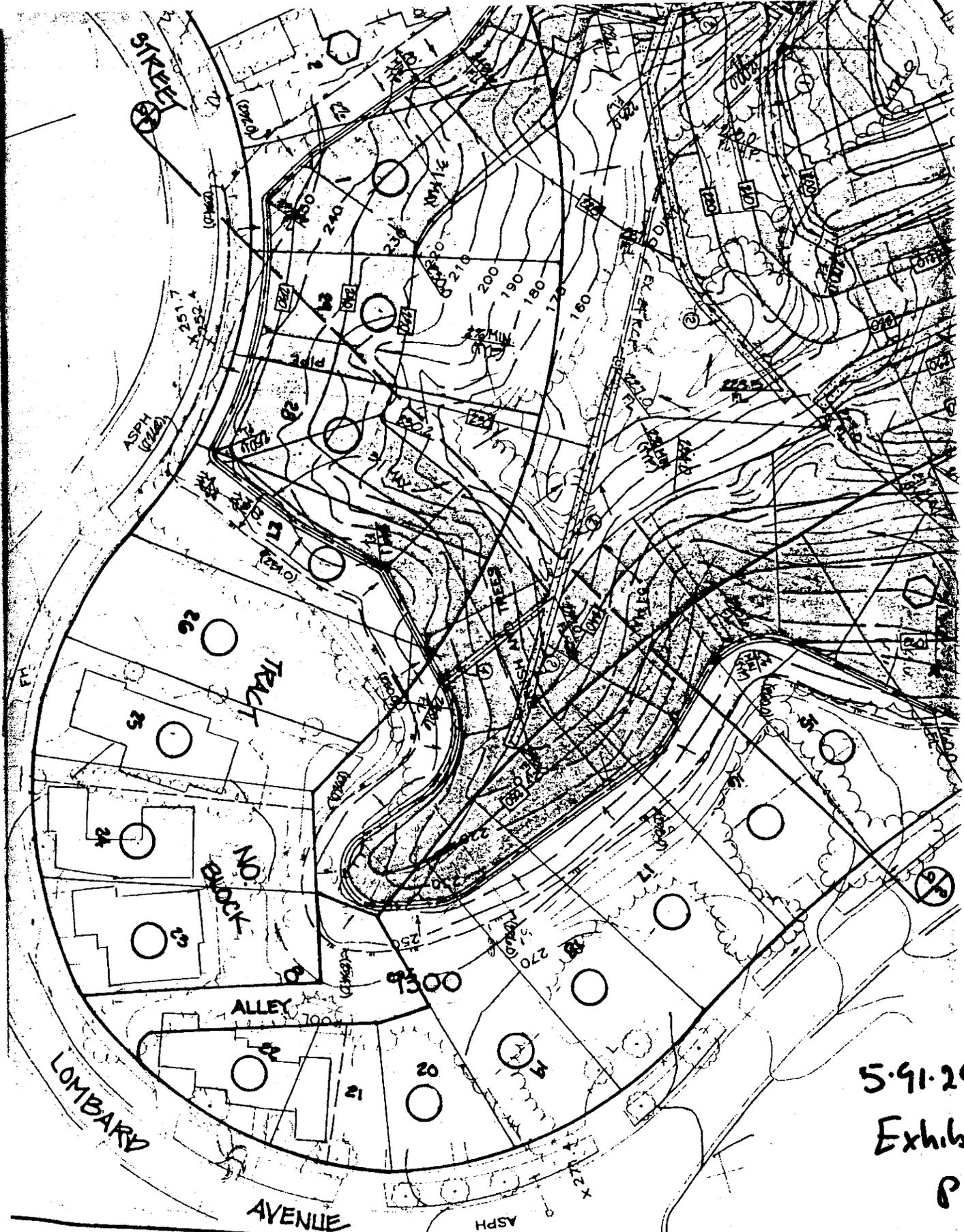
NO SCALE



5-91-281
A2
Exhibit
7
p3



591-266
Exhibit
7
P4



5-91-286A2
 Exhib. 17
 P 5

200 NORTH MAIN STREET, ROOM 1280, LOS ANGELES, CALIFORNIA. 900

DESIGNED/DATE	REVISIONS	DATE	BY
DRAWN/DATE			
CHECKED/DATE			

We make LA a better



5-91-286A3
Exhibit 7 p 6