APPENDIX D-10:
LAW/CRANDALL, INC., "ADDENDUM TO REPORT OF GEOTECHNICAL STUDIES, BLUFF STABILITY," SEPTEMBER 22, 1995

LAW/CRANDALL, INC.
ENGINEERING AND ENVIRONMENTAL SERVICES

September 22, 1995

Mr. Robert Miller
Maguire Thomas Partners
13250 Jefferson Boulevard
Los Angeles, California 90094

Subject: **Addendum to Report of Geotechnical Studies**
Bluff Stability
Tentative Tract No. 52092
Playa Vista Project
Los Angeles, California
Law/Crandall Project 70131-5-0514-5117

Dear Mr. Miller:

This letter presents additional information regarding the stability of the bluff as requested by Mr. David Hsu of the City of Los Angeles, Department of Building and Safety, Grading Division. This information supplements our Report of Geotechnical Studies for Tentative Tract No. 52092 of the Playa Vista project dated August 30, 1995. Our August 30 report presented the results of our prior bluff stability investigation, including stability analyses.

The professional opinions presented in this letter have been developed using that degree of care and skill ordinarily exercised, under similar circumstances, by reputable geotechnical consultants practicing in this or similar localities. No other warranty, expressed or implied, is made as to the professional advice included in this letter.

Bluff Description

The location of the site in relation to the bluff is shown on the attached Figure 1, Site Plan. The bluff is immediately adjacent and parallel to the southern side of the tract over a length of about 3,700 feet. In the vicinity of the subject tentative tract, the bluff is about 140 to 150 feet in height; the slope of the bluff varies from 1.5:1 to 2.0:1 (horizontal to vertical).

The majority of bluff directly adjacent to and south of Tentative Tract 52092 is part of Tracts Nos. 43415 and 43416. These tracts abut about 3,400 feet of the total length of 3,700 feet and are part of the UCLA housing development. Tract No. 43416 has been graded and Tract No. 43415 is scheduled to be graded shortly. Both of these tracts have previously been investigated by Kovacs-Byer and Associates and grading permits have been issued by the City of Los Angeles Department of Building

and Safety. The permit numbers for Tracts 43415 and 43416 are 95/LA36891 and 91/LA77448, respectively.

Two portions of Tract 52092, each about 300 feet in length, extend onto the bluff. Those portions are identified on Figure 1 as Area 1 and Area 2. Area 1 extends onto a portion of the bluff adjacent to Tract 43416 and has already been graded. Area 2 is located adjacent to Tract 43415 on the west end of Tentative Tract No. 52092 and has been investigated by our firm as part of Tentative Tract No. 49104.

Conclusions

The majority of the property is at the toe of the portion of the bluff previously investigated by others and approved by the City of Los Angeles. Recently, we performed a reconnaissance of the slope in this area and found the slope to be performing reasonable well with some erosion problems principally due to incomplete vegetation cover. The conditions on the slope have improved significantly in the last 2 years as the vegetation has become more fully developed. There are still, however, some areas of over-steepened slopes resulting in erosion and debris generation. These problem areas are currently being addressed by the current owners.

The portion of the tract, identified as on Figure 1 as Area 1, extends into the adjacent slope graded by others. The slope in this area does not have any evidence of surficial or gross instability.

Area 2 extends into that area of the bluff previously investigated by our firm as part of Tentative Tract No. 49104. A section through Area 2 is shown on Figure 2, Geologic Section. Our prior conclusions regarding the slope in this area are still considered appropriate. Those conclusions are:

- The bluff is grossly stable.
- The portion of the bluff slope below Cabora Road does not possess a satisfactory degree of surficial stability.

Recommendations

The conclusions and recommendations contained in our August 30, 1995 report are still considered valid. The bluff presents a risk of debris generation due to erosion and shallow slumping. Cabora Road serves as an effective catchment for debris generated above Cabora Road. The sloughing and erosion on the portion of the slope below Cabora Road in Area 2 can be reduced by placing an erosion-resistant matting over the slope in this area. Our August 30, 1995 report contains recommendations for the erosion-resistant matting.

The erosion-resistant matting may not eliminate all risk associated with surficial stability. Furthermore, there is still some risk of debris accumulation adjacent to the slope on the adjacent property. Because of these reasons, we recommend that a 25-foot structural setback zone be established from the toe of the slope. The limits of the setback zone are shown on Figures 1 and 2.

Sincerely,

LAW/CRANDALL, INC.

Paul R. Schade
Senior Engineer

Paul Elliott
Principal Engineering Geologist

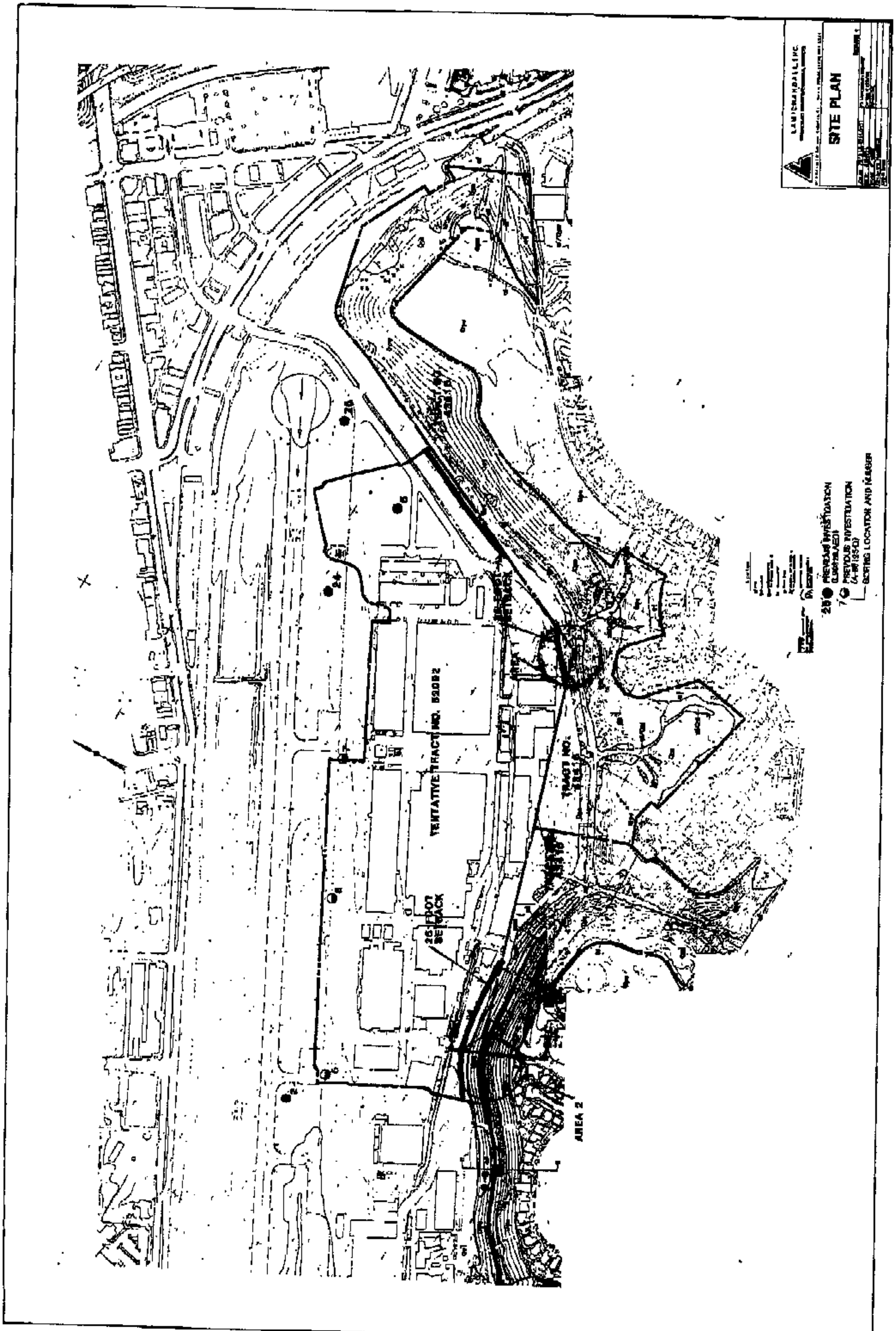
James L. Van Beveren
Principal Engineer
Vice President

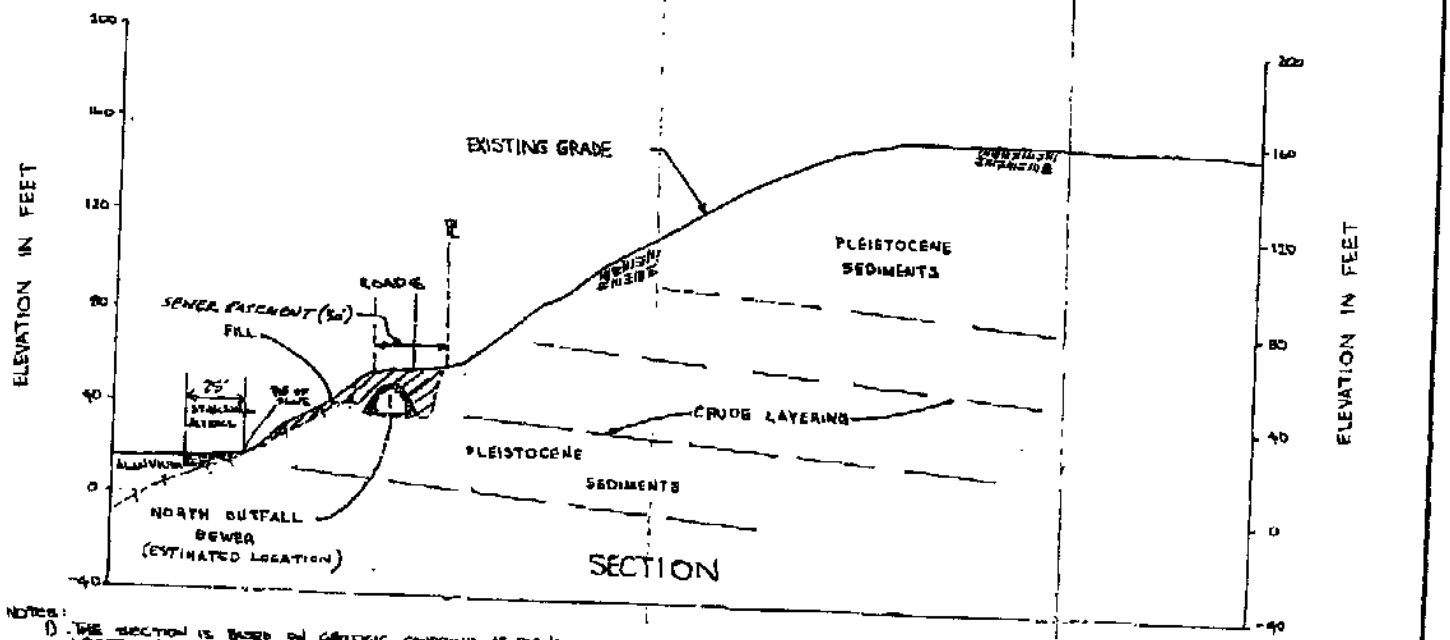
95-proj/0514/BLUFF.LTR/PS/klt

(2 copies submitted)

Attachments (2) Figure 1, Site Plan
Figure 2, Geologic Section

cc: (2) Psomas and Associates
Attn: Mr. Jacob Lipa
(3) City of Los Angeles Department of Building and Safety
Attn: Mr. David Hsu - Grading Division


SITE PLAN
TENTATIVE TRACT NO. 52082
25 FOOT SETBACK
AREA 2
PREVIOUS INVESTIGATION
BORING LOCATION AND NUMBER



NOTES:

1) THE SECTION IS BASED ON GEOLOGIC CONDITIONS AT BORING LOCATIONS AND AT SURFACE EXPOSURES MAPPED DURING THE INVESTIGATION. THE GEOLOGIC CONDITIONS BETWEEN SUCH LOCATIONS HAVE BEEN INTERPOLATED. LOCALIZED VARIATIONS COULD OCCUR. THE SECTION IS INTENDED FOR DESCRIPTIVE PURPOSES ONLY.

2) SEE FIGURE 1 FOR LOCATION OF SECTION.

GEOLOGIC SECTION

SCALE 1" = 40'

LAW/CRANDALL, INC.