



THE J. BYER GROUP, INC.

A GEOTECHNICAL CONSULTING FIRM

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818•549•9959 TEL 818•543•3747 FAX

“Trust the Name You Know”

December 12, 2001

JB 18457-I

Palisades Landmark LLC
10600 Santa Monica Boulevard
Los Angeles, California 90025

Attention: Ken Kahan

Subject

Addendum Geologic and Soils Engineering Exploration Report #4
Proposed Landslide Repair and Multi-Unit Condominium and Town Home Buildings
Tentative Tract 52928, Lot 1 (Condominiums)
17331-17333 Tramonto Drive
Pacific Palisades, California

References: Reports by The J. Byer Group, Inc.:

Geologic and Soils Engineering Exploration, Proposed Landslide Repair and Multi-Unit Condominium and Town Home Buildings, Tentative Tract 52928, 17331-17333 Tramonto Drive, Pacific Palisades, California, dated August 16, 2000;

Addendum Geologic and Soils Engineering Exploration Report, Proposed Landslide Repair and Multi-Unit Condominium and Town Home Buildings, November 29, 2000;

Addendum Geologic and Soils Engineering Exploration Report #2, Proposed Landslide Repair and Multi-Unit Condominium and Town Home Buildings, dated June 29, 2001;

Addendum Geologic and Soils Engineering Exploration Report #3, Proposed Landslide Repair and Multi-Unit Condominium and Town Home Buildings, dated August 28, 2001; and

Addendum Geologic and Soils Engineering Exploration Report #4, Proposed Landslide Repair and Multi-Unit Condominium and Town Home Buildings, Tentative Tract 52928, Lot 1 (Condominiums), dated October 2, 2001.

City of Los Angeles Department of Building and Safety, Grading Section, review letters, dated September 21, 2000; January 22, 2001; July 30, 2001; September 13, 2001, and October 29, 2001 and

City of Los Angeles Department of Public Works, Bureau of Engineering review letter dated March 19, 2001.

Gentlemen:

The J. Byer Group has prepared this addendum report to provide additional information to the Bureau of Engineering. To date, numerous reports have been prepared and submitted to the Grading Section of the City of Los Angeles, Department of Building and Safety. All of the technical issues have been answered, and the Department is ready to issue conditional approval for the project pending sign off from the Department of Public Works. Copies of the referenced reports will be provided to Public Works for reference and their records. Responses to the three Items of the Public Works review letter dated March 19, 2001 are provided below.

Item 1 - *The area is subject to high groundwater levels that are subject to seasonal fluctuations. Groundwater levels have been measured to be within several feet below the ground surface near Revelo Drive. Plans showing a comprehensive groundwater dewatering system and groundwater monitoring program shall be provided that will be incorporated into the development.*

The referenced reports provided to Public Works describe the groundwater conditions, provide recommendations for subdrains, and design calculations assuming groundwater rises to near the ground surface. The slide debris will be removed and replaced with compacted fill. The base of the compacted fill will have an extensive subdrain system that discharges via gravity to Castellammare Drive at the toe of slope. A detail for chimney drains along the uphill sides of the repair was provided to prevent the possibility for groundwater becoming dammed by the compacted fill. Grading and construction of the keyway and slide repair was to occur when the slide is dry, such as late summer. Soldier pile excavations are to be downhole logged to verify the absence of groundwater. Lastly, stability analyses and loads on permanent soldier piles assumed that the subdrains are ineffective and groundwater behind the repair rises to near the ground surface. It is our understanding that the civil engineer will provide calculations, details, and specifications as part of the civil plans and drawings.

Item 2 - *Provide slope stability analyses that compares the stability of the portion of the landslide downslope of the proposed development before and after the proposed development.*

The J. Byer Group is the geotechnical consultant for the downslope property owner/developer, G.H. Palmer and Associates. Plans to stabilize and develop the downslope property are presently being prepared and processed through the different government agencies. The downslope property is approximately one year ahead of the subject property with respect to obtaining building and grading permits. The following reports were prepared by The J. Byer Group, Inc. for the downslope property at 17325 Castellammare Drive and are on file at the Grading Section:

Geologic and Soils Engineering Exploration Update, Proposed Sea Vista Condominiums, Portion of Lot D, Castellammare Tract, 17325 Castellammare Drive, Pacific Palisades, California, dated December 17, 1999;

Addendum Geologic and Soils Engineering Exploration, Proposed Condominium Building, dated April 19, 2000;

Addendum Geologic and Soils Engineering Exploration Report #2, Proposed Condominium Building, dated August 25, 2000;

Addendum Geologic and Soils Engineering Exploration Report #3, Proposed Condominium Building, dated November 20, 2000; and

Addendum Geologic and Soils Engineering Exploration Report #4, Proposed Condominium Building, dated January 18, 2001 and Revised April 6, 2001.

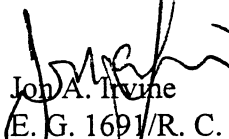
The pre-repair safety factor of the slide, including the offsite downslope portion along Castellammare Drive is near 1.0. Replacement of the slide mass with compacted fill and installation of soldier piles will eliminate driving forces being transferred to the downslope property. However, if the downslope property is not stabilized/developed, portions of the downslope property will still have a safety factor near 1.0. It is for this reason that soldier piles are being recommended along the downhill side of the subject property to provide lateral support to the compacted fill. It is anticipated that both properties will be stabilized and developed, hopefully concurrently.

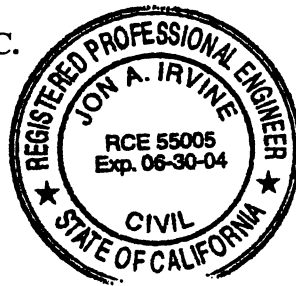
Item 3 - *The grading plan dated June 22, 2000 shows a cut/fill line through the area of the landslide. However it is our understanding that the landslide will be completely removed and replaced with compacted fill within the area of proposed development, please clarify.*

The cut/fill line shown on the grading plans represent portions of the existing grade that will be lowered (cut), compared to others portions that will be raised (fill). The landslide and adjoining areas within the landslide will be entirely removed and replaced as compacted fill.

The J. Byer Group appreciates the opportunity to continue as your geotechnical consultants. Any questions regarding this or the referenced report should be directed to the undersigned.

Respectfully submitted,
THE J. BYER GROUP, INC.


Jon A. Irvine
E. G. 1691/R. C. E. 55005



Robert I. Zweigler
E. G. 1210/G. E. 2120

JAI:RIZ:JWB:flh
Y:\FINAL\Addendum\18457-i3.add.wpd

Enc: City of Los Angeles Department of Public Works, Bureau of Engineering Review Letter, dated March 19, 2001 (2 Pages)
City of Los Angeles Department of Building and Safety Review Letter, dated October 29, 2001 (2 Pages)

xc: (6) Addressee
(1) Gary Safronoff
(1) William Rose & Associates

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CITY ENGINEER

GEOTECHNICAL ENGINEERING DIVISION
650 SOUTH SPRING ST., SUITE 600
LOS ANGELES, CA 90014-1911

March 19, 2001

Mr. William Rose
William Rose & Associates, Inc.
25100 Rye Canyon #41
Valencia, California 91355

Dear Mr. Rose:

**VESTING TENTATIVE TRACT 52928, SOUTH OF TRAMONTO DRIVE,
CASTELLEMARE AREA, RECOMMENDATIONS RELATING TO GEOLOGIC AND
SOILS CONDITIONS GED FILE 00-101**

The City Engineer recommends approval be withheld for the proposed Vesting Tentative Tract Map until additional geotechnical information is provided. This information is necessary to evaluate geotechnical conditions that apply to public property, public streets and adjacent slopes.

The following information must be provided before this review can proceed:

1. The area is subject to high groundwater levels that are subject to seasonal fluctuations. Groundwater levels have been measured to be within several feet below the ground surface near Revelo Drive. Plans showing a comprehensive groundwater dewatering system and groundwater monitoring program shall be provided that will be incorporated into the development.
2. Provide slope stability analyses that compares the stability of the portion of the landslide downslope of the proposed development before and after the proposed development.
3. The grading plan dated June 22, 2000 shows a cut/fill line through the area of the landslide. However it is our understanding that the landslide will be completely removed and replaced with compacted fill within the area of proposed development, please clarify.

ADDRESS ALL COMMUNICATIONS TO THE CITY ENGINEER

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Vesting Tentative Tract 52928

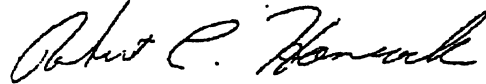
March 19, 2001
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If you have any questions, please call Robert C. Hancock at (213) 847-4012.

Sincerely,

Vitaly B. Troyan, P.E.
City Engineer

By: Robert C. Hancock, Engineering Geologist II



Geotechnical Engineering Division

Cc: George Avanesian, Land Development Group
Palisades Landmark Group ✓
Safronoff and Associates

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TOM WHELAN
EXECUTIVE OFFICER

October 29, 2001

Log # 31587-04
SOILS/GEOLOGY FILE - 2

Palisades Landmark LLC
10600 Santa Monica Bl
Los Angeles, CA 90025

TRACT: (Tentative Tract 52928)
LOT: 1 (condominiums)
LOCATION: 17331-17333 Tramonto Dr

<u>CURRENT REFERENCE</u> <u>REPORT/LETTER(S)</u>	<u>REPORT</u> <u>NO.</u>	<u>DATE(S) OF</u> <u>DOCUMENT</u>	<u>PREPARED BY</u>
Geology/Soil Report Ovrszd Doc	18457-I	10/02/01	J. Byer Group
<u>PREVIOUS REFERENCE</u> <u>REPORT/LETTER(S)</u>	<u>REPORT</u> <u>NO.</u>	<u>DATE(S) OF</u> <u>DOCUMENT</u>	<u>PREPARED BY</u>
Geology/Soil Report	18457-I	08/28/01	J. Byer Group
Geology/Soil Report	18457-I	06/29/01	J. Byer Group
Geology/Soil Report	18457	08/16/00	J. Byer Group
Geology/Soil Report	18457-I	11/29/0	J. Byer Group
Department letter	29828	02/07/00	LADBS
Department letter	31587	09/21/00	LADBS
Department letter	31587-01	01/22/01	LADBS
Department letter	31587-02	06/30/01	LADBS
Department letter	31587-02	09/13/01	LADBS

The current referenced report has been reviewed by the Grading Section of the Department of Building and Safety. In a review letter dated March 19, 2001, the Department of Public Works requested additional information, which has not been provided to them. The Department of Building and Safety can not conclude its review of the proposed project until the Geotechnical Group of Public Works has approved the project.

The reports cannot be approved as they lack sufficient information to determine the stability or safety of the proposed development. An addendum to the reports shall be submitted which contains the following information:

1. Submit the requested information to the Department of Public Works.

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17331-17333 Tramonto Dr

2. Provide three copies of the new reports to the Grading Section of Building and Safety.


DAVID HSU
Chief of Grading Section



DANA PREVOST
Engineering Geologist II

DP/ATS:dp/ats
31587-04
(213) 977-6329

cc: J. Byer Group
WLA District Office



ANDRZEJ T. SZPIKOWSKI
Geotechnical Engineer I