

James Suhr & Associates LLC

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November 7, 2016

Mr. Ezra Gale, Senior Planner, Council District 11
City of Los Angeles
200 North Spring Street, Room 475
Los Angeles, CA 90012

Ms. Sharon Dickinson, Legislative Assistant
Office of the City Clerk
200 North Spring Street, Room 395
Los Angeles, CA 90012

Re: Appeal of Board File 160040, 11600 Dunstan Way Haul Route
Council File 16-1155

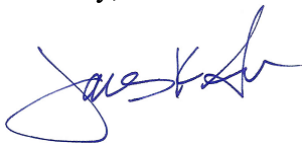
Dear Ezra, Sharon:

Thank you for forwarding the letter dated October 31, 2016 from Douglas Carstens, representing an appellant of the Board of Building and Safety Commission's approval of the haul route for the above-referenced project. We wanted to submit additional information for the record clarifying the property's lack of any possible relationship to any possible soil contamination sources on the adjacent Veterans Administration (VA) property raised in the letter.

The land on which the proposed 11600 Dunstan Way will be constructed has never been part of the VA campus, and has been used solely for residential purposes since the area was initially developed. The Dunstan Way site is physically separated from the VA campus by a natural ravine that is more than 40' deep; the site lies at an elevation which is significantly above the areas in question mentioned in the letter. The proposed depth of excavation for the 11600 Dunstan Way project will not extend to groundwater; in fact, no groundwater was encountered during geotechnical test borings on the property to the maximum depth of 50'. See attached excerpt from the geotechnical report prepared by Byer Geotechnical, Inc.

Given the significant difference in elevation, the natural separation from the VA campus created by the ravine, and the shallow depth of proposed excavation compared to existing groundwater, the conclusion stated in the City's environmental review study that the proposed project will have a less than significant impact is accurate. The alleged impact raised in Mr. Carstens' letter is speculative, and therefore need not be addressed.

Sincerely,



James K. Suhr, Project Manager for 11600 Dunstan Partners, LP



BYER GEOTECHNICAL, INC.

December 16, 2013
BG 20660

Chris Liebes Properties
Post Office Box 491485
12011 San Vicente Boulevard, Suite 350
Los Angeles, California 90049

Subject

Transmittal of Geotechnical Engineering Exploration Update
Proposed Multi-Family Residential Building over Subterranean Parking
Arbs. 2, 4, and 5, Fraction of Lot 4, Westgate Acres Tract
11600, 11601, and 11610 West Barrington Avenue
Brentwood, California

Dear Mr. Liebes:

Byer Geotechnical has completed our additional exploration and prepared this geotechnical engineering update report dated December 16, 2013, which describes the geotechnical conditions with respect to construction of the proposed building. The reviewing agency for this document is the City of Los Angeles, Department of Building and Safety (LADBS). The reviewing agency requires three unbound copies, one with a wet signature, a CD (PDF format), an application form, and a filing fee. Copies of the report have been distributed as follows:

- (1) Addressee (E-mail and Mail)
- (4) Nakada+, Attention: Steve Nakada (E-mail)
- (1) Nabih Youseff & Associates, Attention: Kelly Weldon (E-mail)

It is our understanding that Nakada+ will file the report with the City of Los Angeles. It is suggested that you read the report carefully prior to submittal to any governmental agency. Any questions concerning the report should be directed to the project consultant. Byer Geotechnical appreciates the opportunity to offer our consultation and advice on this project.

Very truly yours,
BYER GEOTECHNICAL, INC.

Robert I. Zweigler
Chief Geotechnical Engineer

The 1925 USGS topographic map indicates that the northwestern portion of the property formerly consisted of an easterly-draining canyon. Past grading on the site has included filling this preexisting canyon and placing fill over the descending slope to the northeast. Hardscape northeast of the existing building at 11601 Dunstan Way shows evidence of differential settlement and a resident reported the rear of the building was underpinned.

Vegetation on the site consists of minor planter areas. Surface drainage is by sheetflow runoff down the contours of the land to the southwest, to Barrington Avenue, and to the east, to the catch basins, and is directed offsite to near the toe of the descending slope. Roof drainage is collected and transferred to grade via gutters and downspouts.

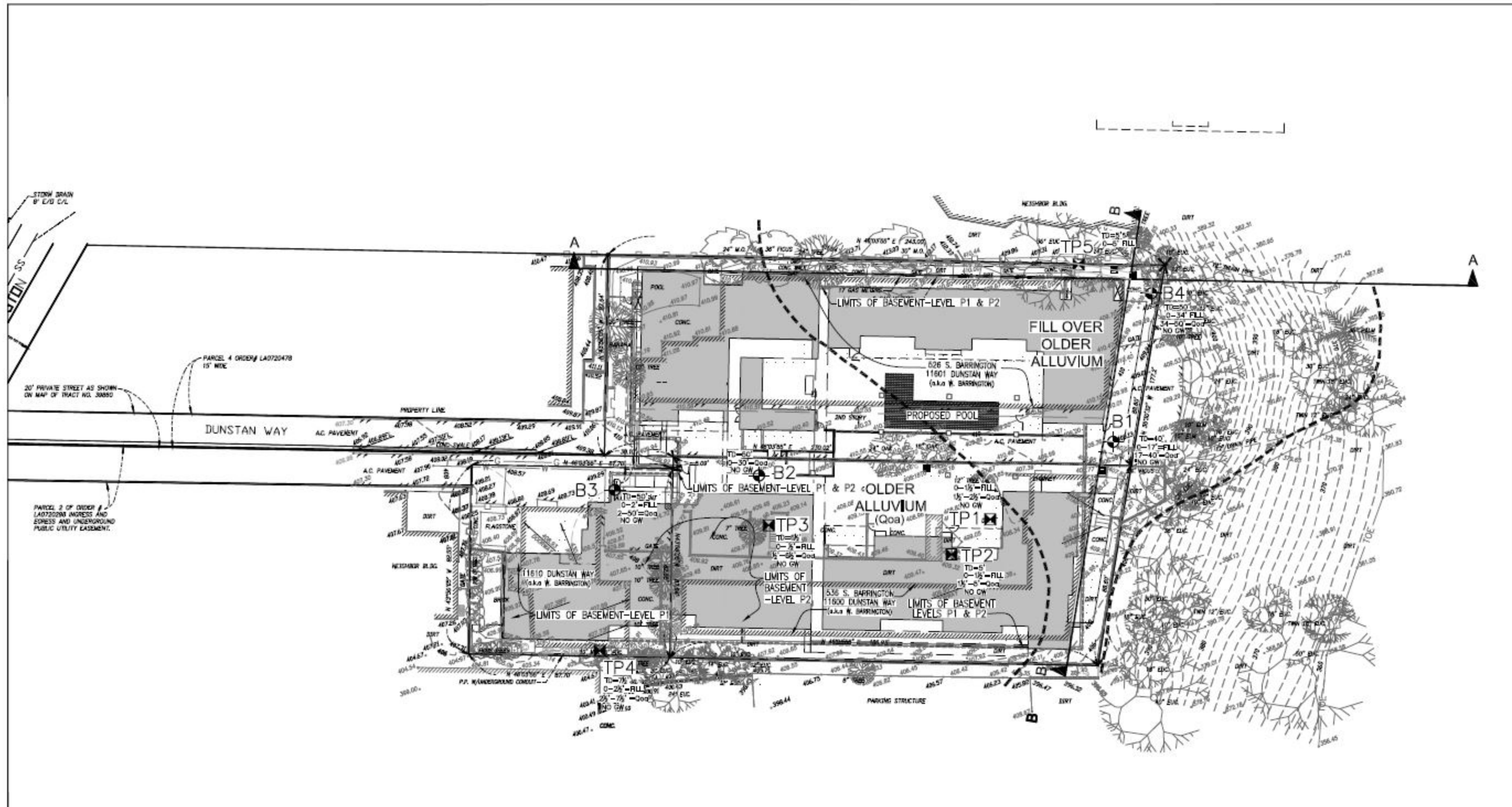
GROUNDWATER

Groundwater was not encountered in the borings to a maximum depth of 50 feet. Boring 3 encountered very moist soil at depths between 20 and 26 feet below grade. Standing water was encountered in Test Pit 1, at a depth of 2½ feet, which is likely due to excessive irrigation. The historic-high groundwater is indicated to be between 30 and 40 feet below grade (CGS Seismic Hazard Zone Report 023, 1998).

Seasonal fluctuations in groundwater levels occur due to variations in climate, irrigation, development, and other factors not evident at the time of the exploration. Groundwater levels may also differ across the site. Groundwater can saturate earth materials causing subsidence or instability of slopes.

METHANE ZONES

City of Los Angeles Ordinance No. 175790, establishes methane mitigation requirements and includes construction standards to control methane intrusion into buildings. The subject property is mapped within a Methane Buffer Zone. The adjacent property to the northeast is in a Methane



STORM DRAIN 8" C/D C/L

PARCEL 4 ORDER # LA0720478 10' WIDE

20' PRIVATE STREET AS SHOWN ON MAP OF TRACT NO. 30050

PARCEL 2 OF ORDER # LA0720288 INGRESS AND EGRESS AND UNDERGROUND PUBLIC UTILITY EASEMENT.

- LEGEND**
- TP5 [Symbol] LOCATION AND NUMBER OF HAND DUG TEST PIT
 - B4 [Symbol] LOCATION AND NUMBER OF BORING
 - TD=50' TOTAL DEPTH (FEET)
 - FILL= DEPTH OF FILL (FEET)
 - Qoa= DEPTH OF OLDER ALLUVIUM (FEET)
 - NO GW= NO GROUNDWATER ENCOUNTERED
 - - - - - APPROXIMATE GEOLOGIC CONTACT
 - A [Symbol] LINE OF CROSS SECTION



<p>BYER GEOTECHNICAL INC. 3601 CLEVELAND CHASE DR., SUITE 200 GREENVILLE, CA 95926 916.835.9959 TEL 916.835.9959 FAX</p>	UPDATED SITE PLAN	
	NO. 20660 LIEBES PROPERTIES	
CONSULTANT: RIZ	SCALE: 1" = 20'	DATE: DECEMBER 16, 2013

10/17/2013 10:45:00 AM
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