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ORIGINAL FILED
Superior Court of California
County of Los Angeles

JAN 21 2016

Sherri R. Carter, Executive Officer/Clerk
By Cristina Grijalva, Deputy

6 Attorney for Plaintiffs and Petitioners,
7 The Sierra Club

8 *Dept 1*
9 SUPERIOR COURT OF THE STATE OF CALIFORNIA
10 FOR THE COUNTY OF LOS ANGELES

11 THE SIERRA CLUB,
12 PETITIONER,

13 v.

14 CALIFORNIA COASTAL COMMISSION,
15 RESPONDENT,

16
17 MULRYAN PROPERTIES LLLP,
18 MORLEIGH PROPERTIES LLLP,
19 VERA PROPERTIES LLLP,
20 LUNCH PROPERTIES LLLP,
21 RONAN PROPERTIES LLLP,
22 ED WEST COAST PROPERTIES, LLLP,
23 DOES 1 TO 20,

24 REAL PARTIES IN INTEREST

CASE NO. BS 16 03 83

VERIFIED PETITION FOR WRIT OF
MANDATE

California Coastal Act
(Pub. Res. Code § § 30000-30900;
CCP § 1094.5.)

California Environmental Quality Act
(Pub. Res. Code §§ 21000-21189.3;
CCP § 1094.5)

25 Petitioner, the Sierra Club, alleges:

26
27 **Introduction**

- 28 1. By this action, Petitioner, the Sierra Club, challenges the unlawful actions of the
29 California Coastal Commission (the Commission) in approving Applications for
30

1 Coastal Development Permits for a large project consisting of five single-family
2 houses, an access road, a water line, and other infrastructure on a 151-acre site in
3 the Santa Monica Mountains (the **Project**).

- 4 2. On information and belief, the Project is being spearheaded by “The Edge,” the
5 lead guitarist in the U2 rock band, whose name is David Evans.
- 6 3. The Project is an ultra-luxurious housing development of five huge residences
7 and five swimming pools placed smack in the middle of hundreds of acres of
8 open space in the Santa Monica Mountains in plain sight of numerous public
9 viewing areas along Pacific Coast Highway. It requires a highly engineered 2,180-
10 foot access road built on caissons due to the instability of the slopes it crosses. It
11 also requires a 7,000-foot water line that will be installed with trenching drilling
12 and will disturb habitat.
- 13 4. On December 10, 2015 the Commission approved the Project at a Commission
14 meeting in Monterey, California (the **Approval**). It filed a Notice of Decision
15 with the California Resource Agency on December 23, 2015.
- 16 5. In approving the Project, the Commission failed to proceed in the manner
17 required by law, and its findings in support of the Approval are not supported by
18 substantial evidence in the record.
- 19
20

21 **Parties**

- 22 6. Petitioner Sierra Club is a non-profit public-interest membership organization
23 dedicated to conserving natural resources and preserving the environment. It is a
24 California corporation with principal place of business in San Francisco,
25 California. It is a membership organization with over 640,000 members. In this
26 suit, Petitioner represents the interests of its members, said members being too
27 numerous to conveniently sue individually. Hundreds of Sierra Club members
28 reside in or near the Santa Monica Mountains area, and some of them regularly
29 make use of the Santa Monica Mountains for recreational purposes. The Sierra
30 Club brings this action on its own behalf, for its members, and in the public

1 interest. The Sierra Club submitted comments opposing the Project in writing
2 and orally at at the hearings during the Project’s approval process.

- 3
- 4 7. Respondent California Coastal Commission is a state agency organized under the
5 laws of the State of California. It was established by voter initiative in 1972 and
6 the California Coastal Act of 1976. It is responsible for regulating the use of the
7 land and water in the Coastal Zone of California.
- 8 8. Real Party in Interest Mulryan Properties, LLLP is the applicant for Coastal
9 Development Permit No. 4-10-042, which approves the construction of a large
10 single-family residence and other improvements on the APN 4453-005-092 lot as
11 part of the Project, and an applicant for Coastal Development Permit No. 4-14-
12 1094, which approves a lot line adjustment as part of the Project.
- 13 9. Real Party in Interest Morleigh Properties, LLLP is the applicant for Coastal
14 Development Permit 4-14-0598, which approves the construction of a large
15 single-family residence and other improvements on the APN 4453-005-091 lot as
16 part of the Project, and an applicant for Coastal Development Permit No. 4-14-
17 1094, which approves a lot line adjustment as part of the Project.
- 18 10. Real Party in Interest Vera Properties, LLLP is the applicant for Coastal
19 Development Permit 4-10-041, which approves the construction of a large single-
20 family residence and other improvements on the APN 4453-005-018 lot as part of
21 the Project, and an applicant for Coastal Development Permit No. 4-14-1094,
22 which approves a lot line adjustment as part of the Project.
- 23 11. Real Party in Interest Lunch Properties, LLLP is the applicant for Coastal
24 Development Permit 4-10-040, which approves the construction of a large single-
25 family residence and other improvements on the APN 4453-005-037 lot as part of
26 the Project.
- 27 12. Real Party in Interest Ronan Properties, LLLP is the applicant for Coastal
28 Development Permit 4-10-044, which approves the construction of a large single-
29
30

1 family residence and other improvements on the APN 4453-005-038 lot as part of
2 the Project, and an applicant for Coastal Development Permit No. 4-14-1094,
3 which approves a lot line adjustment as part of the Project.

4 13. Real Party in Interest E.D. West Coast Properties, LLLP is an applicant for
5 Coastal Development Permit 4-10-042, which approves a lot line adjustment as
6 part of the Project.

7
8 14. Petitioner is currently unaware of the true names and capacities of respondents
9 and defendants **Does 1 through 10**, and therefore sues those parties by such
10 fictitious names. Does 1 through 10 are agents of the Real Parties in Interest who
11 are responsible in some manner for the conduct described in this petition, or
12 other persons or entities who claim some legal or equitable interest in the subject
13 matter of this action. Petitioners will amend this petition to show the true names
14 and capacities of Does 1 through 10 when such names and capacities become
15 known.

16 15. Real Parties in Interest Lunch Properties LLLP, Vera Properties LLLP, Mulryan
17 Properties LLLP, Morleigh Properties LLLP, Ronan Prooperties LLLP and ED
18 West Coast Properties are the **Applicants** for the approvals being challenged in
19 this action.

20 **Jurisdiction and Venue**

21
22 16. This Court has jurisdiction over the matters alleged in this petition under Code
23 of Civil Procedure (CCP) §1094.5, Public Resources Code § 21167, and Public
24 Resources Code §§ 30801 and 30803.

25 17. This case is properly classified as an unlimited civil case, and therefore within the
26 jurisdiction of this Court, because it is not one of the types of cases listed as
27 limited civil cases in CCP §§ 86, 86.1 or 87.

28
29 18. Venue is proper in this Court under Code of Civil Procedure (CCP) § 393(b)
30 because the Respondent Coastal Commission is a state-wide agency with offices

1 in Los Angeles County, and because Project is located in Los Angeles County,
2 which is where the Project's environmental effects will be felt. (*California State*
3 *Parks Foundation v. Superior Court* (2007) 150 Cal.App.4th 826.)

4 19. Petitioners have performed all conditions precedent to filing this action and have
5 exhausted all available administrative remedies to the extent required by law.

6
7 20. Petitioners or other persons objecting to the Project have raised in administrative
8 proceedings all the factual and legal objections raised in this Petition.

9 **Sweetwater Mesa Development Project**

10 21. The Project, as approved, would be built on five lots totaling 151 acres in a
11 contiguous grouping (the **Project Site**).

12
13 22. The Project Site is located on the southern flank of the Santa Monica Mountains,
14 about a mile inland from the Pacific Coast Highway, east of Malibu Canyon Road
15 and west of Las Flores Canyon Road. The Malibu Civic Center area, Malibu Pier,
16 Malibu Creek, and Malibu Lagoon State Park are located about a mile to the
17 southwest.

18
19 23. The Project Site is located immediately to the east of Malibu Creek State Park in
20 the Santa Monica Mountains in western Los Angeles County. It is in the middle
21 of a large area of open space that the National Park Service and the Santa Monica
22 Mountains Conservancy, a state agency, planned to preserve as parkland. The
23 parcel immediately to the south of the Project Site is owned by the Mountains
24 Recreation and Conservation Authority and is restricted as open space. The
25 Saddle Peak Trail is situated on the adjacent ridgeline to the west, within Malibu
26 Creek State Park. The planned Coastal Slope Trail is planned to pass through a
27 nearby parcel. The Project Site contains large areas of critical habitat designated
28 as environmentally sensitive habitat area (ESHA) by the County of Los Angeles.

29 24. The Project Site contains several severe landslide areas, and is in the highest state-
30 designated fire hazard severity zone; the risk of wildfire at the Project Site is

1 extremely high. On information and belief, most of the Project Site burned in the
2 1994 Malibu fire.

3 25. The residences proposed under the Project are situated along a 3,000-foot-long
4 stretch of a prominent ridgeline separating the Sweetwater Canyon and Carbon
5 Canyon watersheds. This ridgeline extends inland approximately 2.2 miles from
6 the narrow coastal terrace traversed by the Pacific Coast Highway to the
7 backbone crest of the Santa Monica Mountain Range. The Santa Monica
8 Mountains Local Coastal Plan designates this ridge as a “Significant Ridgeline.”
9

10 26. The **Project Approvals** challenged in this case are the Coastal Commission’s
11 approvals of the six applications for Coastal Development Permits listed in the
12 following paragraphs, which are essentially the approval of a large single project
13 for a coordinated housing development (the **Project**).

14 27. Under Application No. 4-10-042, Mulryan Properties LLLP applied to build an
15 18-ft high 9,572 sq. ft. single-family residence on a 30.7-acre lot, with an
16 attached 1,184 sq. ft. garage and 399 sq. ft. non-habitable space. The development
17 proposal includes a swimming pool, onsite septic system, 300-foot water line
18 extension and a 710-foot access road extension with a Fire Department
19 hammerhead turnaround.

20 28. Under Application No. 4-14-0598, Morleigh Properties LLLP applied to build an
21 18-ft high 7812 sq. ft. single-family residence on a 25.7-acre lot, with an attached
22 2,422 sq. ft. garage and 668 sq. ft. non-habitable space. The development proposal
23 includes a swimming pool, onsite septic system, 230-foot water line extension
24 and a 300-foot access road extension with a Fire Department hammerhead
25 turnaround.
26

27 29. Under Application No. 4-10-041, Vera Properties LLLP applied to build an 18-ft.
28 high, three-level, 9,454 sq. ft. single-family residence on a 20-acre lot, with an
29 attached 892 sq. ft. garage and 196 sq. ft. non-habitable space. The development
30 proposal includes a swimming pool, onsite septic system, 630-foot water line

1 extension and a 300-foot access road extension with a Fire Department
2 hammerhead turnaround.

3 30. Under Application No. 4-10-040, Lunch Properties LLLP applied to build an 18-
4 ft. high 9,555 sq. ft. single-family residence on a 20.5-acre lot, with an attached
5 639 sq. ft. garage and 121 sq. ft. non-habitable space. The development proposal
6 includes a swimming pool, onsite septic system, 170-foot water line extension
7 and a 630-foot access road extension with a Fire Department hammerhead
8 turnaround.

9
10 31. Under Application No. 4-10-044, Ronan Properties LLLP applied to build an 18-
11 ft high, three-level, 8,357 sq. ft. single-family residence on a 45-acre lot, with an
12 attached 2,139 sq. ft garage and 639 sq. ft. non-habitable space. The development
13 proposal includes a swimming pool, onsite septic system, 6,500-foot water line
14 extension, a 320-foot access road extension with a Fire Department hammerhead
15 turnaround, and a 190-foot, 6-foot-high barrier fence, rock fall stabilization
16 device.

17 32. The residences listed in the five previous paragraphs will jointly require 27,570
18 cubic yards of grading. They are part of an overall coordinated development
19 project, which also includes:

20 a. A 2,180-foot **Access Road**, which itself requires 25,520 cubic yards of
21 grading, and is heavily engineered, including 168 caissons with an average
22 diameter of four feet sunk an average of 56 feet below grade, 315 linear
23 feet of rock 10-foot-high rock stabilization, 610 feet of retaining walls, and
24 a 6,400-square-foot fire-department turnaround area; and

25
26 b. A 7,000-foot **Water Line** extension to the Project from Costa Del Sol
27 Road, which will require substantial trenching and drilling.

28 33. The Project approved by the Coastal Commission will require the extension of
29 Sweetwater Mesa Road in the City of Malibu, to connect to the Project's Access
30

1 Road. The Coastal Commission did not include the Sweetwater Mesa Road in the
2 Project it approved, though it is part of the same overall development project.

3 34. Under Application No. 4-14-1084, Lunch Properties, LLLP, Mulryan Properties,
4 LLLP, Ronan Properties, LLLP, Morleigh Properties, LLLP and E.D. West Coast
5 Properties, LLLP request approval of a lot-line adjustment to reconfigure their
6 parcels. E.D. West Coast Properties owns a sixth lot, approximately 9.2 acres in
7 size, contiguous to the other parcels.

8 35. The Project Approvals concern an overall coordinated development project. The
9 Commission was correct in treating them as a single project because they share
10 common infrastructure, such as the Access Road and the Water Line, and the six
11 Applicants have coordinated their participation in the Coastal Development
12 Permit (CDP) application process. The parcels being developed in the Project
13 may also share common ownership.
14

15 36. The Project also requires a Habitat Mitigation and Monitoring Plan, dedication
16 of some land for open space and a conservation easement.
17

18 **Administrative and Legal Proceedings**

19 37. The County of Los Angeles adopted a new Local Coastal Program for the Santa
20 Monica Mountains (the LCP) in August 2014. The LCP governs land-use
21 approvals in the portion of the Santa Monica Mountains coastal zone that lies
22 within the unincorporated portions of the County of Los Angeles. The area
23 regulated by the LCP includes the Project Site.

24 38. The LCP consists of a Land Use Plan (LUP), which is a portion of the County
25 General Plan, and a Local Implementation Plan (LIP), which is a set of
26 ordinances specifying zoning and other land-use regulations for the applicable
27 area.
28

29 39. The LCP replaces the prior Malibu Land Use Plan that was adopted in 1986 (the
30 **1986 LUP**).

- 1 40. The Applicants originally submitted applications to the Commission in 2007 and
2 2008 for a development on the Project Site. Those applications were withdrawn
3 and re-submitted before the Commission denied them in 2011.
- 4 41. In August 2011, after the denial of their applications, Mulryan Properties LLLP,
5 Lunch Properties LLLP, Vera Properties LLLP and Ronan Properties, LLLP each
6 filed a a lawsuit against the Coastal Commission claiming that the denials were
7 unconstitutional takings (the **Applicant Lawsuits**). These lawsuits were
8 consolidated in October 2011.
- 9
10 42. In March 2013 the Applicants and the Commission entered into a settlement in
11 the Applicant Lawsuits to remand the Mulryan, Lunch, Vera, and Ronan
12 applications back to the Commission, and for Morleigh to submit a new
13 application, to allow the Applicants to propose a more clustered development
14 scheme for the Commission's consideration.
- 15 43. The applications were scheduled for hearing at the Commission's October 2014
16 hearing, but, due to a noticing deficiency, the hearing was postponed.
- 17 44. The Applicants re-submitted their applications, which were modified to attempt
18 to conform to the LCP, which the Commission certified in October 2014.
- 19
20 45. The applications were considered at the Commission's May 2015 hearing, but the
21 hearing was continued.
- 22 46. The Coastal Commission made a final decision approving the Coastal
23 Development Permit for the Project on December 10, 2015 after a hearing at its
24 meeting in Monterey, California. That and the previous hearings were required
25 by law, and the law required evidence to be taken at those hearings, for the
26 determination of the facts upon which the Project Approval was based.
- 27
28 47. The Coastal Commission's Approval of the Project on December 10, 2015 was
29 based on the Staff Report, which serves as the Project's EIR under CEQA, and as
30 documentation of the Project's purported consistency with the Coastal Act and

1 the LCP. The **Staff Report** consists of the Staff Report dated November 24, 2015
2 on the Project for the December 10, 2015 Commission hearing, Document th17a-
3 s-12-2015, and the Staff Addendum issued December 9, 2015, Document th18a-
4 s-2015-a2.

5 48. No further appeal of the Approval is possible at the administrative level. The
6 Sierra Club has exhausted all of its administrative remedies.

7
8 49. In approving the Coastal Development Permit for the Project, the Coastal
9 Commission prejudicially abused its discretion by failing to proceed in the
10 manner required by law, by making a decision not supported by the
11 Commission's findings, and by adopting findings not supported by the evidence.

12 **Allegations Common to All Claims**

13 50. The Sierra Club has a beneficial interest in the Project Approvals because many
14 of its members live near the Project Site and use the open space surrounding the
15 Project Site for recreation, including hikes and other outings near the Project
16 Site. The Project would adversely affect their enjoyment of this recreation.

17
18 51. On behalf of the public, the Sierra Club has a beneficial interest in preserving the
19 environment, including the flora and fauna, the water quality and the hydrology
20 of the Santa Mountains, which the Project would damage.

21 52. The Sierra Club does not have a plain, speedy, and adequate remedy in the
22 ordinary course of law.

23
24 53. The Coastal Commission and its staff have failed to fully enforce the Coastal Act,
25 the LCP and CEQA because of the threat posed by the Applicant Lawsuits.

26 **First Cause of Action** 27 ***Violation of California Coastal Act*** 28 ***(against Respondent and Real Parties in Interest)***

29 54. The Sierra Club incorporates ¶¶ 1-53 as though set forth here.
30

1 55. The Commission prejudicially abused its discretion by approving the Project
2 because the Project is inconsistent with the Coastal Act and the LUP in many
3 ways, including, but not limited to the following:

- 4 a. The Project is inconsistent with the Coastal Act because Pub. Res. Code
5 § 30240 prohibits significant disruption of sensitive habitat values and
6 allows only uses that are dependent on sensitive-habitat resources; the
7 Project significantly disrupts sensitive habitat values, and it is a use that
8 does not depend on those resources.
- 9
- 10 b. The Project is inconsistent with the LUP because it includes development
11 in H1 and H2 habitat, and LUP Policy CO-41 allows non-resource-
12 dependent development in H1 habitat only for certain public works
13 projects, and for access roads where there is no feasible alternative. The
14 policies in the LUP's biological resources section prohibit development in
15 H1 and H2 habitat areas under the circumstances found in the Project.
- 16 c. The Project is inconsistent with Pub. Res. Code § 30244 and the LUP
17 because the mitigation measures the Commission requires are insufficient
18 under § 30244 and the LUP's Paleontological and Historic Cultural
19 Resources Policies.
- 20
- 21 d. The Project is inconsistent with Pub. Res. Code § 30250 and LUP Policy
22 LU-1, which require new residential development to be located within,
23 contiguous with, or in close proximity to, existing developed areas.
- 24 e. The Project is inconsistent with Pub. Res. Code § 30251, which requires
25 protection of scenic resources, and requires development to be sited and
26 designed to protect views along the ocean and scenic coastal areas, to
27 minimize the alteration of natural land forms, and to be visually
28 compatible with the character of surrounding areas.
- 29
- 30

1 f. The Project is inconsistent with LUP policies regarding scenic resources
2 because the Project would be built on a ridge designated in the LUP as a
3 “significant ridgeline,” and LUP policies CO-129 and CO-136 prohibit
4 development from encroaching into significant ridgelines. The Project
5 violates LUP Policy CO-131, which requires new development to
6 minimize adverse impacts on scenic resources to the maximum extent
7 feasible. The Project violates LUP Policy CO-133, which requires new
8 development to be sited and designed to minimize alteration of natural
9 landforms.

10 g. The Project is inconsistent with Pub. Res. Code § 30231 and LUP Water
11 Quality policies, which require runoff, waste water discharges, impervious
12 surfaces, and interference with surface water flows to be minimized.

13 h. The Project is inconsistent with Pub. Res. Code § 30253, and the LCP’s
14 Safety Policies, which require new development to minimize risks to life
15 and property in areas of high geological, flood, and fire hazard; it is
16 inconsistent because the Project Site is subject to very high fire risk and is
17 geologically very unstable. The long access road and steep terrain would
18 make Fire Department access slow and difficult.

19 i. The Project is inconsistent with LCP Policy LU-12, which requires that
20 water lines be located within legally existing roadways and rights of way.
21 The water line for the Project does not comply with this requirement.
22

23
24 56. The Commission prejudicially abused its discretion in approving the Project in
25 spite of the inconsistencies listed in the previous paragraph, based on Pub. Res.
26 Code § 30010, on the ground that denying the Project would be a taking under
27 the U.S. Constitution or the California Constitution.
28
29
30

Second Cause of Action
Violation of California Environmental Quality Act (CEQA)
(against Respondent and Real Parties in Interest)

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- 2
- 3
- 4 57. Petitioner incorporates ¶¶ 1-53 as though set forth here.
- 5
- 6 58. The Secretary for Resources has certified the Coastal Act, Pub. Res. Code
7 § § 30000–30900 as a CEQA certified regulatory program meeting the
8 requirements of Pub. Res. Code § 21080.5.
- 9
- 10 59. That certification exempts the Commission from procedural requirements for
11 EIRs and certain other provisions of CEQA contained in Pub. Res. Code
12 §§ 21000–21189.3, but it does not exempt the Commission from CEQA’s
13 substantive requirements.
- 14
- 15 60. Under the Commission’s certified regulatory program, the Staff Report for a
16 Coastal Development Permit fills the role of an EIR under CEQA.
- 17
- 18 61. The Commission is the lead agency under CEQA because it has the principal
19 responsibility for approving the Project, and because no other agency is acting as
20 the lead agency for the Project.
- 21
- 22 62. The Commission prejudicially abused its discretion in approving the Project
23 because the Staff Report failed to analyze and make findings with respect to
24 important categories of potentially significant adverse effects of the Project,
25 including, but not limited to the following:
- 26
- 27 a. Air Quality: truck traffic from the construction, and potentially large
28 amounts of traffic to and from these celebrity residences during events
29 and parties could significantly affect air quality in the region.
- 30
- b. Greenhouse Gas Emissions: five large residences will add GHG emissions,
as will the traffic added by the Project.
- c. Noise: Construction noise will be considerable, particularly given the
huge number of truck trips in and out of the Project that will be required,

1 due to the large amount of grading. Noise from the Project might be
2 considerable if the celebrity occupants hold frequent loud parties. The
3 Edge is a member of a prominent rock band that will likely perform at
4 such parties.

- 5 d. Population and Housing: Because of the extension of road and water
6 services to an area far from development, the Project may induce other
7 development in its vicinity.
- 8 e. Public Services: Fire services may be adversely affected by placing
9 structures where they are extremely vulnerable to fire, and where access is
10 difficult due to the long and steep access road. Fire-fighting resources
11 used to fight fires in the Project will not be available to fight fires
12 elsewhere, so the Project may have a significant effect on fire-related
13 public services.
- 14 f. Transportation and Traffic: the Project may result in a great deal of traffic
15 if its celebrity occupants host frequent parties and events. And, due to the
16 huge amount of grading, which will require 1,000 truckloads of soil
17 hauling, truck traffic for hauling soil in and out of the project will be
18 substantial.

19
20 63. The Commission prejudicially abused its discretion by approving the Project
21 because the Staff Report did not comply with CEQA substantive requirements in
22 many respects, including, but not limited to the following:

- 23 a. The Staff Report failed to evaluate a reasonable range of alternatives to
24 the proposed Project. It did not evaluate a no-project alternative, as
25 required by CEQA, and it did not evaluate a single-residence alternative.
- 26 b. A separate CEQA analysis and approval by the City of Malibu will be
27 required for the portion of the access road that is located in the City of
28 Malibu. The environmental effects of that access road should have been
29
30

1 analyzed by the lead agency in the Staff Report, to avoid impermissible
2 piece-mealing of the Project.

- 3 c. As lead agency, the Commission should have consulted or offered to
4 consult with other agencies that may have jurisdiction over the Project as
5 responsible agencies, including the City of Malibu, the County of Los
6 Angeles, the California Department of Fish and Wildlife, the Southern
7 California Air Quality Management District, and the Los Angeles
8 Regional Water Quality Control Board.
- 9
- 10 d. There are not sufficient standards for the Drainage and Runoff Control
11 Plan and the Fuel Modification Plan, which the Commission requires for
12 mitigation, so it will be impossible to determine if the Applicants have
13 complied with the mitigation requirements. These plans are therefore
14 improperly deferred and uncertain.
- 15 e. Other required mitigation measures are similarly improperly deferred
16 and uncertain.
- 17
- 18 f. Mitigation of the Project's effects on native grassland in general, and
19 purple needlegrass in particular, is likely to be ineffective, due to the
20 difficulty of restoring native grasslands on new sites.
- 21

22 **Prayer for Relief**

23 WHEREFORE, Petitioners pray for relief as follows:

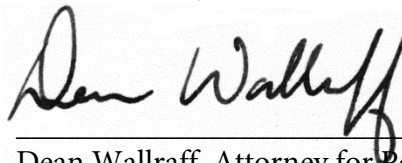
- 24 1. For a peremptory writ of mandate ordering:
 - 25
 - 26 a. the California Coastal Commission to set aside its approval of the Project;
 - 27 and
 - 28
 - 29 b. Real Parties in Interest to suspend all Project activity that could result in
 - 30 any change or alteration in the physical environment until Respondent

1 has taken actions necessary to bring the Project into compliance with
2 CEQA; and

- 3 2. For costs of suit;
4
5 3. For attorney's fees as authorized by Code of Civil Procedure §1021.5 and other
6 provisions of law; and
7
8 4. For such other and further relief as the Court deems just and proper.

9 Dated: January 19, 2016

10 Respectfully Submitted,
11 by Advocates for the Environment, Inc.

12 

13 _____
14 Dean Wallraff, Attorney for Petitioner,
15 The Sierra Club

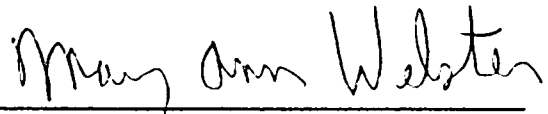
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Verification

I am a member and the recent Chair of the Sierra Club Angeles Chapter Santa Monica Mountains Task Force, the petitioner in this action, and am authorized to execute this verification on behalf of the Sierra Club. I have read the foregoing Petition and am familiar with its contents.

The matters stated herein are true of my own knowledge except as to those matters that are stated on information and belief, and as to those matters I believe them to be true.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct and that this declaration was executed on January 19, 2016 at Los Angeles, California.



Mary Ann Webster