

CALIFORNIA COASTAL COMMISSION

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Filed:	9/26/12
180th Day:	3/25/13
Staff:	A. Padilla-LB
Staff Report:	12/18/12
Hearing Date:	1/9-11/13

STAFF REPORT: REGULAR CALENDAR

Application Number: 5-12-263

Applicant: Los Angeles World Airports

Project Location: 8901 S. Pershing Street, El Segundo Dunes, Los Angeles

Project Description: Remove selected abandoned streets, including curbs, gutters, sidewalks, retaining walls, foundations, above ground utilities, all covering approximately 4 acres in area; repair curb and gutter along Vista del Mar; reduce non-native invasive plants; and plant approximately 6 acres of native coastal dune and coastal prairie vegetation within an approximately 48 acre area that was formally a residential subdivision.

SUMMARY OF STAFF RECOMMENDATION

The proposed project is a partial restoration of an old residential subdivision. The project will remove selected streets, regrade the removed streets, remove selected non-native invasive plants and reseed the area with native dune and coastal prairie seeds to restore the former habitat and to improve the visual appearance of the property from the surrounding areas. Staff is recommending that the Commission **APPROVE** a coastal development permit for the proposed development with three (3) special conditions addressing: 1) submittal of final landscape plans; 2) submittal of erosion, drainage and polluted runoff control plan; 3) future improvements.

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I. MOTION AND RESOLUTION:

Motion:

*I move that the Commission **approve** Coastal Development Permit No. 5-12-263 pursuant to the staff recommendation.*

Staff recommends a **YES** vote. Passage of this motion will result in approval of the permit as conditioned and adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

Resolution:

The Commission hereby approves coastal development permit no. 5-12-263 and adopts the findings set forth below on grounds that the development as conditioned will be in conformity with the policies of Chapter 3 of the Coastal Act and 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. Approval of the permit complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the development on the environment, or 2) there are no further feasible mitigation measures or alternatives that would substantially lessen any significant adverse impacts of the development on the environment.

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 on which the Commission voted on the application. 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. **Interpretation.** Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
4. **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.

5. **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. Landscaping Plan

A. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant will submit, for the review and written approval of the Executive Director, a plan for landscaping that is compatible with habitat restoration within the El Segundo Blue Butterfly preserve. A qualified biologist or licensed landscape architect, with expertise in dune restoration, shall prepare the plan. The plan shall include the following:

1. Vegetation planted on the site will consist of native plants typically found in Southern California coastal dunes and prairies. The seeds and cuttings employed shall be from sources in and adjacent to the El Segundo Dunes. If other Southern California sources are used, the locations of the seed/ cutting sources and the approximate number of plants and/or amount of seeds/cuttings from each source shall be reported to the Executive Director.
2. No non-native or invasive species will be employed on the site. Invasive plants are those identified in the California Native Plant Society, Los Angeles -- Santa Monica Mountains Chapter handbook entitled Recommended List of Native Plants for Landscaping in the Santa Monica Mountains, January 20, 1992, those species listed by the California Exotic Plant Pest Council on any of their watch lists as published in 1999, and those otherwise identified by the Department of Fish and Game or the United States Fish and Wildlife Service.
3. Planting will maintain available views of the beach and ocean.
4. The site will be stabilized immediately with jute matting, straw wattles, or other BMPs to minimize erosion during the raining season (November 1 to March 31) if plantings have not been fully established.
5. No permanent irrigation system shall be allowed. Temporary above ground irrigation to allow the establishment of the plantings is allowed if a temporary above ground irrigation system is used, then once all plantings have been established, the temporary irrigation system shall be removed

B. The plan shall include, at a minimum, the following components:

1. A map showing the types, size, and locations of all plant materials that will be on the site, the temporary irrigation system, topography of the developed site, and all other landscape features;
2. A schedule for installation of native plants/removal of non-native plants;
3. An identification of seed sources and plant communities of the plants planned to be employed;

C. Five years from the date of issuance of Coastal Development Permit No. 5-12-263, the applicant shall submit for the review and approval of the Executive Director, a monitoring report, prepared by a licensed biologist, landscape architect or qualified resource specialist that assesses whether the on-site landscaping is in conformance with the landscaping plan approved pursuant to this special condition and provides no less than 80% relative coverage of planted area and resists invasion by exotic plant species. The monitoring report shall include photographic documentation of plant species, plant coverage and an evaluation of the conformance of the resultant landscaping with the requirements of this special condition.

If the landscape monitoring report indicates the landscaping is not in conformance with or has failed to meet the performance standards specified in the landscaping plan approved pursuant to this permit, the applicant, or successors in interest, shall submit a revised or supplemental landscape plan for the review and approval of the Executive Director. The revised landscaping plan must be prepared by a licensed landscape architect or a qualified resource specialist and shall specify measures to remediate those portions of the original plan that have failed or are not in conformance with the original approved plan.

D. The permittee shall undertake development in accordance with the approved final plan and schedule and other requirements. Any proposed changes to the approved final plan shall be reported to the Executive Director. No changes to the approved final plan shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

2. Erosion Control

A. Prior to Issuance of the Coastal Development Permit, the applicant shall submit, for review and approval of the Executive Director, a plan for erosion and drainage control.

1) Erosion and Drainage Control Plan

(a) The erosion and drainage control plan shall demonstrate that:

- During construction, erosion on the site shall be controlled to avoid adverse impacts on adjacent properties, undisturbed native vegetation areas, and surrounding public streets.
- The following temporary erosion control measures shall be used during construction: temporary sediment basins (including debris basins, desilting basins or silt traps), temporary drains and swales, sand bag barriers, silt fencing, stabilize any stockpiled fill with geofabric covers or other appropriate cover, install geotextiles or mats on all cut or fill slopes, and close and stabilize open trenches as soon as possible.
- Permanent erosion and drainage control measures shall be installed, if necessary, to ensure the stability of the site, adjacent properties, and public streets.
- All drainage shall be directed toward the street into suitable collection and discharge facilities.

- (b) The plan shall include, at a minimum, the following components:
- A narrative report describing all temporary run-off and erosion control measures to be used during construction and all permanent erosion control measures to be installed for permanent erosion control.
 - A site plan showing the location of all temporary erosion control measures.
 - A schedule for installation and removal of the temporary erosion control measures.
 - A written review and approval of all erosion and drainage control measures by the applicant's engineer and/or geologist.
 - A written agreement indicating where all excavated material will be disposed and acknowledgement that any construction debris disposed within the coastal zone requires a separate coastal development permit.
- (e) The plan shall also include temporary erosion control measures should grading or site preparation cease for a period of more than 30 days, including but not limited to: stabilization of all stockpiled fill, access roads, disturbed soils, and cut and fill slopes with geotextiles and/or mats, sand bag barriers, and/or silt fencing; and include temporary drains and swales and sediment basins. These temporary erosion control measures shall be monitored and maintained until grading or construction operations resume.

B. The permittee shall undertake development in accordance with the approved final plans. Any proposed changes to the approved final plans shall be reported to the Executive Director. No changes to the approved final plans shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

3. Future Development

By the acceptance of this permit the applicant agrees that this permit is only for the development described in coastal development permit No. 5-12-263. Pursuant to Title 14 California Code of Regulations Section 13253(b)(6), the exemptions otherwise provided in Public Resources Code section 30610(b) shall not apply to any of the parcel, generally depicted in **Exhibit No. 3**. Accordingly, any future improvements to the property, including but not limited to repair and maintenance identified as requiring a permit in Public Resources Section 30610(d) and Title 14 California Code of Regulations Sections 13252(a)-(b), which are proposed within the area shall require an amendment to Permit No. 5-12-263 from the Commission or shall require an additional coastal development permit from the Commission or from the applicable certified local government.

IV. FINDINGS AND DECLARATIONS

A. PROJECT DESCRIPTION

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The proposed project is located in a 48.25 acre area within the 302 acre Los Angeles/El Segundo Dunes area within the City of Los Angeles. The area is located in the northern portion of the Dunes and is bounded by Waterview Street, Rindge Avenue and Napoleon Street to the north, Pershing Drive to the east; Sandpiper Street to the south, and Vista Del Mar to the west (see **Exhibit No. 1 and 2**). The Los Angeles/El Segundo Dunes is owned and maintained by the Los Angeles World Airports (LAWA). This area is within the Airport Dunes segment of the City of Los Angeles for Local Coastal Program planning purposes.

The applicant, LAWA, proposes to remove selected abandoned streets, including curbs, gutters, sidewalks, retaining walls, foundations, aboveground and below ground utilities, all covering approximately 4 acres in area; repair curb and gutter along Vista del Mar; reduce non-native invasive plants; and plant approximately 6 acres of native coastal dune and coastal prairie vegetation within an approximately 48 acre area that was formally a residential subdivision (see **Exhibit No. 3**). No permanent irrigation will be installed and irrigation will be done manually through the use of water trucks if below average rainfall is experienced following seed application.

The 48.25 acre site included a number of small residential road segments and the applicant will remove some of the roads and retain others for continued service/maintenance access for the airport. Road removal will involve removing the top asphalt or concrete, including adjacent curb and gutters, and approximately 4 inches of the approximately 10 inches of underlying base material. The remaining base material will be scarified, topped with fill and blended with existing topography of the surrounding areas to minimize erosion and runoff. Fill material will be excavated from on-site building pads that remain from the old subdivision between Gillis Street and Palace Street. All graded areas will be “top-dressed” with dune sand and planted with native vegetation. Approximately 15,000 cubic yards of grading is proposed, with cut and fill balanced on site. All concrete and asphalt debris will be moved and disposed of off-site and outside of the coastal zone.

The applicant will monitor site for five years and conduct weed abatement. Post construction will include sand stabilization/erosion control through the use of biotechnical methods, including placement of straw wattles and seeding the area.

El Segundo Dune History

The El Segundo Dunes covers approximately 302 acres. The dunes is a remnant of a larger dune habitat area that once covered approximately 4.5 square miles of coastline, between Westchester south to the base of Palos Verdes Peninsula and from the Pacific Ocean inland for approximately one-half mile (*El Segundo Blue Butterfly Draft Recovery Plan*, September 1997). The El Segundo dunes system was not disturbed until the turn of the Century when beach communities in the area began to develop. Following residential construction, power plant construction, construction of a refinery and the Hyperion Wastewater Treatment Plant, only about 346 acres of the dune system was left, located directly north of Hyperion and west of the airport.

The remaining dune area was developed with approximately 800 residences over approximately 200 acres. Between 1966-1972, Los Angeles International Airport (LAX, now known as Los Angeles

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World Airports or LAWA) purchased all properties west of LAX and cleared all residential development from the area. The airport subsequently excavated and recontoured the easternmost strip, comprising 70% of the backdunes, to realign Pershing Drive. The backdune area was revegetated with coastal sage scrub, particularly the common buckwheat. By the late 1970's native revegetation had not occurred, and there were major extirpations of native biota on the site and, while patches of vegetation existed throughout the site, only about 40 acres of undisturbed habitat were left.

In December 1985, the Commission first considered the City's LCP for the Airport Dunes. The LCP included a proposal for a 27-hole golf course and recreation facility covering the majority of the 302-acre site. The Commission found that the dunes supported a wide variety of native dune flora and fauna, including a number of rare and/or endangered species. The Commission denied the plan, finding that the dunes were environmentally sensitive habitat under the Coastal Act, and that the golf course plan was not consistent with Section 30240 of the Coastal Act.

In March 1986, the Commission approved an Emergency Permit application (No. 5-86-217G) for interim habitat restoration for the El Segundo Butterfly, on three two-acre sites located in the southern part of the Airport Dunes. The permit included removal of non-native vegetation, revegetation with native plant species, and installation of a drip irrigation system. In September 1987, the Commission approved a coastal development permit (CDP No. 5-88-777) to permanently authorize the emergency work, as well as additional habitat augmentation. The permit authorized habitat augmentation and restoration on three separate sites on the 302-acre parcel. In 1990, the Commission approved CDP No. 5-90-1149 for interim restoration over an additional 46-acres, temporary sprinkler system on 9 acres, revegetation of 8 acres with native dune plants, and a maintenance and monitoring plan.

In May 1992, the City submitted a second LCP proposal that included a 200-acre nature preserve and a golf course covering approximately 100 acres in the northern portion of the property. The LCP proposal was deemed incomplete. Subsequently, the submittal was withdrawn.

In October 1992, the Commission approved a two-year work program for the restoration of 137 acres (CDP No. 5-92-131). The project involved removing non-native and some native vegetation, revegetation with native coastal dune plants, reintroducing native flora and fauna, expanding populations of existing on-site species with less than 100 members, and monitoring of all aspects of the interim restoration. The proposed project would complete the revegetation of almost all of the 200-acre dune preserve area, with the exception of the subdivision road network. The permit did not include the remaining 100-acre area located north of Sandpiper Street.

Currently, all restoration activity has occurred within an approximately 200-acre area located south of Sandpiper Street (see **Exhibit No. 2**). The remaining approximately 100 acres, located north of the restoration area (approximately 50-acres to the south and 50-acres to the north of Sandpiper Street), has not been restored, except for a 50 foot wide strip of land, totaling approximately 2.4 acres, along the northern boundary (Waterview Street, Rindge Avenue, and Napoleon Streets) of the property that was regraded and planted with native dune vegetation and improved with a pedestrian path (CDP No. 5-01-442/5-02-008).

B. Environmentally Sensitive Resources

Section 30240 of the Coastal Act states:

(a) Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on those resources shall be allowed within those areas.

(b) Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade those areas, and shall be compatible with the continuance of those habitat and recreation areas.

The El Segundo Dune property is physically divided into two areas by Sandpiper Street and perimeter fencing. The area south of Sandpiper consists of approximately 250 acres. All previous restoration efforts within the El Segundo Dune property have occurred in this area, except for a 2.4 acre strip of land along the northern boundary of the property. The dunes and El Segundo Blue Butterfly, that inhabit the area, have been protected since 1986 as part of an ongoing City restoration plan developed and operated by LAWA. The southern area also contains a navigation equipment site, on approximately 5 acres, maintained and operated by the airport, with access from Pershing Drive, and an approximately 2 acre public park (Vista del Mar Park) off of Vista del Mar (see **Exhibit No. 2**).

The approximately 48.25 acre area located north of Sandpiper has not experienced any restoration efforts from the time all residences were removed in the 1970's under coastal development permit no. P-1-20-75-4657. The area is fenced along the entire perimeter, except along the northern portion of the property where the fence is setback approximately 50 feet from the adjacent streets. The 48.25 acre area contains the old streets, some residential foundations, building pads, above and below ground utilities, and exotic landscaping.

Although significantly altered in the past by residential and other types of development, the Dunes support a wide variety of native dune flora and fauna. The entire 302 acre El Segundo dunes is considered an Environmentally Sensitive Habitat Area (ESHA). The Dunes provide habitat for the El Segundo Blue Butterfly, a federally listed endangered species endemic to the El Segundo Dunes, and many other rare species of insects, reptiles, mammals and plants that are endemic, rare, or of limited distribution. According to the El Segundo Blue Butterfly (ESB) Recovery Plan (approved and published by the U.S. Fish and Wildlife Service) the El Segundo Dunes supports a number of unique species, including: Lange's El Segundo Dune Weevil, Dorothy's El Segundo Dune Weevil, Belkin's Dune Tabanid Fly, Henne's Eucosman Moth, Busck's Gall Moth, and the Coastal Little Pocket Mouse.

LAWA maintains an approximately 200-acre El Segundo Blue Butterfly preserve that lies approximately half mile from the project site, within the 250-acre area located south of Sandpiper

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Street. LAWA continues to maintain the preserve and employs landscape personnel to eradicate nonnative species.

According to previous restoration reports and a biological study that was prepared for the Los Angeles International Airport Master Plan (January 2001), the northern 100 acres of the El Segundo Dunes, which includes the 48.25 acre project site, is a disturbed area. The biotic community has been significantly altered and degraded by past development activities. The floral component typically associated with the dunes is almost completely absent due to extensive grading and paving and invasion of exotic annual grasses. The area has not been subject to any previous restoration efforts. However, despite the past disturbances and invasion of exotic plants, the area does support some native dune flora and fauna, and, as part of the 302 acre El Segundo dunes, constitutes part of one of the last remaining vestiges of the once extensive Southern California coastal sand dunes.

A former Commission's staff biologist, Dr. Jon Allen, in 2002, stated that although the area is segmented from the dune restoration area and has been degraded in the past, the 302 acre dune habitat is still connected and functions as a contiguous habitat that should be protected.

Section 30107.5 of the Coastal Act defines Environmentally Sensitive Habitat Areas as:

"Environmentally sensitive area" means any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments.

The Coastal Act requires in Section 30240 that such areas be protected against disruption of these habitat values and the development in adjacent areas be compatible with the continuance of such areas.

The applicant is proposing to remove selected roads, regrade and fill the roads, seed area with California dune and coastal prairie native vegetation, and remove selected non-native invasive plants, such as ice plant, acacia, castor bean, kikuyu grass, and myoporum, within the approximately 48.25 acre site. Approximately 6 acres within the 48.25 will be reseeded with native plant seed (see **Exhibit No. 6**). The reseeded 6 acres will include areas of removed roadways, graded areas, and areas where non-native plants are being removed (see **Exhibit No. 4**).

Revegetating the site with plants native to Southern California and Southern California dunes can be beneficial to existing native plants, however, not all native California plants are endemic to this particular habitat and can cause adverse impacts to this particular ecosystem. The planting of native plants that are not endemic to the area, can compete and impact endemic native plants, adversely impacting flora and fauna. The applicant's restoration plan includes using plant seeds endemic to this particular habitat, similar to the restoration area to the south and the 2.4 acre area to the north. With the removal of the 4 acres of roadways the project will impact approximately .46 acres of existing native habitat that lies along the roadways and approximately 2 acres of non-native vegetation. Through the regrading and seeding the area, there will be a net gain of approximately 5.85 acres of native vegetation. Furthermore, the removal of some of the invasive non-native plants will help support the growth of native plants in the area.

Because the area is located within an ESHA, and is relatively close to the portion of the dunes that have previously been restored, it is important that the area be protected against disruption of habitat values and that the development is designed to prevent impacts to the surrounding area and is compatible with the continuance of those habitat areas.

In or adjacent to environmentally sensitive areas, the Commission has consistently required that landscaping be done with California native non-invasive plants that will not compete with adjacent native plants, and if feasible, planting has been required to be done through the use of local seed sources to ensure species compatibility. Because of the uniqueness of the area and plant species, the applicant should also be limited to the use of only southern California native coastal dune and prairie plants, as is being proposed by the applicant. To ensure species compatibility with the existing native vegetation, **Special Condition No. 1** requires that the final landscaping plan shall be reviewed by a licensed landscape architect or biologist, with expertise in southern California dune restoration. All existing California native coastal dune and prairie plants outside of the construction impact area shall be protected and incorporated into the landscape plan. **Special Condition No. 1** also requires monitoring to ensure that the planting becomes established and conforms to the standards established in the landscaping conditions of this permit. Therefore, the applicant shall provide a monitoring report to the Commission five years from the issuance of this permit. **Special Condition No. 2** requires the submittal and implementation of an erosion control plan to ensure that construction activity does not adversely impact surrounding areas and existing native vegetation outside of the construction areas. **Special Condition No. 3** ensures that any future development on the parcel will be reviewed by the Executive Director to determine if a permit or amendment to this permit will be required. As conditioned, the proposed project will enhance the habitat value of the area and will prevent impacts to the surrounding areas. The Commission, therefore, finds that as conditioned, the proposed project will be consistent with Section 30240 of the Coastal Act.

C. Visual Resources

Section 30251 of the Coastal Act states:

The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.

The subject property was once developed with residences, and currently contains the old streets and some exotic plants. Where concrete or asphalt does not cover the ground, ruderal grasses cover the area. Immediately north of the subject property, is a developed residential neighborhood. The adjacent neighborhood is developed with single-family residences, ornamental landscaping within the yard areas, and a small public landscaped park.

From Pershing Drive along the eastern boundary, the property gently ascends approximately 10 to 15 feet to the center of the property then descends approximately 80 feet to Vista del Mar, which runs parallel to the beach and is approximately 30 feet above the inland extent of the sandy beach. Because of the slope of the property, the remnants of the residential community are visible from the surrounding streets and beach area. With the removal of the streets, residential debris, non-native plants, and relandscaping with native coastal dune and prairie vegetation, the area will be restored to a natural dune area, improving the visual quality of the area. As proposed, the project will restore and enhance the visual quality in a visually degraded area and will be sited and designed to protect views to and along the ocean and scenic coastal areas. Therefore, the Commission finds that the proposed project will be consistent with Sections 30251 of the Coastal Act.

D. Public Access

All projects requiring a coastal development permit must be reviewed for compliance with the public access provisions of Chapter 3 of the Coastal Act. Section 30210 states that maximum access and recreational opportunities shall be provided to protect public rights:

In carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse.

Section 30211 of the Coastal Act states:

Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.

Because of security and liability issues associated with the nearby airport the area has been fenced and not available to the public. At this time the area will remain secured and the public will continue to be prohibited from entering the area; however, the public has access along the perimeter of the property, along Pershing Drive, Waterview Street, Rindge Avenue, Napoleon Street, and Vista Del Mar and fencing along these streets affords views of the site. With the removal of remnants of the old subdivision and non-native plants, such as myoporum, that can grow to large bushes and obstruct views, the site will be aesthetically improved which will encourage pedestrian access along the perimeter of the site. As proposed, the project will enhance existing public access in the area. The Commission finds that the proposed project, will be consistent with Sections 30210 and 30211 of the Coastal Act.

E. Local Coastal Program

Section 30604 (a) of the Coastal Act states:

Prior to certification of the Local Coastal Program, a Coastal Development Permit shall be issued if the issuing agency, or the Commission on appeal, finds that the proposed development is in conformity with the provisions of Chapter 3 (commencing with Section 30200) of this division and that the permitted development will not prejudice the ability of the local government to prepare a Local Coastal Program that is in conformity with the provisions of Chapter 3.

The proposed project is located in the Airport Dunes planning subarea of the City of Los Angeles. At this time the Airport Dunes subarea of the City of Los Angeles does not have a certified Local Coastal Program.

In December 1985, the Commission first considered the City's LCP for the Airport Dunes. The LCP included a proposal for a 27-hole golf course and recreation facility covering the majority of the 302-acre site. The Commission found that the dunes supported a wide variety of native dune flora and fauna, including a number of rare and/or endangered species. The Commission denied the plan, finding that the dunes were environmentally sensitive habitat under the Coastal Act, and that the golf course plan was not consistent with Section 30240 of the Coastal Act. In May 1992, the City submitted a second LCP proposal that included a 200-acre nature preserve and a golf course covering approximately 100 acres in the northern portion of the property. The LCP proposal was deemed incomplete. Subsequently, the submittal was withdrawn.

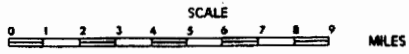
As conditioned, to address, environmental resources, visual resources and public access, approval of the proposed development, with conditions, will not prejudice the City's ability to prepare a local coastal program in conformity with Chapter 3 of the Coastal Act. The Commission, therefore, finds that the proposed project, as conditioned, is consistent with the provisions of Section 30604 (a) of the Coastal Act.

F. California Environmental Quality Act

Section 13096(a) of the Commission's administrative regulations requires Commission approval of coastal development permit applications to be supported by a finding showing the application, as conditioned by any conditions of approval, to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA). Section 21080.5(d)(2)(A) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available, which would substantially lessen any significant adverse effect which the activity may have on the environment. As conditioned, there are no feasible alternatives or mitigation measures available which would substantially lessen any significant adverse impact which the activity may have on the environment. Therefore, the proposed project is found consistent with CEQA and the policies of the Coastal Act.



LOS ANGELES AREA



RECEIVED
 South Coast Region
 CALIFORNIA COASTAL COMMISSION

HUNTINGTON BI

EXHIBIT NO. 1
APPLICATION NO. 5-12-263
Vicinity Map
California Coastal Commission



Figure 6
HABITAT IMPACT MAP

Coastal Dunes Improvement Project
Los Angeles World Airport

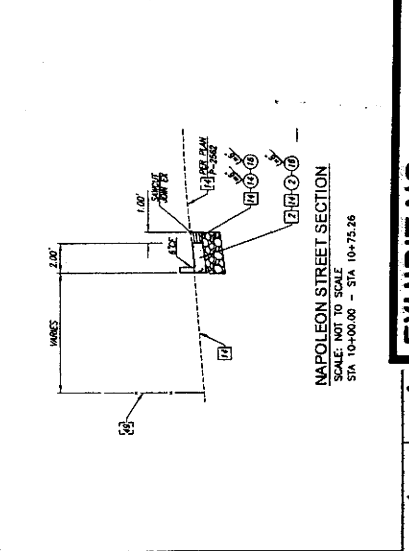
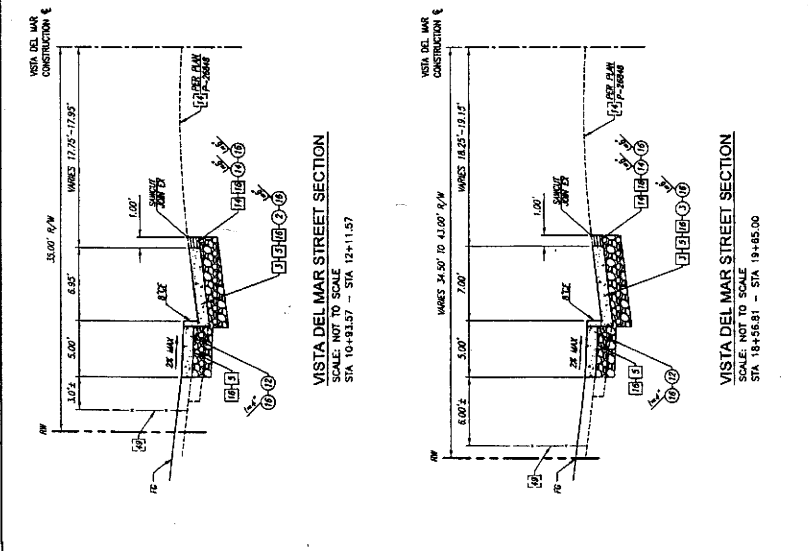
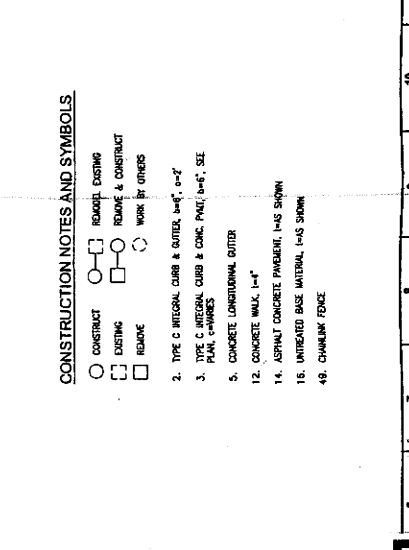
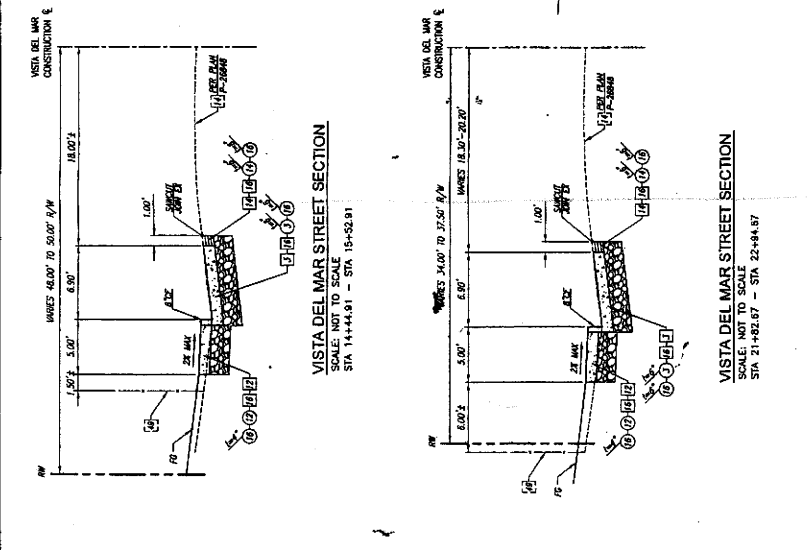
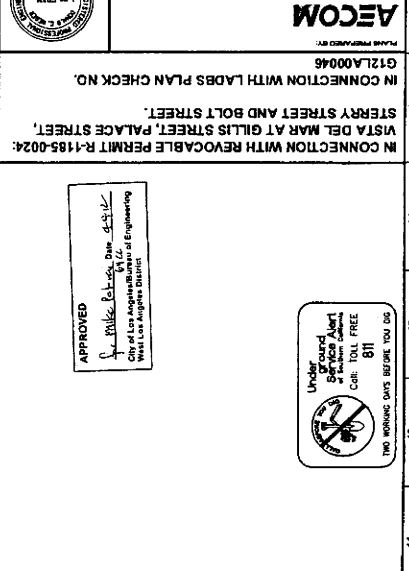
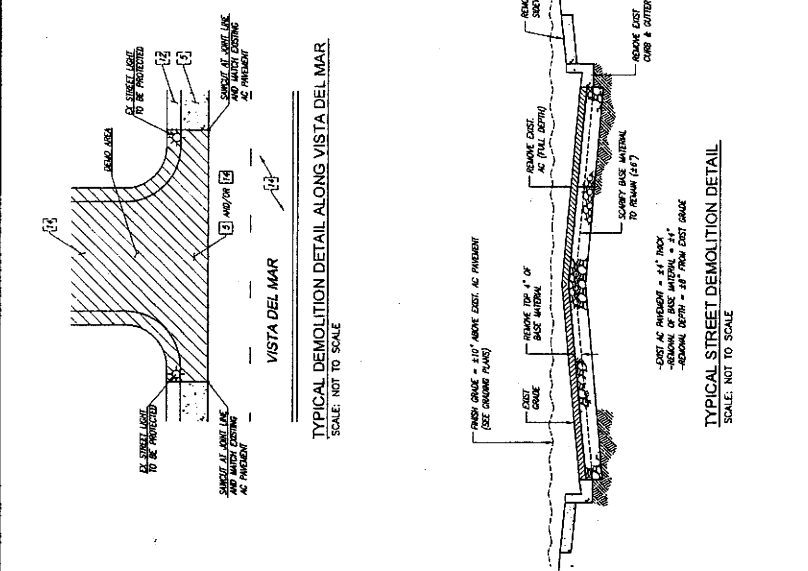
EXHIBIT NO. 4
Application Number 5-12-263
Dune Project
California Coastal Commission

APPROVED BY: DONALD C. WELLS, PE	DATE: 01/11/07
DESIGNED BY: DONALD C. WELLS, PE	DATE: 01/11/07
DRAWN BY: DONALD C. WELLS, PE	DATE: 01/11/07
CHECKED BY: DONALD C. WELLS, PE	DATE: 01/11/07
PROJECT: COASTAL DUNES IMPROVEMENT PROJECT	ADDRESS: 7600 BLOCK OF VISTA DEL MAR
PROJECT NO. 4	DATE: 01/11/07

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PROJECT: COASTAL DUNES IMPROVEMENT PROJECT	ADDRESS: 7600 BLOCK OF VISTA DEL MAR
PROJECT NO. 4	DATE: 01/11/07

DEPARTMENT OF PUBLIC WORKS
BUREAU OF ENGINEERING

CITY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
PLANS PREPARED BY: AECOM
G12LA00046
IN CONNECTION WITH LABS PLAN CHECK NO. G12LA00046



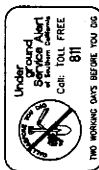
CONSTRUCTION NOTES AND SYMBOLS

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1. TYPE C INTEGRAL CURB & GUTTER, 4"x6", 6"x2"
2. TYPE C INTEGRAL CURB & CONC. PAVEMENT, 4"x6", 6"x2"
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EXHIBIT NO. 5
Application Number
5-12-263
Street Repair
Plan
California Coastal Commission



APPROVED
By: [Signature]
Title: [Title]
City of Los Angeles Bureau of Engineering
West Los Angeles District



United States Coast Guard
Service Alert
Call TOLL FREE
811
TWO WORKING DAYS BEFORE YOU DIG

Table 1. Proposed Native Plant Palette For Landscaping and Erosion Control

Scientific Name	Common Name
<i>Abronia maritima</i>	sand verbena
<i>Abronia umbellata</i>	pink sand verbena
<i>Ambrosia chamissonis</i>	beach bur
<i>Armeria maritima</i>	sea pink
<i>Artemisia californica</i>	California sagebrush
<i>Atriplex leucophylla</i>	beach saltbush
<i>Baccharis pilularis</i> var. <i>consanguinea</i>	coyote brush
<i>Baccharis pilularis</i> var. <i>pilularis</i>	prostrate coyote brush
<i>Bromus carinatus</i> var. <i>maritimus</i>	seaside brome
<i>Calystegia soldanella</i>	dune morning glory
<i>Camissonia chieranthifolia</i>	dune primrose
<i>Coreopsis gigantea</i> (=Leptosyne)	giant coreopsis
<i>Corethrogyne filaginifolia</i>	common corethrogyne
<i>Croton californicus</i>	croton
<i>Distichlis spicata</i>	salt grass
<i>Dudleya palmeri</i>	sea lettuce/live forever
<i>Encelia californica</i>	California encelia
<i>Ericameria erichoides</i>	mock heather
<i>Erigeron glaucus</i> *	seaside daisy
<i>Erysimum insulare</i> ssp. <i>suffrutescens</i>	suffrutescent wallflower
<i>Eschscholzia californica</i>	California poppy
<i>Grindelia stricta</i>	gum plant
<i>Heliotropium curassavicum</i>	wild heliotrope
<i>Horkelia cuneata</i> ssp. <i>cuneata</i>	wedge-leaved horkelia
<i>Isocoma menziesii</i> var. <i>sedoides</i>	coast goldenbush
<i>Isomeris arboreus</i>	bladder pod
<i>Leymus triticoides</i>	creeping wildrye
<i>Lotus scoparius</i>	deerweed
<i>Lupinus chamissonis</i>	dune bush lupine
<i>Nassella cernua</i>	nodding needlegrass
<i>Rhus integrifolia</i>	lemonade berry
<i>Vulpia microstachys</i>	six-weeks fescue

*not known from Los Angeles County, but found north into Ventura County

EXHIBIT NO. 6
Application Number 5-12-263
Plant Palette
California Coastal Commission