

## CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST AREA  
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VENTURA, CA 93001  
(805) 641-0142

**T24a**

October 23, 1996

TO: Commissioners and Interested Persons

FROM: Steve Scholl, Deputy Director  
Gary Timm, District Manager  
Rebecca Richardson, Coastal Program Analyst *RL*

RE: Coastal Conservancy Enhancement Plan, Project No. CP-2-96 for Public Hearing and Commission Action at the meeting of November 12, 1996 in San Diego.

**PROJECT SUMMARY AND STAFF RECOMMENDATION**

The Enhancement Plan prepared by the California Coastal Conservancy ("the Conservancy") authorizes the Conservancy to grant \$5,000 to Heal the Bay to fund the Point Dume Habitat Restoration Project. Heal the Bay is a nonprofit organization that with organized volunteers would at some future date implement the enhancement plan. Point Dume State Beach is a 30 acre park and is located in the City of Malibu adjacent to Westward State Beach and south of Zuma County Beach. The project involves the eradication of ice plant, a non-native invasive plant and the re-vegetation of coreopsis, a native plant indigenous to coastal bluffs.

Staff is recommending that the proposed enhancement plan, as submitted, **is in conformance** with the policies and objectives of the Coastal Act (Exhibits are attached). Prior to the Conservancy implementing the Enhancement Plan, a coastal development permit for the actual work proposed in the plan must be reviewed and approved by the Coastal Commission (or its successor public agency) as consistent with the Chapter 3 policies of the Coastal Act.

**Additional Information:** Please contact Rebecca Richardson, California Coastal Commission, South Central Coast Area, 89 So. California Street, Second Floor, Ventura, CA. (805) 641-0142.

**I. Procedure**

The California State Coastal Conservancy submitted the Point Dume Enhancement Plan to the Commission on September 13, 1996, for its review and approval as required by Section 31258 of the Coastal Conservancy Act of 1976. Under Section 31258, following completion of a coastal resource enhancement plan, the Conservancy forwards the plan to the Commission for determination of plan conformity with the policies and objectives of Chapter 3 of the Coastal Act. Section 31258 provides that the Commission has 60 days to review the plan and transmit its findings to the Conservancy. In the case of this enhancement plan, the 60th day is November

12, 1996. If no findings are made prior to the 60th day (November 12, 1996), the Enhancement Plan is deemed to be approved and consistent with the Coastal Act.

Under the Coastal Act and the Coastal Conservancy Act, the Commission's task is to conduct a conceptual review of the Enhancement Plan and indicate to the Conservancy what provisions, if any, must be included in a final plan or project to find it consistent with the Coastal Act. The submitted Enhancement Plan is not an application for a coastal development permit and prior to the Conservancy implementing the Enhancement Plan, a coastal development permit for the plan must be reviewed and approved by the Coastal Commission or its successor public agency.

## **II Staff Recommendation: Motion and Resolution**

Staff recommends that the Commission adopt the following motion and resolution. A YES vote by a majority of the Commissioners present is necessary to pass the motion.

**Motion:** I move that the Commission determine that the Coastal Conservancy Point Dume Enhancement Plan, as proposed, is in conformance with the policies and objectives of the Coastal Act.

**Resolution:** The Commission hereby grants approval for the Point Dume Enhancement Plan, finding that the plan is in conformity with the provisions of Chapter 3 of the California Coastal Act for the reasons discussed in the findings herein.

## **III. Findings and Declarations**

The Commission finds and declares as follows:

### **A. Project Description**

The Enhancement Plan prepared by the Conservancy consists of their authorization to grant \$5,000 to Heal the Bay, a nonprofit organization, to fund the Point Dume Habitat Restoration Project. The Point Dume Enhancement Plan was prepared in June, 1996 by Heal the Bay for the Conservancy and states that one component of the project (planting of native vegetation) is intended to take place in partnership with the staff of the State Department of Parks and Recreation.

The project goal is to eradicate non-native plants at Point Dume and plant native coreopsis. Three tasks to accomplish the project goal are described in the plan as follows: 1) manually eradicate iceplant; 2) plant up to 20 acres of the site with coreopsis; and 3) distribute educational materials about habitat restoration to volunteers working on the park's enhancement.

Point Dume State Beach is located in the City of Malibu adjacent to Westward State Beach and south of Zuma Beach (operated by L. A. County). Topographically, the state park is situated on headlands with the majority of the park atop a coastal bluff. The site ascends to the ocean where access is accomplished via a foot path. The state beach contains a rocky outcrop area where there are tide pools.

**B. Environmentally Sensitive Habitat Areas**

Section 30230 of the Coastal Act states:

Marine resources shall be maintained, enhanced, and where feasible, restored. Special protection shall be given to areas and species of special biological or economic significance. Use of the marine environment shall be carried out in a manner that will sustain the biological productivity of coastal waters and that will maintain healthy populations of all species of marine organisms adequate for long-term commercial, recreational, scientific and educational purposes.

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 such resources shall be allowed within such 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 such areas, and shall be compatible with the continuance of such habitat areas.

§30230 of the Coastal Act mandates that marine resources be maintained, enhanced and where feasible restored. Areas, such as environmentally sensitive habitat areas (ESHA), are to be given special protection to provide for and to sustain their habitat. Likewise, §30240 of the Coastal Act mandates that only resource dependent uses be allowed in ESHAs. Such uses which would enhance or restore an ESHA could include a public trail in parkland, restoration of ESHA habitat or a fish ladder in a stream. §30240 of the Coastal Act also mandates that development adjacent to parks and recreation areas be performed in a manner that would not adversely impact habitat area. For example, in accordance with §30240, development involving vegetation removal, should also include erosion control measures to ensure that streambanks or coastal bluffs remained stable.

In addition, the Malibu/Santa Monica Mountains LUP contains several policies and standards regarding ESHAs, and marine habitat protection. These policies have been certified as consistent with the Coastal Act and used as guidance by the Commission in numerous past permit actions in evaluating a project's consistency with Sections 30230

and 30240 of the Coastal Act. For example, policy 111 regarding the marine resources in Point Dume states, in part, that, "The blufftops and adjacent cliffs shall be managed to eliminate erosion and the loss of natural vegetation caused by the formation of foot paths through sensitive habitats." Consistent with §30240 of the Coastal Act, Policy 98 of the LUP suggests that development should have no adverse impacts on sensitive marine and beach habitat areas and Policy 90 of the LUP suggests that development in areas adjacent to sensitive beach and marine habitat areas be designed to prevent impacts which could degrade the environmentally sensitive habitats. Finally, the LUP Resource Map designates the bluff faces, beach and rocky outcrop areas of the 30 acre state park as ESHA, identifies the kelp beds adjacent to the shoreline as sensitive resources and designates the blufftop area as a disturbed sensitive resource.

As described in the preceding section, the Conservancy is providing funds to Heal the Bay in order to perform the proposed enhancement of Point Dume State Park, involving the following specific actions:

- 1) eradicate iceplant manually on a monthly basis (total time period not specified). Where chemicals are used to remove iceplant, both iceplant and native coreopsis would be destroyed;
- 2) plant up to 20 acres with coreopsis, also on a monthly basis, in partnership with the California Department of Parks and Recreation staff; and,
- 3) distribute educational material discussing the importance of habitat restoration and California's unique coastal ecology.<sup>1</sup>

The state beach, which is located below the area subject to the enhancement efforts, has a rocky outcrop and tidepool area that contain sensitive marine resources. Erosion and increased sedimentation that occurs as a result of development and increased drainage velocities has in part caused degradation of the marine environment in the vicinity of Point Dume State Beach. Iceplant which is located on the blufftop area not only competes native vegetation but when planted on coastal bluff faces perpetuates surficial erosion. The eradication, if performed in a manner that will not exacerbate site erosion by exposing bare soil for long periods of time, will serve to enhance a biologically significant area. Further, the tasks outlined in the Plan are considered development that is consistent with §30240 of the Coastal Act because it is compatible with the continuance and protection of the ESHA.

The Commission notes that future review of this project would include consideration of the Enhancement plan's maintenance of the existing public walkways in harmony with the proposed resource enhancement consistent with §30240(b) of the Coastal Act. Given

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<sup>1</sup> See page 2 of Exhibit 3 for Point Dume Enhancement Plan Actions.

that the enhancement project is before the Commission for conceptual approval only, a detailed site plan, erosion control plan and planting schedule was not provided. As explained in Section I, Procedures, the Commission is granting conceptual approval of the project and will review the plan's specifics at a future date prior to the commencement of work. Therefore, for all the reasons listed above, the Commission finds that the proposed Conservancy Enhancement Plan is consistent, in concept, with the marine resource and habitat protection policies of the Coastal Act.

**C. Public Access and Recreation**

Section 30210 of the Coastal Act states:

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.

Section 30213 of the Coastal Act states (in part):

Lower cost visitor serving and recreational facilities shall be protected, encouraged, and, where feasible, provided. Developments providing public recreational opportunities are preferred. . . .

Section 30220 of the Coastal Act states:

Coastal areas suited for water-oriented recreational activities that cannot readily be provided at inland water areas shall be protected for such uses.

Section 30221 of the Coastal Act states:

Oceanfront land suitable for recreational use shall be protected for recreational use and development unless present and foreseeable future demand for public or commercial recreation activities that could be accommodated on the property is already adequately provided for in the area.

The California Constitution and the public access sections of the Coastal Act require the Commission to consider the impacts of development in the coastal zone on public access and recreational opportunities, including balancing the public's right to access the beach with the need to protect natural resource areas. In addition, Coastal Act §30213 and §30220 mandate that lower cost visitor serving recreational facilities be protected and coastal areas suited for water-oriented recreational activities be maintained where feasible. The Point Dume State Beach park is a 30 acre parcel where approximately 10 acres are inaccessible because of their steep topography. Point Dume State Beach affords visitors with opportunities to view the Malibu coastline, enjoy passive recreation activities (such as bird watching), access the beach and enjoy the tidepools. Therefore, enhancing a State Beach by way of an enhancement plan is compared against the access and recreation policies of the Coastal Act.

The proposed enhancement plan will occur on Point Dume State Beach in areas where public access and recreation is available. Public access via foot paths are available on top of the bluff and down the bluff face and the constructed paths would insure that the accessways are balanced with the site's sensitive resource areas. The Conservancy Enhancement Plan does not specify how the public's existing access to the site will be maintained during the project. The Commission recognizes that the Conservancy Enhancement Plan is conceptual in nature and will require additional Commission review, where specific site plans relative to access would address this issue. Therefore, based on future consideration of site plans and its inclusion of provisions to protect the existing pathways within the State Park, the Commission finds the Conservancy Enhancement Plan is consistent with the public access and recreation policies of the Coastal Act.

**D. Approval in Concept**

The Commission grants its approval in concept for the Point Dume Enhancement Plan. The project proponent (be it the Coastal Conservancy or another entity) must apply for and receive a coastal development permit from the Commission before implementing the Enhancement Plan. At that time, the permittee will need to demonstrate that the Enhancement Plan is fully consistent with all Chapter 3 policies of the Coastal Act.

SEE MAP VIII

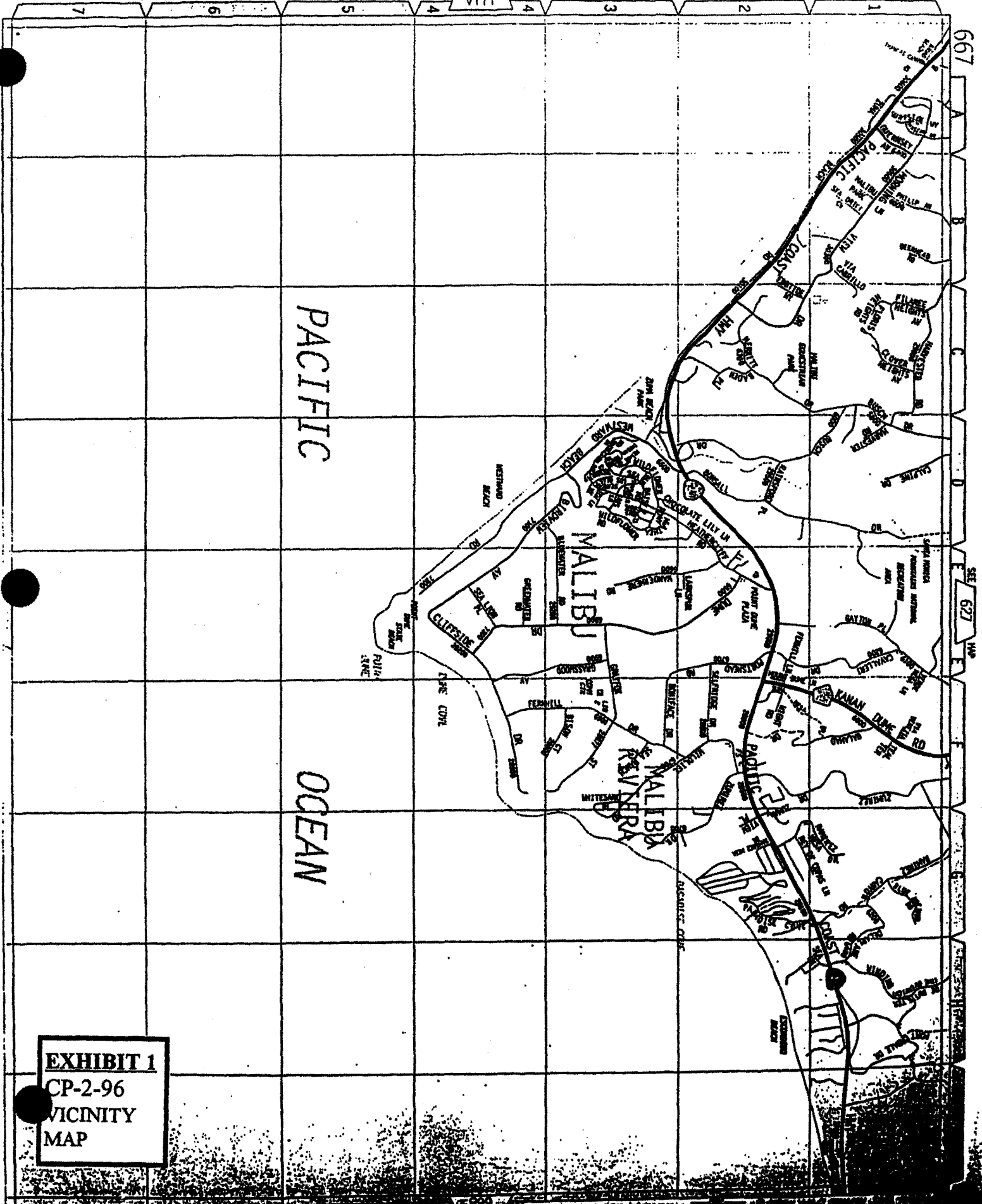
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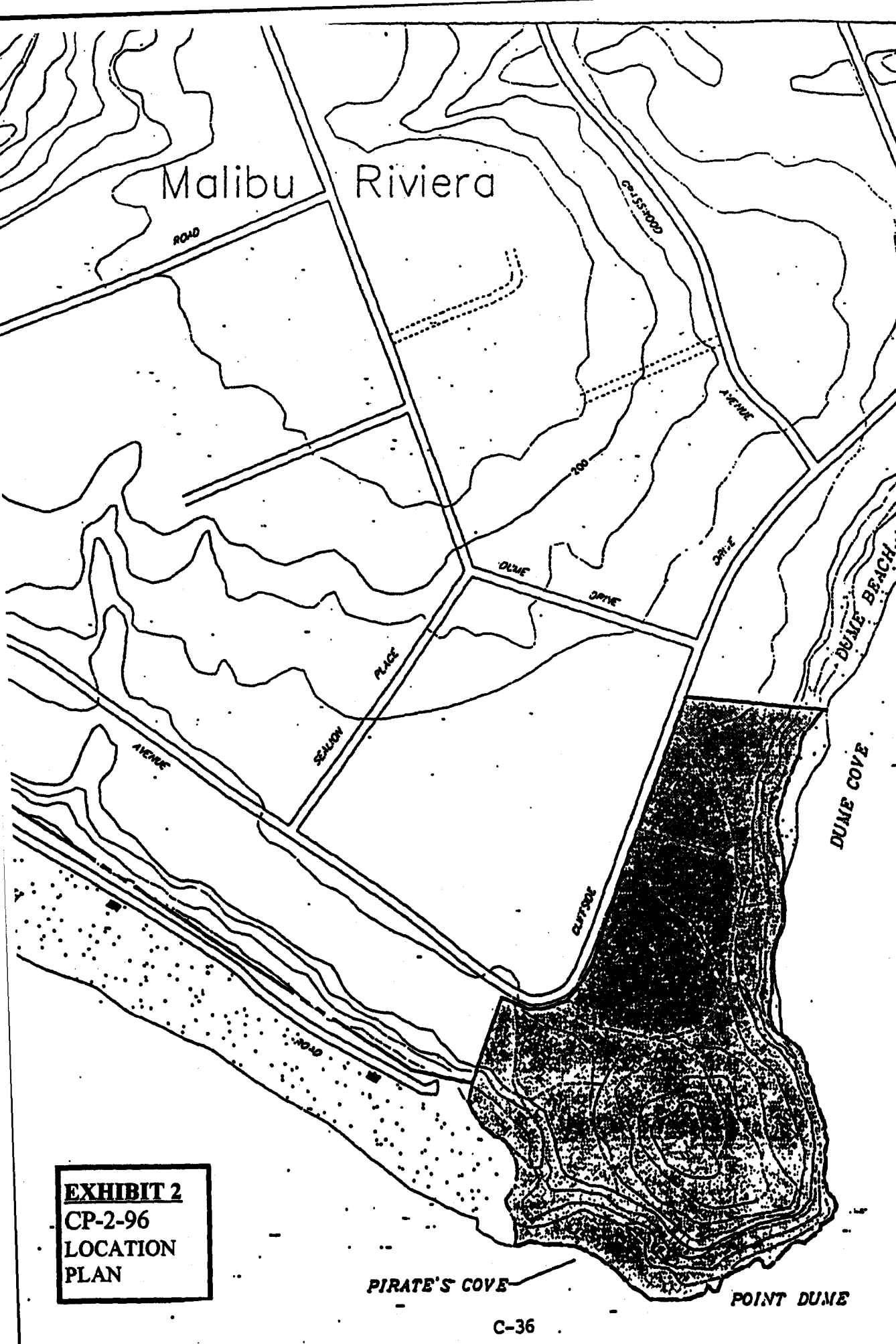
SEE 627 MAP

PACIFIC

OCEAN

**EXHIBIT 1**  
CP-2-96  
VICINITY  
MAP





**EXHIBIT 2**  
**CP-2-96**  
**LOCATION**  
**PLAN**

PIRATE'S COVE

POINT DUME

C-36

DESIGNED A. FONG 12 DRAWN 91 L. SPEED CHECKED	DATE	
	REVISIONS	
RESOURCES AGENCY OF CALIFORNIA DEPARTMENT OF PARKS AND RECREATION		
APPROVED	DATE	
POINT DUME STATE BEACH PROPOSED NATURAL PRESERVE		
DRAWING NO.		
SHEET NO.	1 - 8	



**Project: Point Dume Habitat Restoration--Iceplant Eradication and  
Native Plant Re-vegetation**

**I. Introduction**

Pt. Dume Headlands Natural Preserve is a unique natural habitat to several native species of plants and animals. Native plants which flourish here have adapted to the fragile environment of constantly shifting sand drifts. Iceplant overgrows the more fragile native species, which then causes many local animal species to disappear. This plan addresses the need to eradicate iceplant, to allow the native species to thrive.

**II. Property Description**

Point Dume overlooks the Pacific Ocean at Dume Cove and is located in the City of Malibu, adjacent to Westward Beach and South of Zuma Beach. The nearest streets to Point Dume are Cliffside Drive and Birdview Avenue. Point Dume Headlands Natural Preserve covers an area of thirty acres. Ten acres at Point Dume are inaccessible because of steep, rocky cliffs.

Plant species native to Pt. Dume include: Goldenbrush, California Poppy, *Haplopappas* and the "native limited distribution" Giant Coreopsis, and a plant present in large numbers--the non-native, invasive Iceplant. Native animal species are the Coast Horned Lizard and the Pacific Little Pocket Mouse.

**EXHIBIT 3**  
**CP-2-96**  
**POINT DUME**  
**ENHANCEMENT**  
**PLAN**  
**PAGE 1**

### **III. Eradication Plan Recommendations**

The goal of this Eradication Plan is to eradicate non-native plants at Point Dume and plant the Native Coreopsis. To accomplish this goal, the Plan recommends the following actions:

1) Eradicate iceplant manually. As iceplant grows, it laces in between and around the Coreopsis plants. If chemicals were used to remove the iceplant, both the iceplant and native Coreopsis would be destroyed. Thus, the Plan recommends manual extraction of iceplant a monthly basis.

and

2) Plant up to twenty acres with Coreopsis, a plant of native limited distribution. Monthly iceplant eradications and Coreopsis plantings will take place in partnership with the Department of Parks and Recreation staff. State Parks and Recreation have been working to eradicate iceplant for three years. They have been assisted by nonprofit volunteers, coordinated by Heal the Bay.

and

3) Educate volunteers on the importance of habitat restoration and California's unique coastal ecology. Distributing educational packets and involving the public in volunteer eradication is recommended.

The Plan recommends that the eradication be conducted, as much as possible, as a volunteer project. To this end, a nonprofit organization such as Heal the Bay should continue to be enlisted to attract and coordinate volunteers.