

CALIFORNIA COASTAL COMMISSION

SOUTH COAST AREA

245 W. BROADWAY, STE. 380

P.O. BOX 1450

LONG BEACH, CA 90802-4416

(310) 590-5071



Filed: Oct. 30, 1996
49th Day: Dec. 18, 1996
180th Day: Apr. 28, 1997
Staff: JLR-LB *MR*
Staff Report: Nov. 18, 1996
Hearing Date: Dec. 10-13, 1996

STAFF REPORT: CONSENT CALENDAR

APPLICATION NO.: 5-96-167

APPLICANT: Stuart and Mary C. Lichter

PROJECT LOCATION: 631 Paseo de la Playa, Torrance

PROJECT DESCRIPTION: Remodel and add a partial first and second floor including a swimming pool with deck to an existing 2-story single family residence.

Lot area:	29,210 sq. ft.
Building coverage:	2,942 sq. ft.
Pavement coverage:	2,143 sq. ft.
Landscape coverage:	4,560 sq. ft.
Parking spaces:	Three
Zoning:	R-3
Plan designation:	Residential
Project density:	N/A
Ht abv fin grade:	29'

LOCAL APPROVALS RECEIVED: Approval in Concept—City of Torrance

SUBSTANTIVE FILE DOCUMENTS: City of Torrance Adopted Local Coastal Program

SUMMARY OF STAFF RECOMMENDATION:

Staff is recommending approval with Special Conditions addressing natural hazards and environmentally sensitive habitat.

STAFF RECOMMENDATION:

The staff recommends that the Commission adopt the following resolution:

I. Approval with Conditions.

The Commission hereby grants, subject to the conditions below, a permit for the proposed development on the grounds that the development, as conditioned, will be in conformity with the provisions of Chapter 3 of the California Coastal Act of 1976, 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 of the Coastal Act, is located between the sea and first public road nearest the shoreline and is in conformance with the public access and public recreation policies of Chapter 3 of the Coastal Act, and will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act.

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 this permit is reported to the Commission. 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. Compliance. All development must occur in strict compliance with the proposal as set forth in the application for permit, subject to any special conditions set forth below. Any deviation from the approved plans must be reviewed and approved by the staff and may require Commission approval.
4. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
5. Inspections. The Commission staff shall be allowed to inspect the site and the project during its development, subject to 24-hour advance notice.
6. 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.
7. 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. Plans Conforming to Geologic/Soils Recommendations

All recommendations contained in the Engineering Geologic Investigation Report dated March 22, 1995, prepared by Gail S. Hunt, Consulting Geologist, regarding the proposed development, shall be incorporated into all final design and construction plans, except that any grading, replacement of bluff protection devices, retaining walls or the installation of drainage devices on the face of the bluff will require an amendment to this permit. All plans must be reviewed and approved by the consultants. Prior to issuance of the permit, the applicant shall submit, for review and approval by the Executive Director, evidence of the consultant's review and approval of all project plans.

The final plans approved by the consultant shall be in substantial conformance with the plans approved by the Commission relative to construction, grading and drainage. Any substantial changes in the proposed development approved by the Commission which may be required by the consultant shall require an amendment to the permit or a new coastal permit.

2. Assumption of Risk

Prior to the issuance of the Coastal Development Permit, the applicant (and landowner) shall execute and record a Deed Restriction, in a form and content acceptable to the Executive Director, which shall provide: (a) that the applicant understands that the site may be subject to extraordinary hazard from erosion and slope failure, and the (b) applicant hereby waives any future claims of liability against the Commission or its successors in interest for damage from such hazards. The document shall run with the land, binding all successors and assigns, and shall be recorded free of prior liens.

3. Environmentally Sensitive Habitat

Prior to issuance of permit, the applicant shall submit final landscape plans, subject to the review and approval of the Executive Director, that are designed to avoid or minimize disturbance of any existing coastal sage scrub on the bluff face. The plants in the backyard area located between the house and fence shall include no invasive plants as listed in the Recommended List of Native Plants for Landscaping in the Santa Monica Mountains, dated January 20, 1992 (See Exhibit F). Any replanting of the bluff face shall consist of coastal bluff scrub plants identified as habitat (See Exhibit G) for the El Segundo Blue Butterfly (Euphilotes bernardino allyni) or other plants as recommended by the U.S. Fish and Wildlife Service. The final landscape design shall be determined in consultation with recommendations from U.S. Fish and Wildlife Service.

4. Future Development

Prior to the issuance of the coastal development permit, the applicant shall execute and record a document, in a form and content acceptable to the Executive Director, stating that the subject permit is only for the

development described in the Coastal Development Permit No. 5-90-1041; and that any future improvements to the property, including but not limited to clearing of vegetation seaward of the rear yard fence, grading or installation of drainage devices will require a permit from the Coastal Commission or its successor agency. The document shall run with the land, binding all successors and assigns, and shall be recorded free of prior liens.

5. Acknowledgement of Sensitive Habitat

By acceptance of this permit, the applicant acknowledges that the bluff face of this lot is located in an environmentally sensitive area which provides habitat for the El Segundo Blue Butterfly (Euphilotes bernardino allyni).

IV. Findings and Declarations.

The Commission hereby finds and declares as follows:

A. Project Description and Background

The applicant proposes to remodel an existing 2-story single family residence and add a partial first and second floor and swimming pool with deck. The proposed single-family residence is located on a blufftop lot above Torrance Beach, in the City of Torrance. Following is a more detailed project description excerpted from a City staff report:

The subject property is located on the west side of Paseo de la Playa and slopes downward towards the west to the Pacific Ocean. The property is currently developed with a 3,874 square-foot two-story residence, including a 417 square foot garage. The existing second floor has an area of 2,602 square feet and the first floor is 798 square feet in area.

The applicant propose to expand this area by 321.5 square feet at the rear (west). An existing balcony which faces west and is located near the northwest corner of the residence will be reduced in size to approximately 50 square feet. A portion of the first floor on the east (front) face of the building will be removed; 1727 square feet will be added on the west side. After these changes, the first floor will have an area of 2033 square feet. A 321 square-foot basement area, to be used for storage, will be constructed under the front of the residence.

The garage will be expanded to an area of 578 square feet. A patio and pool area will be added in the rear yard area. The architecture of the house is contemporary Mediterranean, utilizing stucco and mission tile. The FAR for the project is .21.

Most of the residential addition is located below the existing second story at the rear of the house. The proposed pool/deck is located within an existing landscaped area and will not remove any environmentally sensitive habitat i.e., bluff sage shrub.

B. Natural Hazards

Section 30253 of the Coastal Act states:

New development shall:

(1) Minimize risks to life and property in areas of high geologic, flood, and fire hazard.

(2) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.

The proposed development is located in an area which is subject to natural hazards. Natural hazards common to this area include landslides, erosion, flooding and slumping. The Commission in previous actions on development in this area has found that there are certain risks associated with blufftop development that can never be entirely eliminated. Blufftop lots are subject to potential hazards not found in conventional flatland developments.

The proposed development is located in an area that has historically experienced bluff top erosion problems. Following is a more detailed description of the area as excerpted from the City's adopted LCP:

Geologic

Based upon a soils investigation in the coastal area there is an existing geological hazard along a portion of the bluff over the Torrance Beach. Several of the bluff top lots have a history of bluff erosion and localized landslides.

Therefore, no construction has been allowed beyond the limits of a "safe building line" established on certain lots west of Paseo de la Playa. (See Map 9).

Bluff erosion at the northern end of the parking lot has been perpetuated by drainage patterns in the area which allow water to flow down Paseo de la Playa and across the parking lot. The problem has been further aggravated by foot traffic across that section of the bluffs.

Pedestrian traffic should be confined to improved accessways and drainage patterns should be controlled to reduced bluff erosion.

In order to address geology concerns, the City's adopted LCP proposes the following implementing actions:

No improvements will be allowed west of the safe building line established by the Department of Building and Safety (See Map 9), no construction will be allowed between the safe building line and the west side of Paseo de la Playa or on any lots north of Lot 164

without a soils and geologic investigation. This will be enforced through provisions of the Hillside Overlay Zone (See Appendix G). All precautions will be taken to limit surface erosion and the percolation of water into the subsurface soils. Drainage patterns will be carefully controlled to minimize the runoff of water from the building areas over the top of the bluff. All water or sewer lines will be carefully constructed to insure against leakage of water from these lines into the subsurface soils. In addition, the ditches into which the lines are placed will be carefully backfilled with compacted soil to reduce the percolation of surface waters into the deeper underlying materials. Where planting is indicated drought tolerant plants should be used to minimize or eliminate irrigation.

The applicant has provided an Engineering Geologic Investigation Report dated March 22, 1995 prepared by Gail S. Hunt, Consulting Geologist. The Commission, in previous permit actions on development in this area has found that there are certain risks associated with hillside development that can never be entirely eliminated. The applicant's geology report also supports that conclusion. In addition, the report raises an issue specific to the site that requires construction methods that are the responsibility of the applicant to carry out in a safe manner. Following is an excerpt from that report:

The risks of construction and grading adjacent to sea cliffs has some inherent risk which is greater than construction on a site with no slopes. The geology is poorly known and unfavorable geologic structures could exist in the bedrock which are obscured by slope wash, planting and past slope failures. The increase in risk due to the planned addition is judged to be insignificant based upon the referenced past observations by others, my observations and the 68 year period since 1928 where reported massive slope failures have not occurred. The soils engineer should evaluate the impact of the 6 feet of fill in the pool area on decks surrounding the pool.

The applicant's plan indicates that the residential structure complies with the City's bluff setback "safe building line". The City's certified LCP geologic background documents recommend "that houses be constructed in back of a mapped setback line but that structures like pools can be constructed seaward of that line".

The applicant's geology report does raise concerns regarding slope failure from potential pool leakage. Following is an excerpt from the geologic report:

The recommendations of the Converse report prepared for lots 149-164 in 1959 recommends that houses be constructed in back of a mapped setback line but that structures like pools could be constructed seaward of that line. Based upon my observations of the site and review of the referenced documents, I do not believe the proposed additions contribute unfavorably to the gross stability of the sea cliffs. Pool leakage is a concern. Leakage could add to the existing water table and cause a localized failure. It is less likely that pool leakage could cause a major failure which would impact the house.

Therefore, the Commission finds that in order to be consistent with Section 30253 of the Coastal Act, the applicant must conform to the recommendations contained in the aforementioned soils and geology reports. The Commission further finds that the proposed residence, as conditioned to conform to the consultant's geology and soils recommendations, will minimize risks of developing in this area that may occur as a result of natural hazards. Finally, the Commission finds that in order to be consistent with section 30253 of the Coastal Act, the applicant must also record a deed restriction assuming the risk of developing in this hazardous area, and waiving the Commission's liability for damage that may occur as a result of such natural hazards.

C. Environmentally Sensitive Habitat

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.

The surrounding bluff face area contains significant environmentally sensitive habitat including coastal sage scrub and coastal bluff scrub. There are sensitive bird and plant species which are associated with coastal bluff scrub or coastal sage scrub. Vegetation along the bluff face within this area consists of native and introduced plants. One of the native plant species found on this bluff face is Eriogonum Parvifolium (Coastal Buckwheat). Eriogonum Parvifolium is the host plant for the El Segundo Blue Butterfly (Euphilotes bernardino allyni), a federally listed endangered species. Recently, the United States Department of Interior Fish and Wildlife Service monitored a nearby site and observed the presence of the El Segundo Blue Butterfly (See Exhibit H).

The proposed swimming pool and decks will be constructed inland of the top of the bluff within a grass landscaped backyard. Within the rear yard, there is an existing chain link fence located along the top of the bluff. Seaward of the fence, the bluff face is not landscaped and remains in a natural state in terms of topography and natural native vegetation. For purposes of this report, the area seaward of the fence is the face of the bluff.

In a recent past Commission permit approval within this area, the Commission addressed concerns about the use of non-native, invasive plants which over time could supplant areas containing native plants. Once this occurs, the El Segundo Blue's habitat could be seriously degraded or eliminated from the area. To ensure that the native plants have a greater chance to establish themselves on the bluff face and provide a viable native habitat for the El Segundo Blue Butterfly, the Commission is requiring a special condition requiring the applicant to plant non-invasive plants along the top of the bluff that will not encroach into the environmentally sensitive bluff face

area. The Commission is also imposing a special condition requiring that any future improvements to the property, including but not limited to clearing of vegetation seaward of the rear yard fence, grading or installation of drainage devices will require a permit from the Coastal Commission. Therefore, the Commission finds that the proposed development, as conditioned, is sited and designed to prevent adverse impacts on environmentally sensitive habitat as required in Section 30240 of the Coastal Act.

D. Local Coastal Program

Section 30604(a) of the Coastal Act provides that the Commission shall issue a coastal permit only if the project will not prejudice the ability of the local government having jurisdiction to prepare a Local Coastal Program which conforms with Chapter 3 policies of the Coastal Act:

- (a) 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 the 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 (commencing with Section 30200).

On June 18, 1981, the Commission approved the City of Torrance Land Use Plan (LUP) with Suggested Modifications. The City did not accept the modifications and the certified LUP, which was valid for six months, has lapsed. The major issues raised in the LUP were affordable housing, blufftop development and beach parking.

Based upon the findings presented in the preceding section, the Commission finds that the proposed development, as conditioned, will not create adverse impacts on coastal resources and is therefore consistent with applicable policies contained in the adopted City of Torrance LUP. In addition, the Commission finds that approval of the proposed project will not prejudice the City's ability to prepare a Local Coastal Program consistent with the policies of Chapter 3 of the Coastal Act, as required by Section 30604(a).

E. CEQA

Section 13096 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)(i) 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 impact which the activity may have on the environment.

The proposed project has been conditioned to be found consistent with the natural hazards and environmentally sensitive habitat policies of the Coastal

Act. Mitigation measures will minimize all adverse impacts. 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 amendment is found consistent with CEQA and the policies of the Coastal Act.

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JR/lm

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SOUTH COAST DISTRICT

TORRANCE
BEACH
PARK

REDONDO
STATE
BEACH

PROPOSED ADDITION

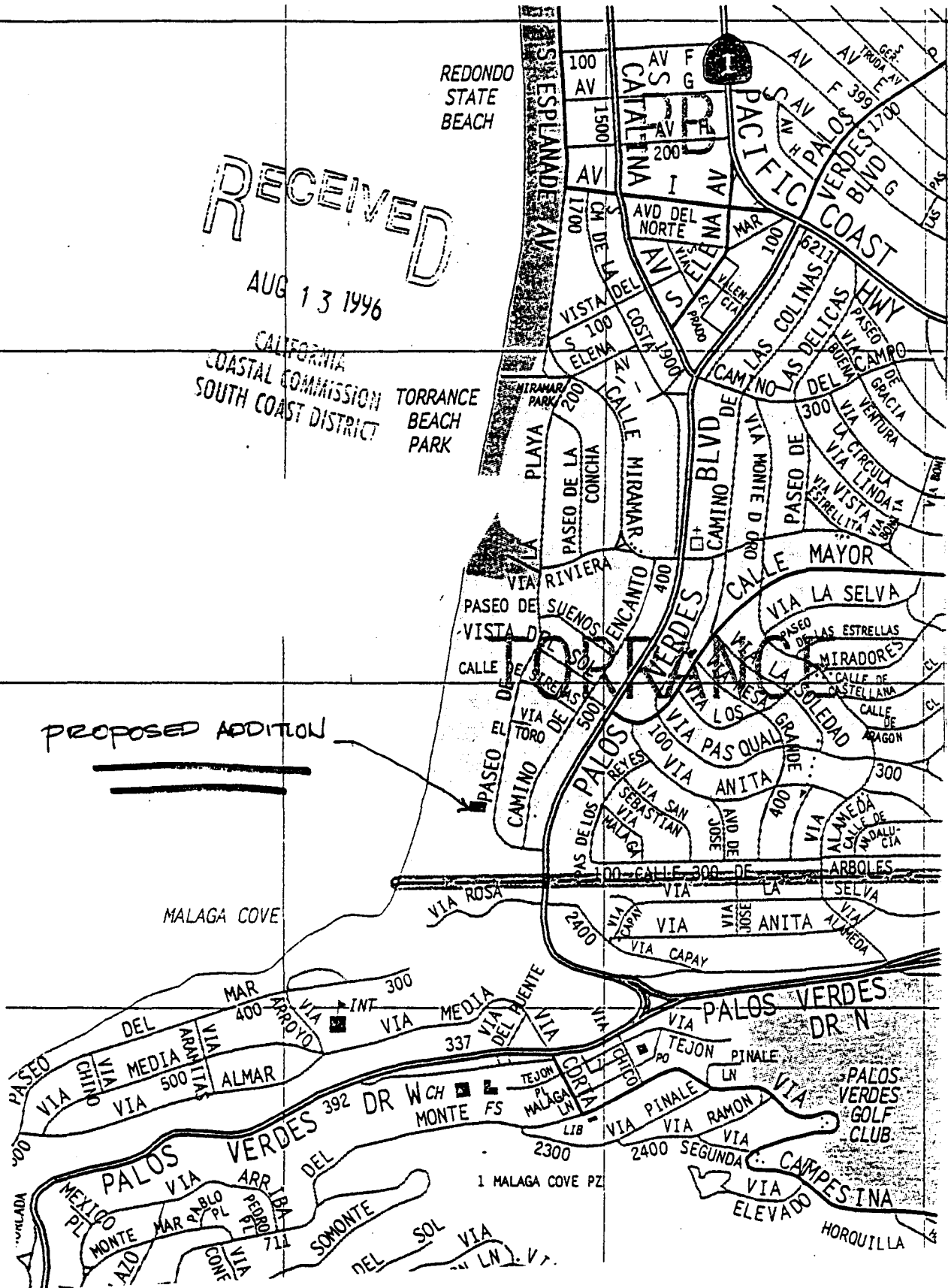


Exhibit B
5-96-167

CONVERSE ~~ENVIRONMENTAL~~ CONSULTANTS WEST. (Eng Geo
Calif. (P.O.)

~~67 W BELLEVUE DR PAS~~

818-796-8200

222 E. HUNTINGTON DR

MONROVIA

91016-3500

ATTEN:

TOM BENSON

SOIL INVESTIGATION

818-930-1221 Area

LOTS 149 TO 164, TRACT 18379, 818-930-1200

TORRANCE, CALIFORNIA

818-930-1212
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OCT. 4 1996

CALIFORNIA
COASTAL COMMISSION
SOUTH COAST DISTRICT

CONDUCTED FOR

DON JARAN CONSTRUCTION CO.

8660 WILSHIRE BOULEVARD

BEVERLY HILLS, CALIFORNIA

PROJECT NO. 58-465-A

JANUARY 27, 1959

CARCON BUILDERS

9100 Sunset Blvd.

Los Angeles 46, Calif.

Exhibit CP
1.52

5-96-167

CONVERSE FOUNDATION ENGINEERING COMPANY

2045 EAST COLORADO STREET

PASADENA, CALIFORNIA

C

O

P

V

insure against leakage of water from these lines into the subsurface soils. In addition, the ditches into which the lines are placed, must be carefully back-filled with compacted soil to reduce the percolation of surface waters into the deeper underlying materials. Extensive paving is recommended as opposed to planting which will require irrigation. Planting on the bluff slopes within the sand and slump materials is desirable since suitable planting will have a tendency to stabilize these slopes against wind erosion and water erosion and the plants will also have a tendency to absorb water which may be seeping through the materials. The dune sand which tends to shift frequently over the area by the wind should be compacted or otherwise stabilized so as to eliminate this movement.

→ Accessory structures such as garages, carports or swimming pools can be constructed to the rear of the recommended safe building line. However, it is of prime importance that structures such as swimming pools be carefully designed and constructed to eliminate leakage of water into the underlying soils. Such structures should be founded entirely on or below the compact silty sand or sand and not on any upper loose sands that might be subject to settlement as a result of the loading or vibrations.

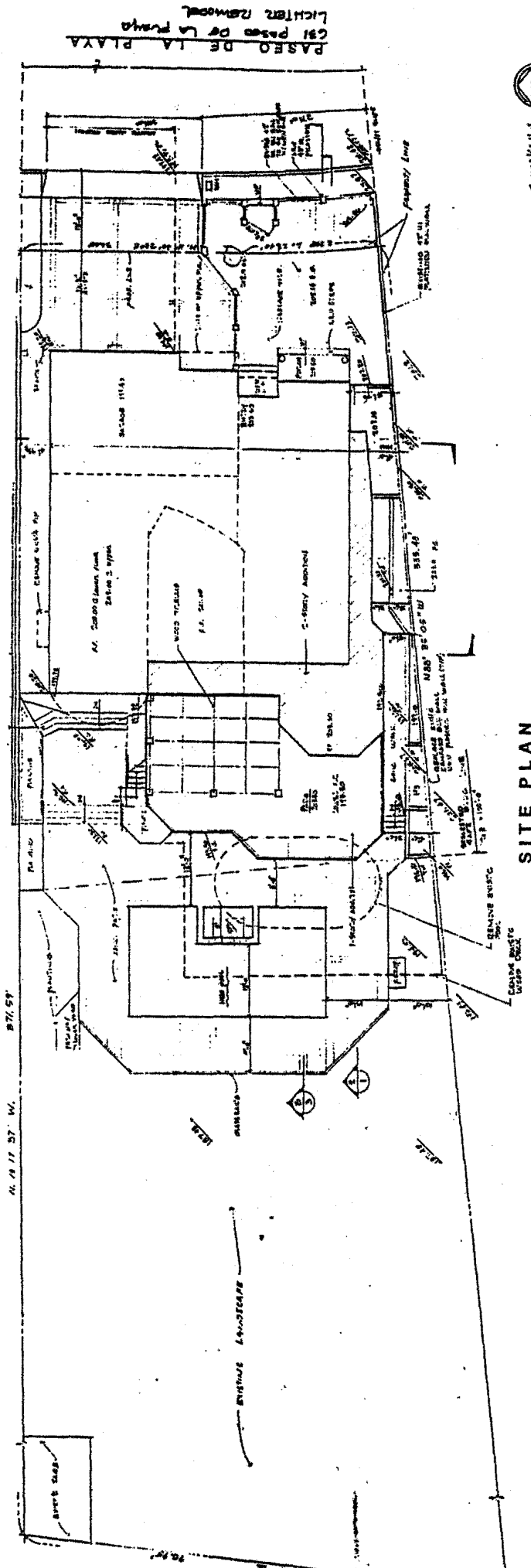
Respectfully submitted,

Converse Foundation Engineering Company

By *James J. R. [Signature]*

JRD/rnc

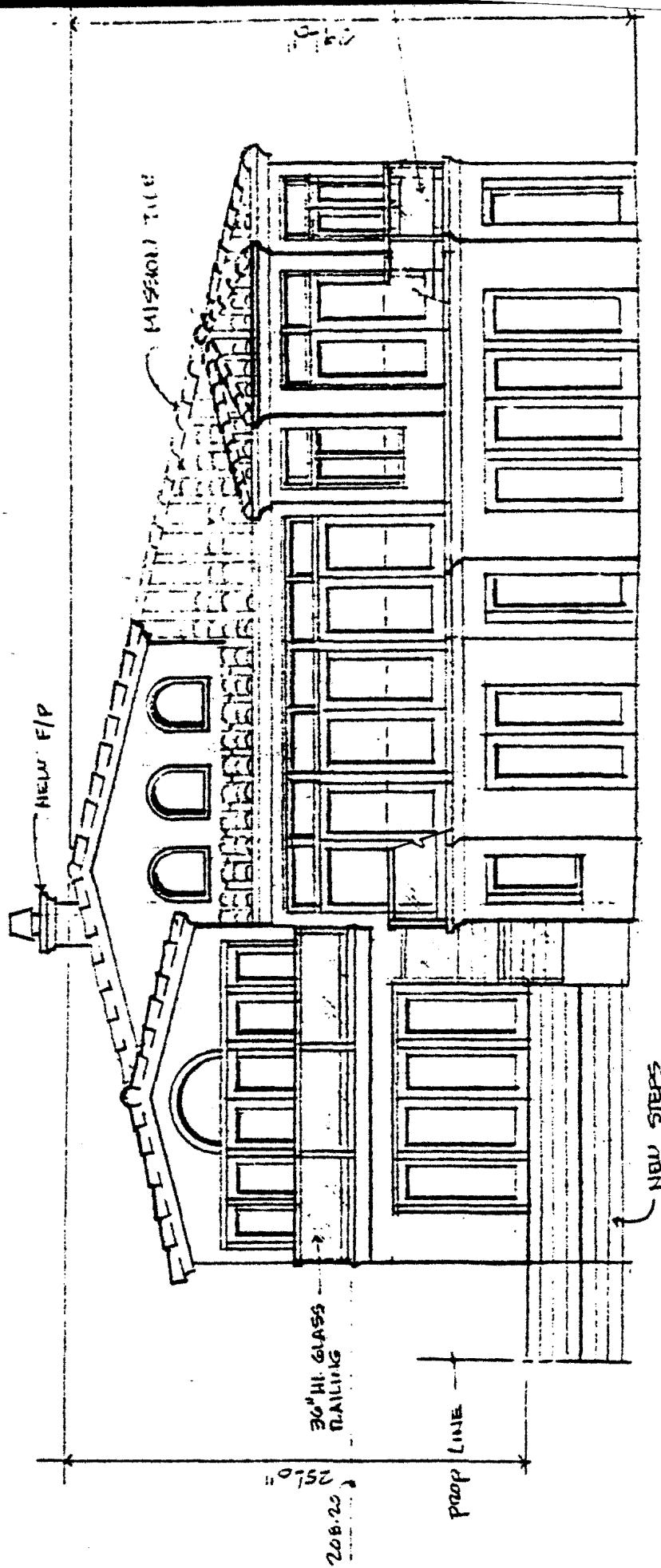
Exhibit C
2 of 2
5-96-167



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5-96-167

Exhibit D
 5-96-167



WEST ELEVATION

SCALE: 1/8" = 1'-0"

Exhibit.
5-96-16

APPENDIX A. NON-NATIVE INVASIVE PLANTS IN THE SANTA MONICA MOUNTAINS

SCIENTIFIC NAME	COMMON NAME
<i>Acacia cyclops</i>	Acacia
<i>Acacia longifolia</i>	Silvery Golden Wattle
<i>Acacia melanoxylon</i>	Blackwood Acacia
<i>Alnus incana</i>	Tree of Heaven
<i>Apocynum androsaemum</i>	Red Apple
<i>Arundo donax</i>	Giant Reed or Arundo Grass
<i>Avena fatua</i>	Wild Oats
<i>Avena barbata</i>	Slender Oat
<i>Brassica nigra</i>	Black Mustard
<i>Brassica rapa</i>	Field Mustard
<i>Bromus diandrus</i>	Rigput Grass
<i>Bromus mollis</i>	Brome Grass, Soft Cheese
<i>Bromus pennis</i>	Football Cheese
<i>Carduus pycnocephalus</i>	Italian Thistle
<i>Carduus edulis</i>	Mockernut Fig
<i>Centaurus melianthus</i>	Yellow Star-Thistle, Tootsie
<i>Centaurus solstitialis</i>	Barnaby's Thistle
<i>Chenopodium album</i>	Pigweed, Lamb's Quarters
<i>Chenopodium murale</i>	Goosefoot
<i>Chrysanthemum coronarium</i>	Annual Chrysanthemum
<i>Cirsium vulgare</i>	Bull Thistle
<i>Cirsium maculatum</i>	Poison Hemlock
<i>Cortaderia stolonata</i>	Pampas Grass
<i>Cynara cardunculus</i>	Artichoke Thistle or Cardoon
<i>Cynodon dactylon</i>	Bermuda Grass
<i>Dactylis glomerata</i>	Fluweed
<i>Erodium cicutarium</i>	St. Peter's Wort
<i>Eupatorium (Ageratum) adenophorum</i>	Eupatory
<i>Eucalyptus globulus</i>	Eucalyptus
<i>Foeniculum vulgare</i>	Fennel
<i>Hieracium hircinum</i>	Perennial Mustard
<i>Hieracium hircinum</i>	Fortall Barley, Mouse Barley
<i>Lactuca scariola</i>	Picky Lettuce
<i>Lactuca serriola</i>	Sweet Alyssum
<i>Malva parviflora</i>	Cheeseweed
<i>Marrubium vulgare</i>	Horehound
<i>Mesembryanthemum crystallinum</i>	Common Ice Plant
<i>Myoporum laetum</i>	Myoporum
<i>Nicotiana glauca</i>	Tree Tobacco
<i>Oryzopsis miliacea</i>	Smile Grass
<i>Oxalis pes-caprae</i>	Bermuda Buttercup
<i>Pennisetum clandestinum</i>	Kikuyu Grass
<i>Pennisetum setaceum</i>	Fountain Grass
<i>Phalaris aquatica</i>	Harding Grass
<i>Poa echinoides</i>	Brittly Ox-tongue
<i>Raphanus sativus</i>	Wild Radish
<i>Ricinus communis</i>	Castor Bean
<i>Rumex conglomeratus</i>	Creek Dock
<i>Rumex crispus</i>	Curl Dock
<i>Salix australis</i>	Russian Thistle
<i>Salix molle</i>	California Pepper Tree
<i>Scirpus torreyi</i>	Florida Pepper Tree
<i>Senecio jacobinoides</i>	German Ivy
<i>Sisymbrium irio</i>	Milk Thistle
<i>Sisymbrium officinale</i>	London Rocket
<i>Sisymbrium orientale</i>	Hedge Mustard
<i>Sisymbrium officinale</i>	Eastern Rocket
<i>Sisymbrium officinale</i>	Sow Thistle
<i>Sisymbrium officinale</i>	Johnson Grass
<i>Sisymbrium officinale</i>	Spanish Broom
<i>Taraxacum officinale</i>	Dandelion
<i>Tribulus terrestris</i>	Puncture Vine
<i>Tripolium majus</i>	Nasturtium
<i>Urtica major</i>	Nettle
<i>Xanthium spinosus</i>	Cockspur

Invasive Plants
Exhibit F
S-96-167

HAND SEED THIS ZONE WITH THE SEED MIX, AS FOLLOWS:

<u>LB/ACRE</u>	<u>SPECIES</u>	<u>MINIMUM PURITY/GERMI</u>
4	AMBROSIA CHAMISSONIA	85/50
2	AMBROSIA PSILASTACHYA	2/15
2	ARTEMISIA CALIFORNICA	15/50
2	BACCHARIS PILULARIA CONSANGUINEA	2/40
1	CAMISSONIA CHEIRANTHIFOLIA	98/75
2	CROTON CALIFORNICA	90/20
8	ENCELIA CALIFORNICA	40/60
15	ERIOGONUM PARVIFOLUM	30/60
1	ESCHSCHOLZIA CALIFORNICA	98/75
1	GALIUM ANGUSTIFOLIA	80/30
2	GNAPHALIUM BICOLOR	2/35
8	HAPLOPAPPUS ERIOCOIDES	6/25
2	LOTUS PURSHIANUS	98/70
3	LUPINUS BICOLOR	98/80
2	LUPINUS CHAMISSONIS	98/80
1	OPUNTIA LITTORALIS	98/30
2	PHACELIA CIRCUTARIA	90/60
2	PHACELIA RAMOSISSIMA	90/70
4	LOTUS SCOPARIUS	90/60
2	SALIVA MELLIFERA	70/50
6	VULPIA MICROSTACYS	90/60

SEED MIXTURE IS AVAILABLE FROM S AND S SEEDS -
PHONE: (805) 684-0436

Native Dunes plants

Exhibit G
5-96-167

(Source Mattoni, 1995)



United States Department of the Interior

FISH AND WILDLIFE SERVICE

Ecological Services
Carlsbad Field Office
2730 Loker Avenue West
Carlsbad, California 92008

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CALIFORNIA
COASTAL COMMISSION
October 5, 1995
SOUTH COAST DISTRICT

Mr. James L. Ryan
California Coastal Commission
P.O. Box 1450
Long Beach, California 90802-4416

Subject: Endangered El Segundo blue butterfly and restoration program
at 433 Paseo del lay Playa, Torrance,

Dear Mr. Ryan:

This letter responds to the proposed restoration plan for the El Segundo blue butterfly (*Euphilotes bernardino allyni*) at 433 Paseo de la Playa in the City of Torrance, Los Angeles County, California. The U.S. Fish and Wildlife Service (Service) is concerned about the possible effects of the project on this endangered species, which is fully protected under the Endangered Species Act of 1973, as amended (Act). The butterfly has been observed on the project site by Chris Nagano of my staff. Our comments are based on the Planting Plan L-1, dated July 12, 1995, which was received by the Service from Hawthorne Savings on August 23, 1995; and a meeting between Bruce Lewis and Sherry Lawson of Hawthorne Savings, and Chris Nagano on October 3, 1995.

The planting plan will adequately restore habitat for the endangered El Segundo blue butterfly if the iceplant (*Caprobrotus edulis*) is planted thirty-six (36) inches off-center. The coastal buckwheat (*Eriogonum parvifolium*) and associated native species that will be planted at the site will provide additional habitat for the butterfly.

We appreciate the efforts of the California Coastal Commission and Hawthorne Savings in protecting endangered species and California's remaining wildlife habitats. Please contact Chris Nagano of my staff at the letterhead address or at 619/431-9440 if you have any questions.

Sincerely,

Gail C. Kobetich
Gail C. Kobetich
Field Supervisor

EXHIBIT NO. 5
APPLICATION NO. 5-90-1041A2
Letter from Fish and Wildlife
California Coastal Commission

Exhibit H
5-96-167