

**CALIFORNIA COASTAL COMMISSION**

South Coast Area Office  
200 Oceangate, Suite 1000  
Long Beach, CA 90802-4302  
(562) 590-5071

**TU 15c****RECORD PACKET COPY**

Filed: 6/21/02  
49th Day: 8/9/02  
180th Day: 12/18/02  
Staff: AJP-LB  
Staff Report: 7/16/02  
Hearing Date: 8/6-9/02  
Commission Action:

**STAFF REPORT: REGULAR CALENDAR****APPLICATION NUMBER:** 5-02-128**APPLICANT:** Los Angeles Department of Recreation and Parks**AGENT:** Barbara Dye**PROJECT LOCATION:** 1600 Paseo del Mar, San Pedro

**PROJECT DESCRIPTION:** Restoration of an approximately 102 acre site for a nature preserve, of which 25 acres are within the dual permit area and are subject to this permit. The project within the dual permit area will include removal of non-native vegetation and planting with native vegetation; native plant demonstration garden; public trails; temporary and semi permanent irrigation system; 36-inch high perimeter fencing; interpretive signage; restroom facility; public off-street parking for 66 vehicles; removal of debris; and removal of four former military buildings.

|                       |                   |
|-----------------------|-------------------|
| Lot Area:             | 102 acres         |
| Building Coverage:    | 1,540 square feet |
| Parking Spaces:       | 66                |
| Zoning:               | Open Space        |
| Ht above final grade: | 8 feet            |

**LOCAL APPROVALS RECEIVED:** City of Los Angeles CDP No. 2001-5774

**SUBSTANTIVE FILE DOCUMENTS:** Draft Environmental Impact Report, White Point Park Nature Preserve, SC#2001041074

**SUMMARY OF STAFF RECOMMENDATION:**

Staff recommends that the Commission grant a permit for the proposed development with conditions regarding the landscaping, erosion control and archaeology. As conditioned, the proposed development conforms with all applicable policies of the Coastal Act.

**Staff Note:**

The proposed development is within the coastal zone area of the City of Los Angeles. Section 30600(b) of the Coastal Act<sup>1</sup> allows local government to assume permit authority prior to certification of a local coastal program. Under that section, the local government must agree to issue all permits within its jurisdiction, except as explained in the next paragraph. In 1978, the City of Los Angeles chose to issue its own coastal development permits.

Within the areas specified in Section 30601, which is known in the City of Los Angeles permit program as the "Dual Permit Jurisdiction" area, the Coastal Act requires that the development that receives a local coastal development permit pursuant to Section 30600(b) also obtain a permit from the Coastal Commission. Section 30601 requires a second coastal development permit from the Commission on all lands located (1) between the sea and the first public road, (2) within 300 feet of the inland extent of a beach, or the sea where there is no beach, (3) on tidelands or submerged lands, (4) on lands located within 100 feet of a wetland or stream, or (5) on lands located within 300 feet of the top of the seaward face of a coastal bluff. Outside that area, the local agency (City of Los Angeles) coastal development permit is the only coastal development permit required.

The proposed development is located in the dual and single permit area. The City of Los Angeles issued a local coastal development permit (No. ZA 2001-5774) for the underlying development within the 102 acre site that lies within both the dual and single permit area. Under the requirements of Section 30601 after the local government approves a coastal development permit, a second coastal development permit is required from the Commission for development within the dual area. The dual permit area consists of approximately 25 acres or 24% of the entire 102 acre property. The pending application is for the second permit for that 25 acre portion of the project located within the dual permit area, which is to be issued by the Coastal Commission.

The dual permit area within the property extends from Paseo del Mar and varies from approximately 100 to 300 feet inland (see Exhibit No. 2), and consists of approximately 25 acres of the southern portion of the 102 acre site. The proposed improvements located north (landward) of this area are located within the single permit area. For the development that lies within the single permit area, once the local government authorizes that development, unless an appeal is filed and the Commission finds the appeal to raise substantial issues, the local government's action is final.

After review of the City's permit and documents, Commission staff determined that the proposed development, as conditioned by the City, was consistent with past Commission permit actions and Chapter 3 policies of the Coastal Act. Therefore, the permit was not appealed. No appeals from the public were submitted.

---

<sup>1</sup> Unless otherwise specified, all subsequent section references are to the Coastal Act. Cal. Pub. Res. Code §§ 30000 et seq.

For development within the dual area, after the local government approves a permit, a second permit is required from the Commission under the requirements of section 30601.

**STAFF RECOMMENDATION:**

The staff recommends that the Commission adopt the following resolution:

**I. APPROVAL WITH CONDITIONS**

The Commission hereby **GRANTS** a permit, subject to the conditions below, for the proposed development on the grounds that the development 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, and will not have any significant adverse effects on the environment within the meaning of the California Environmental Quality Act.

**MOTION, STAFF RECOMMENDATION AND RESOLUTION FOR 5-01-128:**

Staff recommends that the Commission make the following motion and adopt the following resolution:

**MOTION:**     *I move that the Commission approve Coastal Development Permit #5-01-128 pursuant to the staff recommendation.*

**STAFF RECOMMENDATION OF APPROVAL:**

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 TO APPROVE THE PERMIT:**

The Commission hereby approves a permit, subject to the conditions below, for the proposed development and adopts the findings set forth below on grounds that the development as conditioned will be in conformity with the provisions of Chapter 3 of the California 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 alternative 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 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. 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 and erosion control that is compatible with the proposed habitat restoration project in the White Point Park Nature Preserve Master Plan (August 27, 2001), White Point Park Nature Preserve Environmental Impact Report (June 2001), and City Coastal Development Permit No. 2001-5774, that include the following:

1. Vegetation planted on the site will consist of, to the greatest extent practical, native plants typically found within the Palos Verdes hills area. The seeds and cuttings employed shall be, to the greatest extent practical, from sources in and adjacent to the Palos Verdes hills area. 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 new plantings of 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. The site will be stabilized immediately with jute matting or other BMP's to minimize erosion during the raining season (November 1 to March 31) if plantings have not been fully established.
- 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. 5-02-128, the applicants 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 certifies the on-site landscaping is in conformance with the landscaping plan in the White Point Park Nature Preserve Environmental Impact Report (June 2001) and approved pursuant to this special condition, and provides no less than 80% coverage of planted area and resists invasion by exotic plant species as demonstrated by less than 25% coverage of weed 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.
- 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. Archaeological Resources

A. The applicant shall comply with all recommendations and mitigation measures contained in the White Point Park nature Preserve Environmental Impact Report (June 2001), and City Coastal Development Permit No. 2001-5774. The applicant shall also comply with the following monitoring conditions during construction:

a) Native American Monitor.

If historic artifacts are discovered, a Native American monitor shall be present on-site during all excavation activities to monitor the work. The monitors shall meet the requirements set forth in the Native American Heritage Commission Guidelines for Monitors/Consultants of Native American Cultural, Religious, and Burial Sites.

b) Review of Treatment Plan.

In the event that cultural resources are discovered and a Treatment Plan (mitigation plan) is prepared, the Treatment Plan shall be submitted to the Executive Director for review and approval. Based on the mitigation procedures outlined in the Treatment Plan, the Executive Director will determine if an amendment to this permit is required.

c) Curation Facility.

1. Artifacts collected as a result of this project shall be curated at a qualified curation facility, such as the Los Angeles County Museum of Natural History. A qualified curation facility is one that meets the State Office of Historic Preservation Guidelines for Curation of Archaeological Collections.

2. Prior to completion of archaeological work at the site the applicant shall submit, for the review and approval of the Executive Director, evidence that:

(i) the curation facility meets the State Office of Historic Preservation Guidelines for Curation of Archaeological Collections; and

(ii) evidence of the facility's willingness to accept the collection.

3. If no qualified curation facility is available at the time the project is complete, an amendment to this permit shall be required to determine the appropriate curation process.

B. If an area of cultural deposits is discovered during the course of the project:

(i) All construction shall cease and shall not recommence except as provided in subsection C hereof; and

(ii) Within 90 days after the date of discovery of such deposits, the applicant shall provide evidence to the Executive Director of execution and recordation of a deed restriction, in a form and content acceptable to the Executive Director: (1) indicating that, pursuant to this permit, the California Coastal Commission has authorized development on the subject property, subject to terms and conditions that restrict the use and enjoyment of that property (hereinafter referred to as the "Standard and Special Conditions"); and (2) imposing all Standard and Special Conditions of this permit as covenants, conditions and restrictions on the use and enjoyment of the Property. The deed restriction shall include a legal description of the applicant's entire parcel or parcels. It shall also indicate that, in the event of an extinguishment or termination of the deed restriction for any reason, the terms and conditions of this permit shall continue to restrict the use and enjoyment of the subject property so long as either this permit or the development it authorizes – or any part, modification, or amendment thereof – remains in existence on or with respect to the subject property.

C. An applicant seeking to recommence construction following discovery of the cultural deposits shall submit a supplementary archaeological plan for the review and approval of the Executive Director. In order to protect archaeological resources, any further development may only be undertaken consistent with the provisions of the supplementary archaeological plan.

(i) If the Executive Director approves the Supplementary Archaeological Plan and determines that the Supplementary Archaeological Plan's recommended changes to the proposed development or mitigation measures are de minimis in nature and scope, construction may recommence after the Executive Director receives evidence of recordation of the deed restriction required above.

(ii) If the Executive Director approves the Supplementary Archaeological Plan but determines that the changes therein are not de minimis, construction may not recommence until after an amendment to this permit is approved by the Commission and the Executive Director receives evidence of recordation of the deed restriction required above.

#### **IV. FINDINGS AND DECLARATIONS:**

The Commission hereby finds and declares:

##### **A. Project Description and Location**

The City of Los Angeles is proposing to restore approximately 102 acre site for a nature preserve. Of the 102 acre site 25 acres are located within the City of Los Angeles' dual permit jurisdiction area, and are subject to this permit. Within the 25 acres the project will include removal of non-native vegetation and planting with native vegetation;

demonstration garden, improvements to and construction of new public trails; temporary and semi permanent irrigation system; restroom facilities; 36-inch high perimeter fencing; interpretive signage; public off-street parking for 66 vehicles within a parking area covered with crushed granite; removal of debris and removal or relocation on-site of four military structures.

The remaining area outside of the 25 acres within the dual permit area will include mainly removal of non-native vegetation and native vegetation planting, native plant nursery, and public trails.

The park will be opened to the public free of charge, from approximately dawn to dusk.

The 25 acre site, which is subject to this permit, is located within the City of Los Angeles' dual permit jurisdiction area and is the lower southern portion of a total 102-acre City owned property (see Exhibit No. 2). The proposed project is located within White Point Park, which is situated along the Pacific Ocean bluffs at the southerly base of the Palos Verdes hills in the Los Angeles community of San Pedro. The entire 102 acre property is bordered by Western Avenue to the west, Paseo del Mar to the south, Weymouth Avenue to the east, and the Los Angeles Air Force Base housing to the north (see Exhibit No. 2). The property is located inland or south of Paseo del Mar, which is the first public road paralleling the coast.

The property consists of a low marine terrace parallel to the coastline, a second smaller marine terrace in the northwestern portion of the property, and steep slopes on the north side. Elevation varies from about 125 feet above sea level along Paseo del Mar, to approximately 360 feet above sea level along the northerly border.

The existing site consists of open fields, dominated by non-native annual grassland. According to the EIR, native habitat has been replaced almost completely by the annual non-native grassland and disturbed ruderal vegetation with planted ornamental trees scattered throughout the site. Small patches of coastal sage scrub vegetation are found throughout the site.

## **B. Site History**

According to the EIR, the White Point area was part of the Rancho del Los Palos Verdes land grant to the Sepulveda family in 1827. Throughout the late 19<sup>th</sup> century the area was used for grazing livestock. Between the turn of the century and the beginning of World War II, the area was used for farming.

During World War II, White Point was taken by the Federal government and incorporated into the Coastal Defense system of Fort MacArthur. In 1943, artillery battery installations, housing two 16-inch guns, were emplaced. After World War II, Fort MacArthur served as a military training base.

In 1954, a Nike anti-aircraft missile facility was constructed within the lower portion of the site. By 1974, the Nike missile facility had become obsolete and was shut down. Subsequently, the Federal government disposed of the Fort MacArthur property and transferred ownership to the City of Los Angeles.

**C. Environmentally Sensitive Resources**

Section 30231 of the Coastal Act states:

*The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.*

Section 30240(a) 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.*

The site consists of a total of 102 acres. Of this total acreage, approximately 25 acres, located in the lower, or southern portion of the site, are within the dual permit area.

According to the EIR, because of prior use of the site, as discussed earlier, the site lacks extensive populations of native plant species. The site is dominated by non-native annual grassland, disturbed ruderal communities, ornamental species, and invasive non-native vegetation. There are occurrences of remnant coastal sage scrub, and individual scattered occurrences of native species.

Based on surveys no sensitive plant communities were observed on site and no state or federally listed endangered or threatened species were observed on-site. Because the site lacks native plant communities and suitable habitat for individual species development of the site will not have any significant adverse impact on special-status species.

The proposed project will restore the site with native plants. According to the EIR and the applicant's *White Point Nature Preserve Master Plan* (August 27, 2001), the goal of the restoration project is to recreate a plant community that is self-sustaining and will function as habitat for native wildlife. In developing the restoration plan the applicant considered existing conditions and comparable sites on the Palos Verdes Peninsula. Based on these

comparisons, it was determined that the potential habitat for White Point is coastal sage scrub, southern cactus scrub, and coastal bluff scrub.

The few remnants of native coastal sage scrub that exist on-site will be preserved and enhanced to serve as the basis of the restoration effort. Further revegetation of the coastal sage scrub and associated scrub communities would then be initiated around existing coastal sage scrub patches, and in non-native grassland and disturbed areas of the site. Areas covered with non-native grassland or disturbed vegetation will be restored to native grassland or native scrub to recreate and support natural plant and wildlife diversity.

Seed material will be collected from local sources, if available, and from plantings on-site. Container plants will be from species propagated from local plant sources. Weed eradication would be primarily by mechanical or hand weeding. According to the EIR, in areas with large amounts of invasive non-native vegetation, herbicides may be used. However, no pre-emergent herbicides would be used, but rather topical ones that are applied directly and, break down quickly, such as the herbicide Roundup.

In order to establish the plantings and stimulate germination, and to supplement precipitation in the event of drought conditions, irrigation will be used. The project includes a temporary and semi-permanent irrigation system. According to the EIR, irrigation is only needed on a temporary basis of 2-4 years and for a period of 3-4 months during each planting season. The irrigation system will consist of a temporary, above ground drip system or low-flow overhead sprinklers. It is estimated that approximately 30 acres of land during each planting season will be revegetated and will require irrigation for 2-4 years. Once the revegetation has become established, the irrigation system will be removed and relocated to a newly planted site. A more permanent irrigation system will be required for the proposed revegetation of the riparian woodland habitat, the entrance landscaping, and the demonstration garden.

The majority of the site will be left in its natural state and revegetated. Debris, asphalt-surfaced road segments, and some of the existing dilapidated buildings will be removed, which will increase and improve the area's permeability. The trails will consist of dirt and/or decomposed granite. The 66-car parking lot, which is located in the lower flat southern portion of the site will consist of a decomposed granite surface to provide a permeable surface to allow water to infiltrate into the ground.

As proposed, the project will not increase runoff and will improve the site's ability to allow water to infiltrate and be retained on-site. However, soil disturbance, removal of existing vegetation, and unsuccessful plantings could contribute to erosion and increase site runoff. Therefore, to ensure that the applicant takes appropriate measures to minimize erosion and site runoff, special condition no.1 is necessary to require the applicant to avoid planting during the raining season (November 1 to March 31) and in the event plantings do not establish, the applicant will employ Best Management Practices to minimize erosion. Further, because this area is within the dual permit area is located in

the lower portion of the site, the establishment of plantings is important to control erosion both from planting and activity directly associated with the 25 acre area and from the area outside of the 25 acre area. To ensure that erosion will be minimized, it is necessary to require that the new plantings will establish and that there is adequate vegetation coverage of at least 80% of the proposed planting coverage. Furthermore, the condition requires that all landscaping will be done with native non-invasive plants, consistent with the White Point Nature Preserve Master Plan and EIR, to ensure that the project does not contribute to the spread of non-natives in the surrounding area. The Commission, therefore, finds that only as conditioned to require appropriate landscaping will the proposed project be consistent with Section 30231 and 30240 of the Coastal Act.

#### **D. Cultural Resources**

Section 30244 of the Coastal Act states:

*Where development would adversely impact archaeological or paleontological resources as identified by the State Historic Preservation Officer, reasonable mitigation measures shall be required.*

The proposed site is currently developed and has been disturbed in the past. According to the EIR, archaeological records indicate there are five recorded archaeological sites located within the project area (CA-Lan-142, CA-Lan-152, CA-Lan-1144, CA-Lan-1269, and 19-120003).

In addition to the archaeological sites, the White Point Nike Launcher Area Missile Site 43L Historic District was nominated as a historic District to the California Register of Historical Resources (CRHR). Site 43L originally consisted of more than 50 buildings, structures, and objects. Currently, the only structures remaining include, two Missile and Storage Magazines, Assembly and Service Building, Warhead Assembly Building, Ready Room Building, three Sentry Buildings, and the Battery Paul D. Bunker gun fortification structure.

The Sentry buildings, Ready Room, and the lower half of the Nike site are located in the Dual Permit jurisdiction area and subject to this permit. As required as mitigation in the EIR and conditioned by the City's permit, all trails are required to be located at least 100 feet from the boundaries of known significant archaeological sites. To mitigate any potential impacts to archaeological resources found during grading and construction activities, the City, in their permit has required the monitoring of all grading and construction activities and required recovery and mitigation measures, regarding excavation, reporting and curation. The Sentry buildings will be relocated and preserved at the Nike Launcher site. The Nike Launcher site will be preserved in place and fenced to protect the site from further deterioration and vandalism.

The mitigation requirements in the EIR and City's permit are consistent with past Commission actions. An archaeological recovery plan has not been prepared because the project will be designed to avoid all identified archaeological sites. Therefore, to ensure that the mitigation measures and City permit requirements are incorporated and implemented in the project,

special condition no. 2 is necessary to require the applicant to comply with the mitigation measures in the EIR and City permit (CDP 2001-5774), in addition to monitoring and cultural deposit discovery procedures to ensure consistency with the Coastal Act. To assure that the proposed project remains sensitive to the concerns of the affected Native American groups, a Native American monitor should be present at the site during all excavation activities to monitor the work, if artifacts or remains are discovered. The monitor should meet the qualifications set forth in the NAHC's guidelines. Therefore, as conditioned, the proposed project is consistent with Section 30244 of the Coastal Act which requires reasonable mitigation measures be provided to offset impacts to archaeological resources.

Once a site is determined to contain significant cultural resources a Treatment Plan (Mitigation Plan) will be prepared and reviewed by the appropriate Federal and State reviewing agencies. The Treatment Plan will outline actions to be implemented to mitigate impacts to the cultural resources found at the site(s). To determine whether the Treatment Plan is consistent with the proposed permit or if an amendment to this permit is required, the applicant shall submit a copy of the Treatment Plan to the Commission. The Executive Director, after review of the Treatment Plan, will determine if an amendment will be required. The Executive Director will require an amendment if there is significant additional excavation required or there is a significant change in area of disturbance or change in the type of excavation procedures.

The Commission's Archaeological Guidelines also recommend that the research design include arrangements for curation of collections when appropriate, and dissemination of the research findings. Regarding curation, there must be some assurance that the collection and related field records, catalogs and reports will be properly curated. Without proper curation there is no assurance that the value of information obtained will be retained in perpetuity. A qualified curation facility is one that meets the State Historic Preservation Office (SHPO) guidelines, such as the San Bernardino County Museum. However, there is no guarantee that the facility will be able to accept the collections once the artifacts are ready for curation. Consequently, if another facility is available that meets SHPO's guidelines, it would also be appropriate to allow curation to occur there. In any case, curation of any significant artifacts must be assured in order to find that the proposed project meets Section 30244 of the Coastal Act's requirement for reasonable mitigation. Therefore, as a condition of approval, artifacts of significant cultural value collected as a result of this project at the archaeological sites shall be curated at a qualified curation facility. If no qualified curation facility is available at the time the project is complete, an amendment to this permit shall be required to determine the appropriate curation process. The Commission finds, therefore, that as conditioned, the proposed project is consistent with Section 30244 of the Coastal Act.

#### **E. Local Coastal Program**

Section 30604 (a) of the Coastal Act states that:

*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*

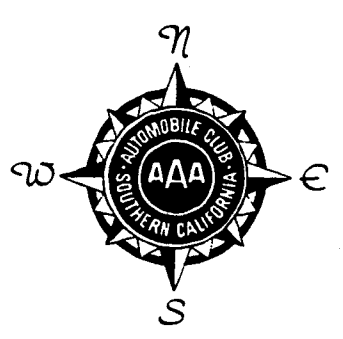
*development is in conformity with the provisions of Chapter 3 (commencing with Section 30200) of this division and that the permitted development will not prejudice the ability of the local government to prepare a Local Coastal Program that is in conformity with the provisions of Chapter 3.*

On September 12, 1990, the Commission certified, with suggested modifications, the land use plan portion of the San Pedro segment of the City of Los Angeles' Local Coastal Program. The certified LUP contains policies to guide the types, locations and intensity of future development in the San Pedro coastal zone. Among these policies are those specified in the preceding section regarding public access and visual resources. The proposed development is consistent with the policies of the certified LUP. As proposed the project will not adversely impact coastal resources or access. The Commission, therefore, finds that the project as conditioned will be consistent with the Chapter 3 policies of the Coastal Act and will not prejudice the ability of the City to prepare a Local Coastal Program implementation program consistent with the policies of Chapter 3 of the Coastal Act as required by Section 30604(a).

**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**

SCALE  
0 1 2 3 4 5 6 7 8 9  
MILES

|                               |                     |
|-------------------------------|---------------------|
| EXHIBIT NO.                   | <b>1</b>            |
| Application Number            | <b>5-02-128</b>     |
|                               | <b>Vicinity Map</b> |
|                               | <b>5-02-128</b>     |
| California Coastal Commission |                     |

HUNTINGTON BI

Channel  
O C E A

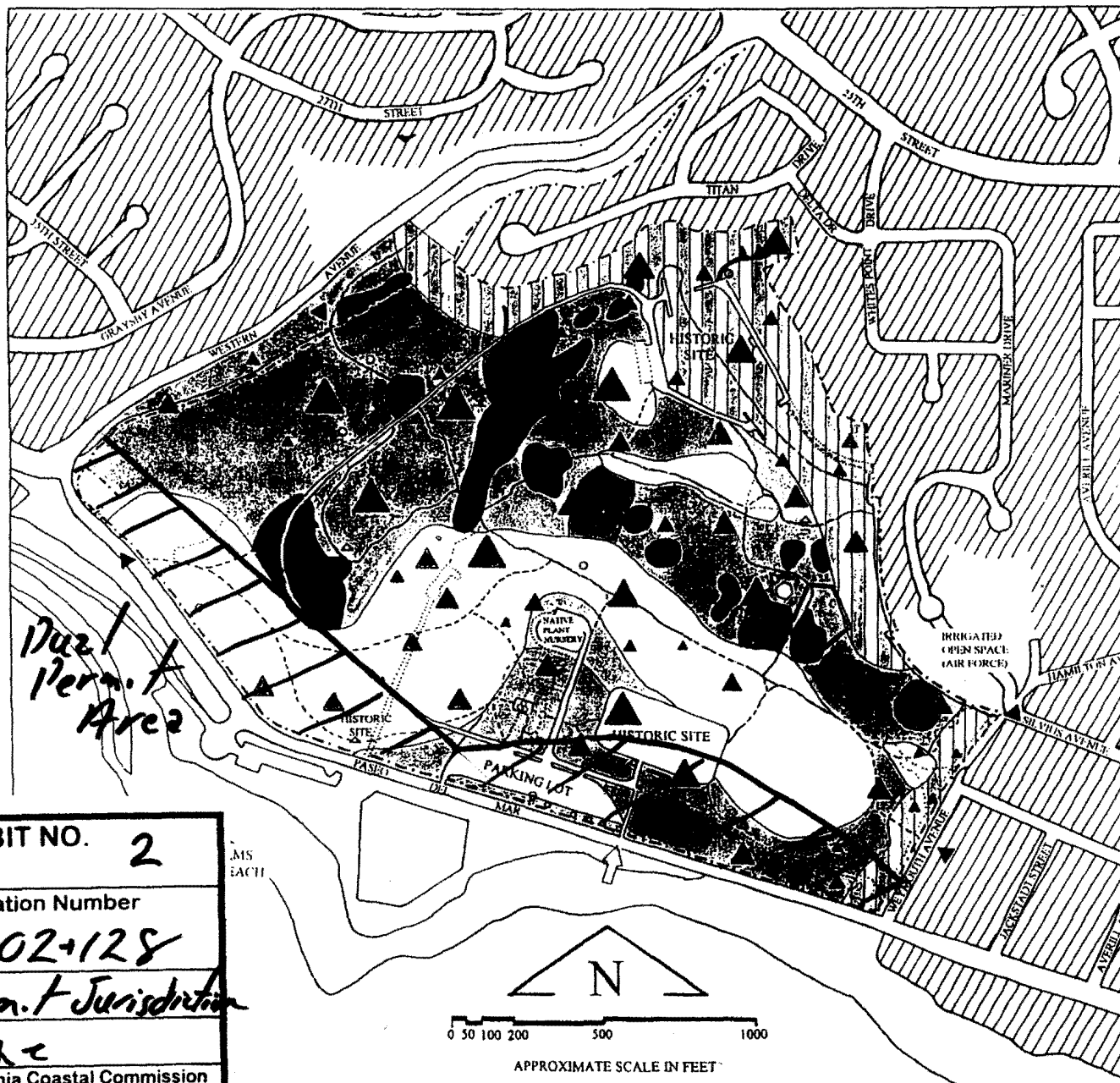


EXHIBIT NO. 2

Application Number  
5-02-128

Perm. f Jurisdiction  
LAC

California Coastal Commission

on aerial picture dated 1/9/99. Angelika Brinkmann-Busi, October 2000.

Figure 2-7  
Proposed Restoration Plan for White Point Park

**EXHIBIT NO. 3**

Application Number  
**5-02-128**

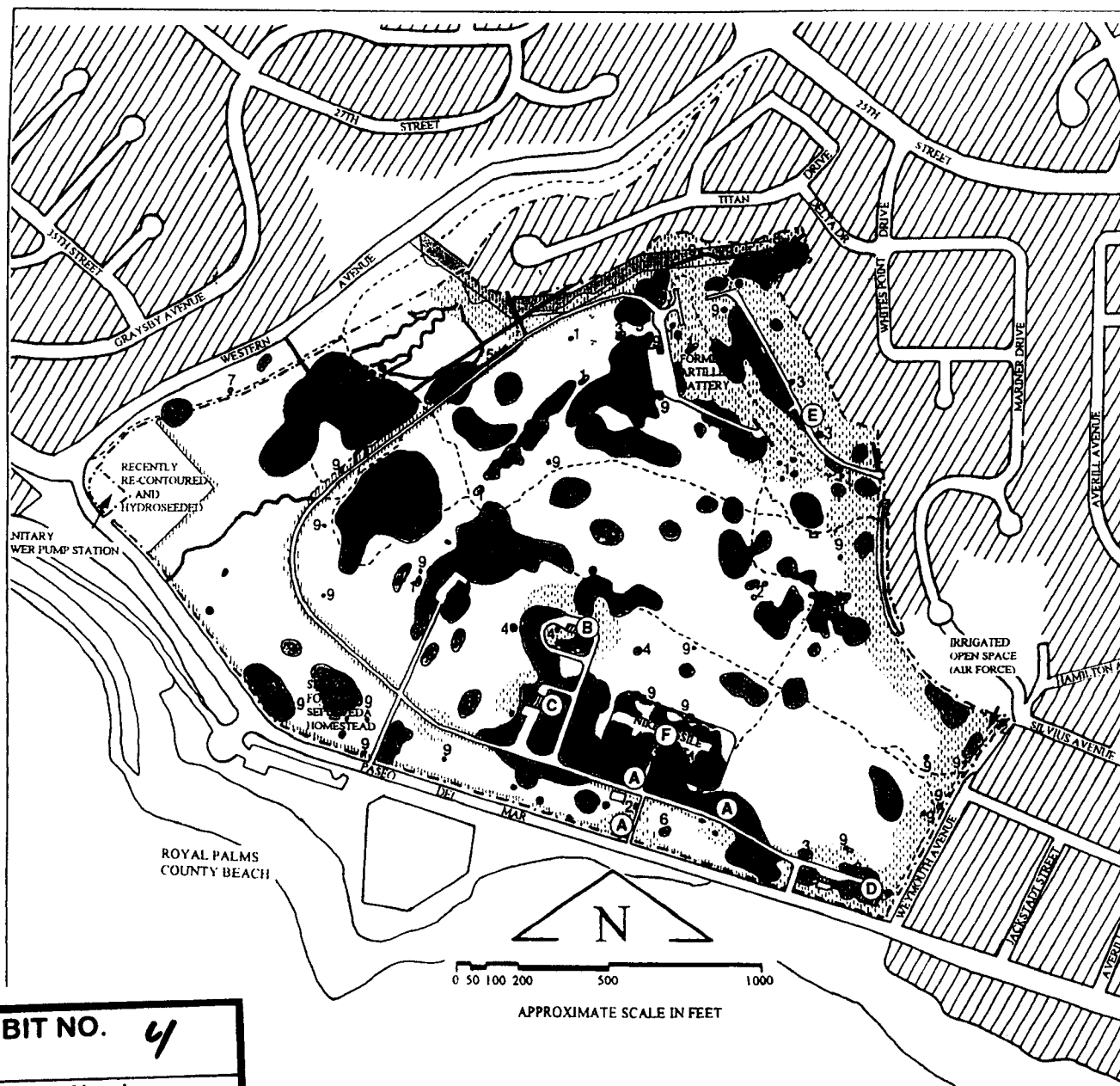
**Restoration Plan**

California Coastal Commission



- Restoration to Coastal Sage Scrub (CSS)
- Enhancement of CSS
- Restoration to Coastal Bluff Scrub
- Restoration to Southern Cactus Scrub
- Restoration to Native Grassland
- Restoration to CSS/Grassland Ecotone
- Revegetation to Native Riparian Woodland
- Native Plant Demonstration Garden
- Removal of Non-native, Invasive Plants
- Removal of Existing Structure and/or Pavement
- Improvement of Existing Trail
- Proposed New Trail Segment
- Closure of Existing Trail
- Main Entrance
- Pedestrian Entrance
- Bench Location
- Circular Bench Arrangement
- Outdoor Function Area
- Water Faucet/Back Flow Regulator
- Erosion Control Measure
- Secure Existing Well Remains
- Secure Row of Cut-off Fence Posts
- Fence/Barrier Combination

Source: Mapping based on aerial picture dated 1/9/99. Angelika Brinkmann-Busi, October 2000.



- Area Mowed for Fuel Modification (June 2000)
- Existing, Vacated Structures
- A Former Sentry Station
- B Former Nike Missile Warhead Building
- C Former Nike Missile Assembly and Service Building
- D Former Ready Room
- E Open Shed
- F Nike Missile Launch Facility and Underground Magazines
- Concrete Foundation/Road Paved Area
- Paved Drain/Drain Outlet
- Well Remains
- Manhole
- Erosion
- Trash/Rubble
- Row of Cut-off Fence Posts
- Bike Obstacle/Race Course
- Approximate Location of US Government Buffer
- Ornamental Plantings with Irrigation Lines
- Approximate Location of Sewer Easement
- Invasive Plants:**
  - 1 Castor Bean (*Ricinus communis*)
  - 2 Iceplant (*Carpobrotus* species)
  - 3 Fennel (*Foeniculum vulgare*)
  - 4 Giant Reed (*Arundo donax*)
  - 5 Kikuyu Grass (*Pennisetum clandestinum*)
  - 6 Garland Daisy (*Chrysanthemum coronarium*)
  - 7 Milk Thistle (*Silybum marianum*)
  - 8 Pampas Grass (*Cortaderia* species)
  - 9 Various Naturalizing Trees/Shrubs, including Cuban Locust (*Cesalpinia spinosa*), Acacia (*Acacia* species), Olive (*Olea europea*), Canary Island Date Palm (*Phoenix canariensis*), Brazilian Pepper Tree (*Schinus terebinthifolius*)

EXHIBIT NO. 4

Application Number

5-02-128

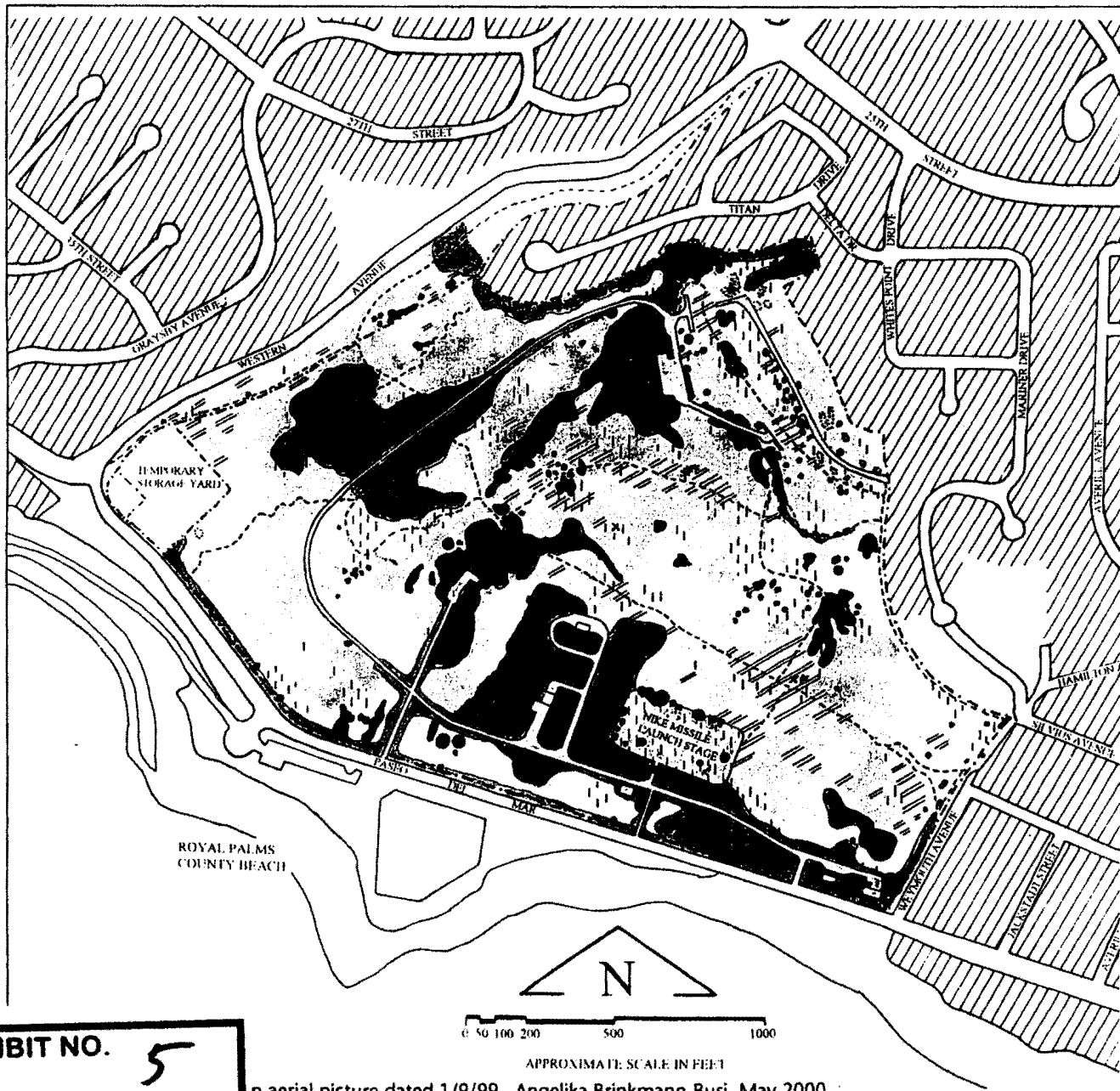
Existing  
Cond. Form

California Coastal Commission

an aerial picture dated 1/9/99. Angelika Brinkmann-Busi, May 2000.

res

Figure 2-4  
Existing Site Conditions at White Point Park



- Coastal sage scrub remnants individual CSS plant
- Saltbush scrub
- Riparian elements
- Non-native, annual grassland
- Disturbed, ruderal vegetation
- Additional occurrence of native species:
  - Succulent lupine (*Lupinus succulentus*)
  - Mule fat (*Baccharis salicifolia*)
  - Chilaster (*Malacothrix saxatilis*)
  - Linda tarde (*Gaura coccinea*)
  - Milkweed (*Asclepias fuscicularis*)
- Coastal sage scrub planting
- Ornamental planting
- Non-native shrubs and/or trees
- California sycamore tree (*Platanus racemosa*)
- Castor bean plant/thicket (*Ricinus communis*)
- Iceplant (*Carpobrotus* species)
- Fennel (*Foeniculum vulgare*)
- Building concrete foundation paved road
- Narrow foot bike path
- Fence
- Developed area

EXHIBIT NO. 5

Application Number  
5-02428

Existing Plant Communities

an aerial picture dated 1/9/99. Angelika Brinkmann-Busi, May 2000.

Figure 2-3  
Existing Plant Communities/Vegetation at White Point Park