

**CALIFORNIA COASTAL COMMISSION**

South Coast Area Office  
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(562) 590-5071

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Date: October 21, 2003  
Permit No: 5-03-280



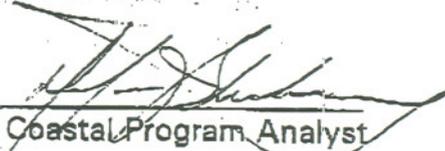
**COASTAL DEVELOPMENT PERMIT**

On September 11, 2003, the California Coastal Commission granted to The Urban Wildlands Group, Attn: Travis Longcore, Los Angeles Conservation Corps, Attn: Dan Knapp, L.A. County Dept. Of Beaches And Harbors, Attn: Joseph Chesler Coastal Development Permit 5-03-280, subject to the attached Standard and Special Conditions, for development consisting of: Pilot restoration project on a 2-acre, approximately 35-45 foot high beach fronting bluff. Project consists of removing two acres of iceplant on the bluff face and replacing it with coastal scrub and native dune plants. 2,420 cubic yards of grading is proposed using hand and small power tools to prepare the planting bed and to distribute the existing soil evenly across the project site. Installation of a 3-foot high split rail fence along the top of the bluff and approximately eight 3-foot high by 2-foot wide recycled plastic educational signs explaining the restoration. More specifically described in the application file in the Commission offices.

The development is within the coastal zone in Los Angeles County at Esplanade Between Miramar Park And Ave. 1, Redondo Beach.

Issued on behalf of the California Coastal Commission on October 21, 2003.

PETER DOUGLAS  
Executive Director

By:   
Title: Coastal Program Analyst

**ACKNOWLEDGMENT**

The undersigned permittee acknowledges receipt of this permit and agrees to abide by all terms and conditions thereof.

The undersigned permittee acknowledges that Government Code Section 818.4 which states in pertinent part, that: "A public entity is not liable for injury caused by the issuance . . . of any permit . . ." applies to the issuance of this permit.

**IMPORTANT:** THIS PERMIT IS NOT VALID UNLESS AND UNTIL A COPY OF THE PERMIT WITH THE SIGNED ACKNOWLEDGMENT HAS BEEN RETURNED TO THE COMMISSION OFFICE. 14 CAL. ADMIN. CODE SECTION 13158(a).

10-27-03  
Date

  
Signature of Permittee

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Please sign and return one copy of this form to the Commission office at the above address.

### 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.

### SPECIAL CONDITIONS:

1. **Final Plans**
  - A. **PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT,** the applicant shall submit, for review and approval of the Executive Director:
    1. Final plans for landscaping that substantially conform with the permit application and plans submitted to the Commission, titled Redondo Beach Bluff Restoration Pilot Project dated July 2, 2003.
    2. Final plans for monitoring that substantially conform with the preliminary monitoring plan submitted to the Commission, titled Preliminary Monitoring Plan for Redondo Beach Pilot Project, dated August 18, 2003.

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- 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 legally required.

### 2. Erosion and Runoff Control Plans

- A. **PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicant shall submit, for review and approval of the Executive Director, a plan for runoff and erosion control.

#### 1. EROSION CONTROL PLAN

- (a) The erosion control plan shall demonstrate that:

- (1) During construction, erosion on the site shall be controlled to avoid adverse impacts on the beach and the public bike path.
- (2) The following temporary erosion control measures shall be used during installation of the plants: cover crops such as the native grass *Festuca* and biodegradable rolls, and/or geo-fabric blankets and wind barriers, and/or jute (not plastic) sandbags.
- (3) The applicant shall employ no hay or straw bales or other weed sources.
- (4) Following installation of the plants, the site shall be stabilized immediately with jute matting or other BMPs to minimize erosion during the rainy season (November 1 to March 31).
- (5) During establishment of the plants, the applicant shall inspect the area each fall in order to determine if there is erosion. If there is erosion, the applicant shall replace sandbags and matting and other temporary erosion control measures as necessary.
- (6) 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 narrative report describing all temporary erosion control measures to be used during construction.
- (2) A site plan showing the location of all temporary erosion control measures.
- (3) A schedule for installation and removal of the temporary erosion control measures.

#### 2. RUN-OFF CONTROL PLAN

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- (a) The run-off control plan shall demonstrate that:
- (1) Run-off from the project shall not increase sedimentation to the beach and offshore waters.
  - (2) Fencing or barrier plants shall be employed to prevent pioneered trails and to keep visitors on established ramps.

- 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 legally required.

### 3. Landscaping installation and Monitoring

A. Installation and ongoing monitoring. The applicant shall undertake plant installation and ongoing monitoring and maintenance as outlined in its proposals: "Redondo Beach Bluff Restoration Pilot Project Coastal Development Permit application and Landscape Plan" by The Urban Wildlands Group, Los Angeles Conservation Corps and L.A. County Department of Beaches and Harbors, July 2, 2003, and its "Redondo Beach Bluff Restoration Pilot Project Preliminary Monitoring Plan", of August 18, 2003, consistent with the methods and goals outlined therein, for the five year term described in those documents.

B. Five years from the date of issuance of Coastal Development Permit No. 5-03-280, 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 restoration is in conformance with the restoration plan dated July 2, 2003 and provides no less than 70 percent coastal bluff scrub (CBS) and dune plant cover with 20 percent bare sand and no more than 10 percent exotic plant cover. 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.

C. 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

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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.

## 4. Fence Plans

**PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicant will submit, for the review and written approval of the Executive Director, a fence plan showing the design and location of the bluff top fence. The fence shall not block views and shall be of an open design and designed to blend with the site to the fullest extent practical. The applicant shall maintain the fence as indicated on approved fence plans.

## 5. Manual for Maintenance

A. In addition to the elements noted above, the applicant shall prepare, as part of its detailed plans, a manual for maintenance methods and a plan prepared by a qualified restoration specialist or biologist for training maintenance employees (and contractors) in the needs of the plants on the plant palette and on the identification of native and invasive plants. Accordingly, the plan shall include:

- (1) A list of chemicals the applicant proposes to employ and methods for their application. Said chemicals shall not be toxic to fish or wildlife or persistent in the environment. Herbicides, if used shall be applied by hand application or by other methods that will prevent leakage or percolation. Herbicides that are not persistent and that are non-toxic to animals (including invertebrates and insects) may be used if approved in advance by the Executive Director as meeting these criteria.
- (2) Watering and pruning needs.
- (3) Identification of both invasive and native plants.
- (4) Methods of weed control, including the weeds and invasive plants targeted for removal.

B. Compliance. The permittee and any contractors shall undertake development and maintenance of the site (including monitoring, maintenance, and training) in accordance with the final approved plan and with this condition. Any proposed changes to the approved final plans or maintenance methods 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.

## 6. No Beach Access or parking closure

The public beach, public parking or the coastal access ways within or adjacent to the project site shall not be closed during construction as a result of project activities or storage of materials from the project.

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### **7. Construction Responsibilities and Debris Removal**

The permittee shall comply with the following construction-related requirements:

- (a) No heavy equipment shall be allowed at any time on the beach or public bike path for construction of the project except to allow equipment necessary to pick up debris.
- (b) There shall be no stockpiling of graded or plant material on the beach or public bike path.

### **8. Coastal Development Permit Required For Removal Of Vegetation Installed as a Result of This Coastal Development Permit**

After establishment of the plants, a coastal development permit from the City of Redondo Beach or a Coastal Commission amendment to this permit 5-03-280 will be required for removal of the coastal bluff scrub and dune plants installed as part of this project. This does not apply to the removal and replacement of dead or diseased plants identified in the monitoring program.