

REQUIRED INFORMATION FOR CHANGE TO PARKLANDS MINOR OR CONCEPT PLAN APPLICATION

THE FOLLOWING INFORMATION IS MANDATORY AND MUST BE SUBMITTED WITH THE APPLICATION

NAME/ORGANIZATION: Lunada Bay Homeowners Association

PROJECT TITLE: Phase 2 - Beautify Lunada Bay Project

Project Representatives: William Ailor, Vice President, Lunada Bay Homeowners Association; Marlene Breene, LBHOA Board & Landscape Designer; Ed Deason, LBHOA Board

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Partner Information – List partner organizations or individuals with contact name, phone number and email.

Palos Verdes Peninsula Land Conservancy, Adrienne Mohan, 310-541-7613 x 203, amohan@pvplc.org

Location Information – Describe the location of the proposed project and provide a map detailing the area.

Phase 2 continues the award-winning Phase 1 Pilot Project (the Silver Spur Garden Club presented their Community Garden Award to Phase 1 in June 2019—photos below) on the south side of Agua Amarga Canyon open space about 400 ft to the intersection of Via Alvarado and Paseo Del Mar. An overview of the area selected for Phase 2 is included in Attachment 1. The total area of the project is ~0.7 acre and does not include the streambed or canyon wall.



Scope of Work – Describe the project by answering the questions below.

- A. Background and Rationale – What is the situation, condition or problem to be addressed by the project?

The area selected for the Phase 2 is unsightly and severely deteriorated. It is covered by invasive plants and weeds including Russian Thistle, Foxtail (harmful to dogs' paws—and barefooted humans), and Castor Bean (which has poisonous seeds). A large, non-native oleander bush is currently on the site, which has poisonous sap and impairs the view of some neighbors. This bush could be removed as part of this project. The area requires yearly mowing by the City.

There is currently no formal or informal trail extending from BLB Phase 1b through this area, and people generally walk in the street, creating a public safety concern. The project will add a stone-lined, decomposed granite trail extending the entire length of the school property (approximately 700 ft) and will replace the invasive, non-native plants that require yearly mowing with native, drought-tolerant plants that will require minimal maintenance.

- B. Project Objective – What are the objectives of the proposed project? Describe how the project will provide public access and use of the Parklands. Identify if the proposal impacts usage of or historical significance of the subject Parklands.
- As described in Attachment 1, the overall goal of the Phase 2 project is to continue the process of restoring native habitat and a walkway in Lunada Bay open space areas for the benefit of both the environment and local residents who utilize these assets. The new walking path will aid public access to the affected area and enhance public safety. It also provides additional educational opportunities for students at Lunada Bay Elementary School across the street.
- C. Project Description – How will the project achieve the objectives? Who will be involved?

The project will be led jointly by the Lunada Bay Homeowners Association LBHOA's Beautify Lunada Bay project, the City of Palos Verdes Estates (City), and the Palos Verdes Peninsula Land Conservancy (PVPLC). The California Native Plant Society, South Bay Chapter, and the PVPLC are providing advice and counsel on plant selections and maintenance. Respecting desires of neighbors to the project area, our landscape designer (Marlene Breene) has developed a plant palette of low-growing native plants (see Attachment 1). The plants will be purchased from the PVPLC and planted by volunteers.

BLB will hire a contractor to install a main water line and hose bibs the length of the proposed trail, and plants will be hand-watered until well established (~2 months). Based on experience with Phase 1 of the project, water usage should be very low once the plants are self-sustaining (water has been provided by the City for Phase 1, and we hope will continue to do so for Phase 2). Volunteers will maintain the site for three years, the time required to assure long-term survival of plants. Plants found not to be successful or too large will be replaced by low-growing varieties.

The project will be funded by private donations and grants. The cost estimate for the project is \$45,000 based on lessons learned and contractor

quotes from the Phase I Pilot Project. Funds to complete the project will be solicited from donors and granting agencies. Volunteers will provide labor.

D. Community Input – Describe any community meetings, letters or other efforts to gain support for the project.

Members of the BLB Steering Committee hand-delivered copies of the attached flyer to the ~220 residences shown in Attachment 2. During the hand-delivery, residents were handed the flyer and briefly informed of its content and the overall plan. If a homeowner was not available, volunteers left the flyer and the “Sorry We Missed You!” card shown in Attachment 2. Of the 220 residences visited, 38 were found to be supportive of the project, 5 were not supportive, 49 expressed no opinion, and 130 were unavailable.

The public meeting was held on October 23, 2019 in the Multipurpose Room at Lunada Bay Elementary School to provide additional information. The plan overview given in Attachment 1 was presented at the meeting. Responses by individuals at the meeting were mixed, with some residents concerned that the proposal would adversely affect the current “natural look” of the area, would increase the fire hazard, and that they prefer the area as it is today. Others supported the project.

E. Explain how the proposal is designed and will be developed to preserve the environment including, to the greatest extent practicable, the natural features, existing topography and landscaping within the Parklands. Include information regarding: projected grading amounts, cut/fill locations; landscaping, existing and proposed; and other items relating to natural amenities.

Similar to the Pilot Project (Phase 1), no grading is proposed as part of this project. The project will not involve the stream or canyon walls. It is recommended that the existing oleander bush, which blocks views, be removed as part of this project.

The current landscaping is seasonal, non-native weeds that require periodic mowing. The project will remove these weeds (pulled by hand or we may conduct an initial light scraping if funds allow). The area will be replanted with drought-tolerant native plants. A list of plants native to the Peninsula and proposed for the site is attached. The local chapter of the California Native Plant Society and the PVPLC have reviewed and approved plant selections.

To assist with site preparation and weed control, we request the City begin dumping woodchips on the project area immediately after the Spring 2020 mowing of weeds. We hope this will eliminate the need for scraping the property and loosen the soil for planting.

As our restoration area approaches the ocean it becomes more view-sensitive, and Phase 2 plantings will transition from approximately 3-ft high in Phase 1b to roughly 1 to 2-ft high in Phase 2. Retaining views and attractive appearance with minimal care are important and necessary for

community support.

A lesson learned from the Phase 1 effort is that the native plants require very little water, with watering only necessary every few weeks or so during the first six months, and every 3-4 months after that. We believe that infrequent hand-watering using hose bibs attached every ~50 ft to a single buried water line connected to the buried line in Phase 1b will be sufficient until the plants mature.

- F. Explain how the proposal respects the existing privacy of adjacent or nearby properties.

The existing 8-ft wide, stone-lined trail in Phase 1b will be extended into the Phase 2 project. The path will have a decomposed granite trail bed. An overview of the proposed path design is included in the attached plan. Discussions with homeowners make it clear that views are important in this area; so native plants will be selected that do not obstruct views.

- G. Explain how the proposal maintains or improves public safety.

The project will improve safety by continuing a walking path that is inviting and stable, eliminating the need for residents to walk through an area that includes ground squirrel and gopher holes and foxtails that stick in shoes and dogs' paws to avoid walking on the street. The formal trail will minimize the likelihood of going off-trail toward the nearby canyon.

- H. Describe how the proposal minimizes impacts to the neighborhood and sustains neighborhood character.

This Phase 2 project is a continuation of the restoration and beautification of the open space across from the school, creating an environmentally vibrant and stable (and award-winning) amenity for the community. Majority community response regarding the "impact" from the Phase 1 effort is that it improves "neighborhood character" following many years of benign neglect.

- I. Explanation of Budget and Costs – Provide an estimate of costs and budget information for the project. List other funding sources that are to be used or requested to implement the project. Identify any funds provided towards the continued maintenance of the project area.

The estimated cost of the planning, installation and first three years of maintenance of the pilot project is ~\$45,000. This cost assumes the City will continue to provide mulch, stones to line the trail, and water for the plants. And, if the City proceeds to add and spread mulch over the Phase 2 area (not on the existing trail) immediately after the Spring mowing, that will eliminate the need to scrape the site—a major cost saving.

Expenses for Phase 2 will be covered by private donations, grants and volunteer effort.

J. Proposed Schedule

If approved by the Parklands Committee and City Council, we'll begin fundraising for the project. With sufficient funds, we'll lay out the trail location and hire a contractor to install the main water line (first quarter 2020). With that completed, we'll select stones from the City's quarry and ask the City to deliver to the site. After the Spring mowing of the project area, we'll also request ongoing delivery of mulch, which will be spread by volunteers. When the stone trail lining is completed, we'll have a contractor install the decomposed granite trail bed. We expect to plant the seedlings after the first rain in Fall/Winter 2020. We expect to complete the project in early 2021 but continue monthly volunteer days for weeding for several months.