

CALIFORNIA COASTAL COMMISSION

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

Page: 1 of 46

Date: April 24, 1998

Permit No: A-5-RPV-93-005

**RECORD PACKET COPY****COASTAL DEVELOPMENT PERMIT**

On April 15, 1993, the California Coastal Commission granted to **Zuckerman Building Companies/Palos Verdes Land Holdings Co.** Coastal Development Permit **A-5-RPV-93-005**, subject to the attached Standard and Special Conditions, for development consisting of: Resubdivision of 261.4 acre site into two tracts (VTTM Tract Nos. 50667 & 50666) and construction of 83 residential lots, parks, habitat areas and a golf course.

THE CURRENT PROJECT, AFTER SEVEN AMENDMENTS CONSISTS OF:

Resubdivision of 261.4 acre site into two tracts (VTTM Tract Nos. 50667 & 50666) and construction of 75 residential lots, utilities and site improvements, four lower cost apartment units, 18 hole golf course with clubhouse and public open space, parks and trails. Revised by applicant for *de Novo* action to include: A) Coastal Access and Public Amenities Plan dated Feb. 5, 1993 providing additional beach access trails, B) Habitat Enhancement Plan dated February 18, 1993 providing 1) restriction of 20 acres in Shoreline County Park adjacent to the project to the west to habitat preserve and restoration of ten of those acres; 2) purchase of easement over 100 acre City parcel adjacent to the project on the north and located outside the coastal zone and restoration of 20 of those acres to coastal sage scrub and 3) supervision of public access to habitat areas. Subsequently amended seven times see *List* below.. This project is also identified as "Ocean Trails". The project is more specifically described in the application file in the Commission offices.

The development is within the coastal zone in Los Angeles County at:

Vacant 261.4 acres seaward of Palos Verdes Drive South and Palos Verdes Drive East, between the City of Los Angeles Boundary and the Portuguese Bend Club at Halfway Point, Habitat restoration includes Shoreline Park, and 98 acres located on Palos Verdes Drive East north of Palos Verdes Drive South. City of Rancho Palos Verdes, Los Angeles County.

Issued on behalf of the California Coastal Commission on April 24, 1998.

PETER DOUGLAS

Executive Director

By:

Title: Los Angeles Area Supervisor

COASTAL DEVELOPMENT PERMIT

No. A-5-RPV-93-005-A-7

Page 2 of 46

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).

Date

Signature of Permittee

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

<u>Two Attachments</u>	<u>PROJECT AMENDMENTS 1-7</u>	<u>Pages</u>	<u>2- 8</u>
	<u>APPENDIX A, STANDARD AND SPECIAL CONDITIONS</u>	<u>Pages</u>	<u>9-47</u>

LIST OF PROJECT AMENDMENTS

DESCRIPTION OF PROJECT ORIGINALLY APPROVED ON APRIL 15, 1993 (A-5-RPV-93-005): Resubdivision of 261.4 acre site and construction of an 83 lot residential subdivision including utilities and site improvements, 18 hole golf course with clubhouse and public open space, 6.4 acres of improved parks, and trails. Revised by applicant for de Novo action to include: A) Coastal Access and Public Amenities Plan dated February 5, 1993 providing additional beach trails; B) Habitat Enhancement Plan dated February 18, 1993 providing: 1) restriction of 20 acres of land in Shoreline Park adjacent to the project to the west to use as habitat preserve and restoration of ten of those acres; 2) purchase of conservation easement over 100 acre City owned parcel adjacent to the project on the north and located outside the Coastal Zone, and restoration of 20 of those acres to coastal sage scrub; and 3) supervision of public access to habitat areas.

DESCRIPTION OF FIRST AMENDMENT APPROVED JANUARY 12, 1995 (A-5-RPV-93-005-A1): Re-configure 4.9 acre Halfway Point Park to 5.1 acres; (2) relocate 27,000 sq. ft. clubhouse, 150 car parking lot and 45 car public parking lot and putting green from center of project site to area adjacent to Halfway Point Park; (3) add trail access on periphery of park; (4) reduce public parking at west end of La Rotonda Drive

COASTAL DEVELOPMENT PERMIT

No. A-5-RPV-93-005-A-7

Page 3 of 46

from 75 spaces to 50 spaces and add comfort station at La Rotonda Drive; (5) remove Mariposa Point trail and relocate sewer easement trail in West Bluff Preserve; (6) add 3,000 sq. ft. maintenance facility and 75 car overflow parking lot and water retention basin; (7) reduce number of market rate lots from 83 to 75; (8) add four low income units; (9) move vertical access "J road" northward; (10) relocate J road trails adjacent to golf course; (11) move bluff-to-La Rotonda bike trail connector east to tract 50667; (12) remove handicapped trail facility from San Pedro bluff-to-beach trail and construct handicapped access loop within bluff top park areas.

DESCRIPTION OF SECOND AMENDMENT APPROVED SEPTEMBER 1995 (A-5-RPV-93-005-A2): Second amendment will provide 3.7 additional acres as an easement for habitat conservation and public access purposes only, will provide an additional 0.2 acres for passive park habitat preserve purposes, and will permit 0.43 acres of grading within the Blufftop Activity Corridor. More specifically, the amendment includes the following:

- 1) Revise condition 1 to permit placement of fill and restoration of one 0.13 acre area adjacent to the 18th hole and one 0.3 acre area adjacent to the 18th tee within the Blufftop Activity Corridor (lot K) on tract 50666. Said fill slopes will be set back a minimum of 100 feet from the bluff edge line and shall be compacted less than 90% and then restored to coastal sage scrub habitat including Lemonade berry and Coast Goldenfields. The fill slope areas are shown on Exhibit A depicting setbacks for VTTM 50666 dated July 25, 1995, by RBF and Associates.

Pursuant to this change, the last paragraph of condition 1A would be revised to add the underlined language in the indicated location:

- 1.A. ...The lands described in 1.A(2), (3), and (5) (known as Portuguese Bend Overlook, Bluff Top Activity Corridor West (VTTM 50666) and Bluff Top Activity Corridor East (VTTM 50667)) shall not be graded except within the dedicated bicycle/pedestrian path and within two areas, one area of 0.3 acres adjacent to the 18th tee and a second area of 0.13 acres adjacent to the 18th hole. The total combined disturbed area adjacent to the 18th tee and the 18th hole shall not exceed 0.43 acres and shall be located as shown on Exhibit A depicting setbacks for VTTM 50666 prepared by RBF and dated July 25, 1995. The Blufftop Activity Corridors shall be revegetated, as required by the Department of Fish and Game and United States Fish and Wildlife Service as specified in the habitat restoration plan....

Pursuant to this change, condition 9A shall be amended to insert the underlined language in the location identified below:

- 9.A. **Grading limits.** No Grading, stockpiling or earth moving with heavy equipment shall occur within the dedicated open space areas (corridors) noted in condition 1 above, with the exception of Halfway Point Park, the bicycle trails and the 0.30 acre fill slope area adjacent to the 18th tee and the 0.13 acre fill slope area adjacent to the 18th hole. The 0.30 acre and the 0.13 acre fill slope areas which encroach within lot K shall be located as shown on Exhibit A depicting setbacks for VTTM

COASTAL DEVELOPMENT PERMIT

No. A-5-RPV-93-005-A-7

Page 4 of 46

50666 dated July 25, 1995. Bluff edge pedestrian trails shall be constructed with hand-tools where environmental damage could occur.

- 2) **Change project description to incorporate three non-golf setback areas** as shown on the RBF maps last revised July 25, 1995 and as further described below. The additional setback easement areas shall be offered for dedication to the City of Rancho Palos Verdes solely for habitat conservation purposes except for those portions identified as trails in this permit at the same time all other dedications of Tract 50666 and 50667 are offered. The offers to dedicate shall (1) describe the additional setback areas in metes and bounds and (2) be recorded free and clear of prior liens and encumbrances which the Executive Director determines may affect said interest; (3) run with the land in favor of the People of the State of California, binding all successors and assigns and (4) be irrevocable for a period of 21 years from the date of recording.

a) No less than 0.3 acres in lot 38 golf course as shown on the map of tract 50666 last revised by RBF on July 17, 1995. The 18th fairway and associated playable rough as depicted on Exhibit A depicting setbacks for VTTM 50666 dated July 25, 1995, and VTTM 50666 mentioned above shall be set back a minimum of 150 feet from the bluff edge except at its southwesterly end where it shall be set back a minimum of 125 feet from the bluff edge. The 18th green and associated playable rough shall be set back a minimum of 125 feet from the bluff edge. All tee boxes for the 18th hole shall be set back a minimum of 200 feet from the bluff edge, except that one tee box may be placed closer than 200 feet but not closer than 100 feet from the bluff edge. The subject 0.3 acre area located between the "Bluff Top Activity Corridor" on tract 50666 and the inner line of this above-described setback shall be shown as an easement for habitat conservation and public access purposes on the Final Map. The subject setback area may be graded during the construction of the golf course but will be restored to coastal sage scrub at the conclusion of grading.

b) No less than 1.9 acres in lot 38 golf course as shown on the map of tract 50666 last revised by RBF on July 17, 1995. The 17th fairway and green and associated playable rough, as depicted on the Exhibit A depicting setbacks for VTTM 50666 dated July 25, 1995, and VTTM 50666 mentioned above shall be set back a minimum of 200 feet from the bluff edge. All tee boxes for the 17th hole shall be set back a minimum of 200 feet from the bluff edge, except that one tee box may be placed closer than 200 feet but not closer than 100 feet from the bluff edge. The subject 1.9 acre area located between the "Bluff Top Activity Corridor" on tract 50666 (lot K) and the inner line of this above-described setback shall be shown as an easement for habitat conservation and public access purposes on the Final Map. The subject setback area may be graded during the construction of the golf course but will be restored to coastal sage scrub at the conclusion of grading.

c) No less than 1.5 acres in lot 39 golf course in tract 50667 as shown on the map of tract 50667 last revised by RBF on July 17, 1995. The 13th fairway and associated playable rough, as depicted on the Exhibit A depicting setbacks for

COASTAL DEVELOPMENT PERMIT

No. A-5-RPV-93-005-A-7

Page 5 of 46

VTTM 50667 dated July 25, 1995, and VTTM 50667 mentioned above shall be set back a minimum of 150 feet from the bluff edge. The 13th green and associated playable rough shall be set back a minimum of 175 feet from the bluff edge. All tee boxes for the 13th hole shall be set back a minimum of 200 feet from the bluff edge **except that one tee box may be placed closer than 200 feet but not closer than 100 feet from the bluff edge.** The subject 1.5 acre area located between the "Bluff Top Activity Corridor", lot K, on tract 50667 and the inner line of this above-described setback shall be shown as an easement for habitat conservation and public access purposes on the Final Map. The subject setback area may be graded during the construction of the golf course but will be restored to coastal sage scrub at the conclusion of grading.

- 3) The applicant also proposed to amend the project description to:

Increase the passive park habitat preserve shown as lot I tract 50666 by no less than 0.2 acres to assure that the outer boundary of all active play areas (meaning here and throughout this permit, tee boxes, fairways, playable rough and greens) of the golf course westerly of Halfway Point Park shall be set back a minimum of 50 feet from the bluff edge (meaning here and throughout this permit the bluff edge as shown on Tentative Tract maps no 50666 and 50667 as conditionally approved by the Commission.) As a result of the elimination/relocation of the most seaward tee previously planned adjacent to Halfway Point Park as depicted on the map submitted with the application, all tees will be located landward of the access to the Torrance trail at Halfway Point Park.

This tee is also identified as being moved in the Commission's findings and in the amendment application for A-5-RPV-93-005A. The 0.2 acre strip of land at the southwestern rim of Halfway Point Park that was previously located between the park and the bluff edge shall now be incorporated into the above mentioned habitat restoration area, except for those portions identified as trails elsewhere in this permit. This land will be indicated on the final vesting tentative tract map for tract 50666 prior to issuance of the coastal development permit, and recorded as part of the tract approval.

DESCRIPTION OF THIRD AMENDMENT APPROVED FEBRUARY 1996 (A-5-RPV-93-005-A3): Third amendment incorporates two additional parcels totaling approximately 8.5 acres to be used for golf course purposes only.

DESCRIPTION OF FOURTH AMENDMENT REQUEST (A-5-RPV-93-005-A4):

Amendment request to revise previously approved project to: 1) relocate two lots of Tract No. 50667 to end of Street C; 2) revise boundaries of open space Lots A, B, C, H and G; 3) convert split level building pads of Tract No. 50667 to level pads; 4) revise golf course layout; 5) revise public access trail system to allow golf carts to use some trails, reroute a previously approved trail through the golf course, and in protected habitat areas allow seasonal closure of one trail and relocation of another trail as recommended by USFWS; 6) combine parallel trail easements into one easement for recording purposes; 7) construct a paved fire access road west of the Ocean Terrace condominiums; 8) revise the phasing requirements for the submittal of final grading and

COASTAL DEVELOPMENT PERMIT

No. A-5-RPV-93-005-A-7

Page 6 of 46

drainage plans; 9) change the location of permitted grading in the bluff top activity corridor for the 18th tee; and 10) incorporate the proposed changes into revised grading and site plans.

DESCRIPTION OF FIFTH AMENDMENT REQUEST. (A-5-RPV-93-005-A5) The Executive Director of the California Coastal Commission has reviewed a proposed amendment to the above referenced permit, which would result in the following change(s). Except as explicitly changed below, the project description, terms and conditions of the permit will not change from the Commission's prior action as described conditioned and required in the attached Exhibit 1 and in the Commission's files:

1. Change condition 3, Trails, so that street identification of Trail 3(A)(10,) Forrestal Canyon Trail, would read: **extending from street D E..... connecting to streets B-C and C D** to reflect change in numbering on map for VTTM tract 50666.
2. Change Temporary Erosion control condition 10 (D) to allow for a reduction in distance between Bluff Top Activity Corridor and temporary construction fence when grading has been approved to extend closer than 20 feet from edge of corridor or within corridor :

D. The landscaping and erosion control plan shall identify the location of the temporary construction fence noted in the habitat enhancement plan. In addition to the fencing required in the Habitat Enhancement Plan, construction fencing shall be placed no less than 20 feet inland of the edge of Bluff Top Activity Corridors and dedicated Habitat Restoration Areas (Passive Parks) before the commencement of grading operations, **except that in those two locations where grading has been approved within the Bluff Top Activity Corridor or where the toe of the approved grading is located less than twenty (20) feet landward of the Bluff Top Activity Corridor, the construction fence shall be placed at the seaward toe of the approved cut or fill slope. This does not authorize development within the Bluff Top Activity Corridor except the two incursions specifically permitted by the Commission in its second amendment to this permit** No drainage shall be directed over the bluff, no overspill, stockpiling, equipment storage, material storage or grading shall be conducted seaward of this fence. The fence shall include small animal escape holes if required by the Department of Fish and Game.

3. Change golf course condition 19, Deed Restriction 19 E to reflect the location of the La Rotonda restroom on the golf course lot instead of lot E, the parking lot, in the revised VTTM 50667

E. **OPERATIONS.** The applicant and its successors in interest including but not limited to the golf course operator shall agree and covenant with the City of Rancho Palos Verdes to operate the parking lots at the end of Street A, the restrooms **in the vicinity of the west end of La Rotonda Drive, easily accessible from on** lot E tract 50667 and the restrooms and patio area within the clubhouse as public facilities. The applicant, its agents, its lessees, and its successors in interest shall open these facilities to the public from dawn to dusk. No fee or validation shall be required for use of these facilities.

4. Change condition 22, regarding relationship of golf facilities to phasing program to reflect the location of the La Rotonda restroom on the golf course lot instead of lot

COASTAL DEVELOPMENT PERMIT

No. A-5-RPV-93-005-A-7

Page 7 of 46

E, the parking lot, in the revised VTTM 50667

C. **VTTM 50667 Parking Lot and Comfort Station.** Construction of the comfort station and the first 25 spaces of the parking lot *in the vicinity of the west end of La Rotonda Drive, easily accessible from* on lot E tract 50667 ~~at the end of La Rotonda Drive~~ shall begin immediately following rough grading for the golf course as noted in condition 4.B(1), as a second stage park. The remaining 25 spaces may be considered a Phase IV improvement. These second 25 spaces shall be completed before grading the residential lots on Tract 50666. These items shall be added to special condition 4.B.

5. Change Condition 7 Deed Restrictions language in the following way, to make clear that homeowners are responsible for fair and reasonable share of maintenance expenses whoever incurs them, but not required to personally conduct maintenance:

D. Notice of the land owners' obligations with respect to maintaining the parks and trails and habitat areas and fire breaks required in this permit, including but not limited to the obligation to contribute *each owner's fair and reasonable share of the costs of* ~~to the~~ maintenance of the area, *the obligation to participate in special district(s) or associations organized to collect funds and carry out maintenance of the areas* and the right of the district/and or accepting agency to manage and maintain the area in accordance with the terms and conditions of this coastal development permit. *Nothing in this restriction imposes the obligation on a homeowner to personally work on the streets, parks or habitat areas.*

E. Notice of the land owners' obligations with respect to maintaining drainage systems, oil separators, Best Management Practices and other programs and devices required to protect habitat in ocean waters and tide pools, *including but not limited to the obligation to contribute each owner's fair and reasonable share of the costs of the maintenance of the drainage systems oil separators or other devices, the obligation to participate in special district(s) or associations organized to collect funds and carry out maintenance of the drainage systems oil separators or other devices and the right of the district/and or accepting agency to manage and maintain the drainage systems oil separators or other devices in accordance with the terms and conditions of this coastal development permit. Nothing in this restriction imposes the obligation on a homeowner to personally clean the streets or drainage devices.*

I. Notice that all covenants and agreements between the applicants and or successors in interest their agents and with the City or private maintenance companies or other entities that affect the streets, parking lots, parks habitat areas and trails required in this permit are subject to the terms and conditions of this permit. *Nothing in this restriction imposes the obligation on a homeowner to personally work on the streets parks, habitat areas, or drainage systems.* Pursuant to this requirement any agreements or covenants that delegate maintenance or operation of these public facilities to a third party shall be consistent with all terms and conditions herein, and shall be provided to the Executive Director with evidence of such consistency prior to their execution.

SUMMARY OF SIXTH AMENDMENT REQUEST (A-5-RPV-93-005A6) The applicant proposes to resolve an issue concerning the lot lying between the westerly portion of the golf course and the bluff face, identified as Lot I Tract 50666, regarding the setback of development, including grading, from the physical edge of the bluff, as identified in the field. The applicant also requests technical and substantive changes to the water

COASTAL DEVELOPMENT PERMIT

No. A-5-RPV-93-005-A-7

Page 8 of 46

quality conditions (condition 11), changes in the phasing of the project to move the boundary between the first and second phase of the project, substitution of a more recent Public Access, Trails and Amenity Plan for the 1993 plan referred to in the conditions and changes to the language of the open space and trail dedications to allow for necessary construction of trail and habitat improvements and well as for ground water monitoring, bluff face hydraugers, and installation and maintenance of drainage and utility connections. A detailed description of this request is found on page 4 of the revised findings for **A-5-RPV-93-005A6**).

SUMMARY OF SEVENTH AMENDMENT REQUEST. The applicant requested changes in condition eight addressing revegetation plans to require submittal of approved detailed revegetation plans to the Commission according to a schedule approved by Fish and Game and the United States Fish and Wildlife Service and to add the two stage process of recording to condition 19, referring to the golf course. Secondly, the golf course deed restriction, that imposed a number of requirements on the golf course, including that the golf course and the clubhouse be public, and access to public restrooms and some golf course trails, described the golf course as an "easement area" instead of "golf course". The applicant suggests substituting "to restrict land" for "a conveyance of interest in real property" and "the golf course", a wider term, for "easement area."

Standard and Special Conditions, as amended, follow

COASTAL DEVELOPMENT PERMIT

No. A-5-RPV-93-005-A-7

Page 9 of 46

APPENDIX A

STANDARD CONDITIONS AND REVISED SPECIAL CONDITIONS

A-5-RPV-93-005 as amended-through A7 (Palos Verdes Land Holdings/Zuckerman), with revisions recommended as a result of the Commission's approval of A-5-RPV-93-005A7 incorporated in the body of the report.

THE FOLLOWING NOTE IS ADOPTED AS PART OF THE COMMISSION'S RESOLUTION:

NOTE: A-5-RPV-93-005A6: With the exception of those special conditions specifically modified as indicated in Appendix A, all previously approved standard and special conditions found in Appendix A still apply to this development. The revisions proposed in this amendment request and recommended by the staff have been incorporated into Appendix A. Exhibits referred to in this document in plain type refer to (1) exhibits in A-5-RPV-93-005-A, or (2) the exhibits attached to the fourth amendment. Maps referred to in the second, third and fifth amendments are located in the Commission files. *Exhibits referred to in bold italic type refer to exhibits submitted with the sixth amendment A-5-RPV-93-005A6.*

Pursuant to the Commission's approval of the first amendment to Coastal Development Permit A-5-RPV-93-005 on January 12, 1995, and subsequent amendments A-5-RPV-93-005-A2, A-5-RPV-93-005-A3, A-5-RPV-93-005-A4, A-5-RPV-93-005-A5 and A-5-RPV-93-005-A6, the following special conditions shall apply to Coastal Development Permit A-5-RPV-93-005 upon written approval by the Executive Director of re-revised Tentative Tract and Parcel Maps that conform to the April 15, 1993 Commission action on A-5-RPV-93-005 as amended. These re-revised Tentative Tract and Parcel Maps must also have been approved by the City of Rancho Palos Verdes as required in special condition 1 of amended Coastal Development Permit A-5-RPV-93-005 before submittal to the Executive Director.

This set of revised special conditions incorporates the lot numbers which result from implementing A-5-RPV-93-005-A as revised by the applicant and conditionally approved by the Commission. A-5-RPV-93-005-A3 reduced the total number of market rate residential lots to 75. The addition of more lots would require an amendment to this permit.

This set of revised special conditions also incorporates the two changes to the special conditions which resulted from approval of the second amendment, A-5-RPV-93-005-A2. Please note the changes in the detailed project description that were approved by the Commission in the second amendment, A-5-RPV-93-005-A2 required recordation of easements before issuance of the permit.

COASTAL DEVELOPMENT PERMIT

No. A-5-RPV-93-005-A-7

Page 10 of 46

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 (APRIL 15, 1993). 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.

COASTAL DEVELOPMENT PERMIT

No. A-5-RPV-93-005-A-7

Page 11 of 46

SPECIAL CONDITIONS:

In order to conform with the certified City of Rancho Palos Verdes LCP and the Public Access and Recreation Policies of the California Coastal Act, applicant shall comply with the following conditions:

1. OFFER TO DEDICATE IN FEE OPEN SPACE CORRIDORS FOR PARKS, PUBLIC ACCESS AND HABITAT ENHANCEMENT

Prior to the issuance of the coastal development permit, the applicants as landowners shall execute and record document(s), in a form and content acceptable to the Executive Director, irrevocably offering to dedicate to public agency(ies) or private association(s) approved by the Executive Director, the corridors noted on (roman numeral Revised Findings) Exhibit I, further explained in (Roman numeral Revised Findings) Exhibits II, III, IV, V and Exhibits 1, 5A, 48 and 49, for parks, public access, passive recreational use, habitat enhancement, trail, public parking and street purposes. The land shall be dedicated subject to the provisions outlined in the conditions below with respect to trail access, beach use, habitat restoration and habitat preservation. The dedicated areas shall include the following:

A. PARKS Land to be dedicated for purposes of public access, public recreation and parks as shown on Exhibit I:

- (1) The entirety of the following lots within Vesting Tentative Tract Map 50666:

Lot A, Palos Verdes Drive--West Vista Park,	1.5 acres
Lot H; Halfway Point Park, including all areas inland of the bluff edge trail described in 3.A(11) below, not less than:	5.1 acres
- (2) LOT D VTTM 50666, Portuguese Bend Overlook and Fuel Modification Area, as shown in Exhibit 49, not less than: 1.0 acre
- (3) Bluff Top Activity Corridor, Lot K Vesting Tentative Tract Map 50666 as shown in the Attached Exhibit I, (roman numeral one) generally described as southerly of lot 38 and being no less than 100 feet wide immediately adjacent to the bluff edge (bluff face is Lot G) extending from the easterly tract boundary with VTTM 50667 to the intersection with Lot F (Halfway Point Preserve Area), no less than 8.9 Acres
- (4) The entirety of Palos Verdes Drive--East Vista Park, lot D within Vesting Tentative Tract Map 50667: 1.2 acres

COASTAL DEVELOPMENT PERMIT

No. A-5-RPV-93-005-A-7

Page 12 of 46

- (5) **Bluff Top Activity Corridor Lot K, within**
Vesting Tentative Tract Map 50667 as
shown in the attached Exhibit I (roman numeral,
one) generally described as southerly of lot 38,
being no less than 100 feet wide immediately
adjacent the edge of bluff (bluff face is Lot I),
no less than: 4.5 acres

All Lands dedicated for park purposes shall be open to the general public for recreation use. Halfway Point Park and the Palos Verdes Drive Vista Parks (described in 1.A(1), and 1.A(4)) shall be developed for active use; the lands described in 1.A(2), (3), and (5), (known as the Portuguese Bend View Park, the Bluff Top Activity Corridor West VTTM 50666, and the Bluff Top Activity Corridors East VTTM 50667) shall be developed with trails, benches, shade structures, interpretive signs and bikeways.

The lands described in 1.A(2), (3), and (5) (known as Portuguese Bend Overlook, Bluff Top Activity Corridor West (VTTM 50666) and Bluff Top Activity Corridor East (VTTM 50667)) shall not be graded except: within the dedicated bicycle/pedestrian path, to the extent necessary to install and maintain utilities within drainage, utility and sewer, easements shown on **Exhibit 5 (Map G)** and hydrogen, and groundwater testing well easements shown on **Exhibit 6 (Map K)** of this Amendment 6, and within two areas, one area of not more than 0.3 acres adjacent to the 18th tee and a second area of 0.13 acres adjacent to the 18th hole. The total combined disturbed area adjacent to the 18th tee and the 18th hole shall not exceed 0.43 acres and shall be located as shown on Exhibit A depicting setbacks for VTTM 50666 prepared by RBF and dated July 25, 1995. The disturbed area shall be further reduced as modified by the map dated June 20, 1996 submitted by the applicant with amendment A4 and shown on Exhibit 9 attached to amendment A4.

The Blufftop Activity Corridors shall be revegetated, as required by the Department of Fish and Game and United States Fish and Wildlife Service as specified in the executed Habitat Conservation Plan (HCP). The offer to dedicate shall also provide that no development, other than development approved in this permit shall occur in the trail areas shown in Exhibits A and/or the Public Amenities Plan Trails and Signage Map of September 26, 1996 revised 1/20/97 except as authorized by a future coastal development permit, and as otherwise authorized by law. No coastal development permit exemptions as defined in Section 30610 of the Coastal Act shall apply to the trails described below except that repair and maintenance of existing sewer lines, drainage structures, utilities, monitoring wells, and hydraugers shall be exempt pursuant to section 30610(d) and the regulations of the California Administrative Code Title 14 Section 13252.

COASTAL DEVELOPMENT PERMIT

No. A-5-RPV-93-005-A-7

Page 13 of 46

- B. **PASSIVE PARK/HABITAT PRESERVES.** Lands to be dedicated for purposes of habitat enhancement and passive recreation as shown on Exhibits I and III (roman numeral):

- (1) The entirety of the following lots within Vesting Tentative Tract Map 50666 excluding any trails identified in condition 3 of this permit:
- | | |
|--|------------|
| Lot E, West Bluff Preserve , no less than 7 acres, generally as indicated on Exhibits 2, 3 and 4 except that no portion of lot E shall be closer than 100 feet from any subdivided lot. | 7.0 acres |
| Lot F Halfway Point Preserve | 3.3 acres |
| Lot G the Bluff Face and Beach | 24.4 acres |
- (2) Lot I **Golf course Bluff Edge Habitat Setback** within VTTM Tract 50666, described as a strip of land no less than 50 feet in width immediately adjacent to the edge of the bluff, southwesterly of the golf course, including the west side of Halfway Point, no less than: 1.2 acres
- (3) The entirety of the following lots within Vesting Tentative Tract Map 50667, excluding any trails identified in Condition 3 of this permit:
- | | |
|--|------------|
| Lot G East Bluff Preserve no less than | 7.7 acres |
| Lot I Bluff Face and Beach no less than | 10.1 acres |

Public access to the lots dedicated for habitat preservation purposes above is limited to a) tours, inspections, and educational field trips managed by the Department of Fish and Game, or the Fish and Wildlife Service, or b) the trails shown in Exhibits A and the Public Amenities Plan Trails and Signage Map of September 26, 1996 revised 1/20/97. All lots shall be revegetated with Coastal Sage Scrub and Coastal Bluff Scrub plants as listed in the finally executed Habitat Conservation Plan, in the manner required by the Department of Fish and Game and the United States Fish and Wildlife Service.

No grading, vegetation removal or other development may occur on lots dedicated for habitat preservation purposes except for the following: 1) trails, 2) fences approved in a coastal development permit, 3) hand removal of invasive plants, 4) installation of public utilities generally as shown on **Exhibit 5 Map G**, 5) the drilling of testing wells and hydraugers generally as shown on **Exhibit 6, Map K**, and 6) the sewer connections and drainage devices approved in this permit shall occur in these areas. The beach portion, the southern lot line to 20 feet above mean sea level, of Lot G, VTTM 50666 and Lot I, VTTM 50667 shall be open for public recreational use.

COASTAL DEVELOPMENT PERMIT

No. A-5-RPV-93-005-A-7

Page 14 of 46

- C. **MULTI-USE COMMON OPEN SPACE.** Lands offered to be dedicated for habitat, managed fire break, flood control purposes except for trail areas offered to be dedicated in condition 3 below:

- (1) The entirety of the following lots within Vesting Tentative Tract Map 50666:

Lot B, Forrestal Draw and Portuguese Bend Club connector
Lot C managed fire break

- (2) The entirety of the following lots within Vesting Tentative Tract Map 50667:

Lots A, B, C, for open space, drainage and slope hazards
Lot H east end for managed fire break

Public access in the Multi-use Common Open Space areas is limited to the trails shown in Exhibits A and II. Planting and fuel modification shall occur only as indicated in a final approved planting and fuel modification plan required by special condition 10. Areas unavoidably disturbed for drainage devices shall be revegetated such that plants are two feet high in two years from the date of completion of rough grading.

- D. **STREETS, ROADS AND PUBLIC PARKING AREAS.** Lands offered to be dedicated for public access purposes.

All streets, roads and public parking areas identified in the Tentative Tract maps 50666 and 50667, including the two public parking lots at the end of Street A, VTTM 50666, as a new lot in tract 50666 and Lot E VTTM 50667, and noted on Exhibits 1, 9 and 46 and B. The dedication shall be for public street and public street parking purposes. No gates, gate houses or other entry control may constructed on the public streets. The two public parking lots at the end of Street A VTTM 50666 and Lot E VTTM 50667 may be entry gated as long as exit is possible after the lot its closed. Such lots shall remain open from dawn to dusk as described in condition 19 below.

The following applies to items A, B, C and D above. All documents shall provide that the offer of dedication shall not be used or construed to allow anyone, prior to acceptance of the offer, to interfere with any rights of public access acquired through use which may exist on the property.

Streets and trails within the dedicated areas shall be generally as noted on the Public Amenities Plan Trails and Signage Map of September 26, 1996 revised 1/20/97 (previously noted as Exhibits A, B, 1, II, and 48, 49 and 5A), and shall provide continuous pedestrian access along the bluff top, and where indicated, from the dedicated parks and trails to the sea. In the event that coastal erosion,

COASTAL DEVELOPMENT PERMIT

No. A-5-RPV-93-005-A-7

Page 15 of 46

landslide or bluff collapse makes a designated trail impassable, requiring the relocation of a trail, the obligation to maintain access shall remain and the applicant shall apply to the Commission for an amendment to designate an alternate trail corridor. Access along the beach and recreational use of the shoreline shall not be restricted.

All documents shall be recorded free of prior liens and any other encumbrances which may affect said interest. However, these documents may be recorded subject to any existing or future sewer and utility easement; provided that such easements 1) are underground and 2) do not in the reasonable judgment of the Executive Director materially and adversely effect the purpose of this condition one as set forth above and 3) are generally as indicated on **Exhibit 5, Map G** or are in compliance with condition 11.

The dedication shall include the right of the developer and the accepting agency, subject to the limitations of relevant portions of this condition one set forth above, 1) to enter the property, 2) to construct and maintain revegetation areas, 3) to construct temporary construction fences and construction access, 4) to construct, install and maintain benches, water fountains, trails, fences, a bridge, turnarounds, signage, staging areas, low barriers, stairs, view overlooks and other public improvements including without limitation those improvements described in this condition one, in the project description, in conditions three and four below, in the Conceptual Public Amenities and Coastal Access Program of 1996, Revised, August 28, 1997 and in the Public Amenities Plan Trails and Signage Map of September 26, 1996 revised 1/20/97 and (5) to perform erosion control. Additionally, the developer shall have the right to construct and use monitoring wells as recommended by the City geologist provided that the construction and location of such wells in the reasonable judgment of the Executive Director do not materially and adversely effect the purpose of this condition one as set forth above.

The area subject to the dedication shall be described in the offer in a manner that is legally adequate under California law for a conveyance of an interest in real property and that is of a level of precision that is acceptable to the Executive Director. Notwithstanding the foregoing, the depiction of the easement area shown on the attached **Exhibits 28 (E fee offers)**, and **30 (E-trails)**, shall be deemed to satisfy this requirement for the purpose of permit issuance. If utilized, the applicant shall replace or supplement the depiction with a legal description that is both legally proper and (in the reasonable judgment of the Executive Director) sufficiently precise, before the earlier to occur of either 1) the end of a period of five days from recordation of each final subdivision map for the project for the area encompassed by each such map, or 2) commencement of construction of improvements on the project other than grading, erosion control and installation and/or relocation of underground utilities. The offer shall run with the land in favor of the People of the State of California, binding all successors and assigns, and shall be irrevocable for a period of 21 years, such

COASTAL DEVELOPMENT PERMIT

No. A-5-RPV-93-005-A-7

Page 16 of 46

period running from the date of recording. The recording document shall include legal descriptions of both the applicant(s) entire parcel(s) and dedicated lands.

2. OFFERS TO DEDICATE EASEMENTS PROTECTING OFF-SITE HABITAT ENHANCEMENT CORRIDORS PROPOSED BY THE APPLICANTS

A. OFFER OF EASEMENT OVER RANCHO PALOS VERDES CITY PROPERTY

Prior to issuance of the Coastal Development Permit, the applicants shall provide evidence in a form and content acceptable to the Executive Director, that the City of Rancho Palos Verdes has executed irrevocable offers to dedicate to a public agency or private association acceptable to the Executive Director, an easement for habitat restoration, habitat maintenance, open space, view preservation and habitat protection over the entirety of the property known as the "Switchback", otherwise described as Lots 25 and 26 of Tract 32574, consisting of 46.15 and 48.35 acres, respectively.

The area subject to the easement shall be generally as indicated in Exhibits III, 3, 7 and 10, but excluding any area located within 100 feet of any existing or proposed residential development or within 10 feet of any road.

The easement shall:

- (1) Permit the applicant, its agents, and/or the accepting agency to enter the property, create and maintain habitat, revegetate portions of the area, and fence the revegetated area in order to protect coastal sage scrub habitat.
- (2) Restrict all development, vegetation clearance, fuel modification and grading within the Environmentally Sensitive Habitat open space easement except for six-foot chain link or "three bare wire" fences specifically proposed in the applicant's habitat enhancement plan.
- (3) Permit the Coastal Commission staff to enter and inspect for purposes of determining compliance with this permit.

The area subject to the dedication shall be described in the offer in a manner that is legally adequate under California law for a conveyance of an interest in real property and that is of a level of precision that is acceptable to the Executive Director. Notwithstanding the foregoing, the depiction of the easement area shown on the attached Exhibit, complying to the satisfaction of the Executive Director with Exhibits III, 3, 7, and 10 of the Commission's adopted resolution, shall be deemed to satisfy this

COASTAL DEVELOPMENT PERMIT

No. A-5-RPV-93-005-A-7

Page 17 of 46

requirement for the purpose of permit issuance. If utilized, the applicant shall replace or supplement the depiction with a legal description that is both legally proper and (in the judgment of the Executive Director) sufficiently precise, before the earlier to occur of either 1) the end of a period of five days from recordation of the final subdivision map for the project, or 2) commencement of construction of improvements on the project other than grading, erosion control and installation and/or relocation of underground utilities. The offer shall be recorded free of prior liens and encumbrances which the Executive Director determines may affect the interest being conveyed. The offer shall run with the land in favor of the People of the State of California, and/or the Secretary of the Interior, binding all successors and assigns, and shall be irrevocable for a period of 21 years, such period running from the date of recording.

B. OFFER OF EASEMENT OVER LOS ANGELES COUNTY SHORELINE PARK PROPERTY

Prior to issuance of the Coastal Development Permit, the applicants shall provide evidence that co-applicant County of Los Angeles, as landowner of Shoreline Park, has executed and recorded a document, in a form and content acceptable to the Executive Director, which irrevocably offers to dedicate to a public agency or private association acceptable to the Executive Director, an easement for habitat restoration, habitat protection, open space and view preservation over no fewer than 20 (twenty) acres of its land within Shoreline Park.

The area subject to the easement shall be generally as indicated in Exhibits III, 3, 6 and 10, but excluding areas located within 100 feet of any existing or proposed residential development or within 10 feet of any road, or within 10 feet of the existing Twenty-fifth street La Rotonda Connector Trail or the Twenty-fifth street/bluff connector as shown in Exhibits II, III, IV, 45 and 46.

The easement shall:

(1) Permit the applicant, its agents, and any accepting agency to enter the property, create and maintain habitat, and revegetate portions of the area, and fence the revegetated area in order to protect coastal sage scrub habitat, consistent with the conditions of this permit.

(2) Permit the applicant to construct, fence and improve trail connectors between La Rotonda Drive and the project trails and between 25th Street/Palos Verdes Drive West, the bluff edge and the project trails, as need to replace any trails interrupted by the revegetation. Specifically the connector between 25th street and the Shoreline Park fire road shall be improved by the applicant consistent with Los Angeles County Department of Parks and Recreation standards.

COASTAL DEVELOPMENT PERMIT

No. A-5-RPV-93-005-A-7

Page 18 of 46

(3) Permit the Coastal Commission staff to enter and inspect for purposes of determining compliance with this permit.

(4) Restrict all development, fuel modification, vegetation clearance and grading within the Environmentally Sensitive Habitat open space easement except for trails protected in this permit, and the six-foot chain link or "three bare wire" fences specifically proposed in the applicant's habitat enhancement plan.

(5) Protect the Beach access trail noted as beach access trail number one in Exhibits III, V, 45, and as visible in Exhibit 51.

(6) Protect the existing public access from 25th street through center of property to bluff edge, by construction of a new trail through the fire break between the revegetation area and the eastern boundary, connecting to the Shoreline Park fire road and thence to the bluff edge. (See Exhibits 51 and III)

(7) Protect and enhance the existing trail along the easterly boundary of the applicant's property tract 50667 and the westerly park boundary including portions that are located on County property. Said trail connects with bluff edge trail and the sewer line trail.

(8) Protect safe access to and along bluff on Los Angeles County property from conjunction of Trails 3.B.6, 3.B.7, and 3.B.9, the Bluff Top Activity Corridor Trails and the Property line/25th street connector on Tract 50667, except that portions of this trail may be closed during the Gnatcatcher nesting season if the United States Fish and Wildlife Service orders such a seasonal closure in writing in order to protect habitat. Signs indicating alternate routes and the reasons for the closure shall be posted at the entrances to the alternate routes.

The area subject to the dedication shall be described in the offer in a manner that is legally adequate under California law for a conveyance of an interest in real property and that is of a level of precision that is acceptable to the Executive Director. Notwithstanding the foregoing, the depiction of the easement area shown on the attached Exhibit, complying to the satisfaction of the Executive Director with Exhibits, II, III, IV, 45 and 46 of the Commission's adopted resolution, shall be deemed to satisfy this requirement for the purpose of permit issuance. If utilized, the applicant shall replace or supplement the depiction with a legal description that is both legally proper and (in the judgment of the Executive Director) sufficiently precise, before the earlier to occur of either 1) the end of a period of five days from recordation of the final subdivision map for the project, or 2) commencement of construction of improvements on the project other than grading, erosion control and installation and/or relocation of

COASTAL DEVELOPMENT PERMIT

No. A-5-RPV-93-005-A-7

Page 19 of 46

underground utilities. The offer shall be recorded free of prior liens and encumbrances which may affect the interest being conveyed. The offer shall run with the land in favor of the People of the State of California, and/or the Secretary of the Interior, binding all successors and assigns, and shall be irrevocable for a period of 21 years, such period running from the date of recording.

3. OFFER TO DEDICATE TRAIL EASEMENTS

Prior to the issuance of the coastal development permit, the landowner shall execute and record a document, in a form and content acceptable to the Executive Director, irrevocably offering to dedicate to a public agency or private association approved by the Executive Director an easement for public pedestrian and, where noted, bicycle access and passive recreational use of the corridors described below, but excluding from the offer any portion of a trail within any park area that has already been offered to be dedicated in condition 1A. The easement areas offered to be dedicated shall include all portions of the following trails noted on Exhibits A, II and 5b and not already within a park area offered to be dedicated in Condition 1A and found on Exhibit I. Parallel trails may be described in one easement. However, in combined adjacent trail dedications, the tread widths of the trails shall not be diminished, the trail separation shall be no less than three (3) feet in width and no less than two feet of landscaped buffer shall be located in the easement, between the trail and any other use. Trail segments combined with golf cart paths are identified in Exhibit 10. In these segments, the proposed dedication shall include the entire width of the proposed golf cart path, and signs, benches, pull-outs and pavement treatment shall give clear indication that the public trail is located on the path.

Prior to recording the easement, the precise location of all trails shall be verified in the field by all interested parties, including parties to court settlements and the United States Fish and Wildlife Service in order to verify that the trail is routed to avoid significant grading, to avoid cliff edge locations where cracks or undermining have occurred, or and to avoid routes where clearance of identifiable habitat, including but not limited to stands of *Opuntia littoralis*, *Dudleya virens* or *Artemesia californica* is necessary in order to survey or construct the trail. Significant relocation of the trail outside the corridor described in the trail description below, deletion or seasonal closure of a trail will require an amendment as noted in condition 8 below.

A. The following access corridors located within Vesting Tentative Tract Map 50666:

(1) **Palos Verdes Drive on-Street Bicycle Lane.** Class II, high speed bicycle lane on both sides of widened Palos Verdes Drive South, along all portions of Palos Verdes Drive South located within the boundaries of the tract.

COASTAL DEVELOPMENT PERMIT

No. A-5-RPV-93-005-A-7

Page 20 of 46

(2) **Palos Verdes Drive Off-Road Bicycle Trail.** Class I, eight foot-wide off-road bicycle path in twelve foot wide corridor along south side of Palos Verdes Drive South, along all portions of Palos Verdes Drive South located within the boundaries of VTTM 50666.

(3) **Palos Verdes Drive South Off-Road Jogging Trail.** Class I, four foot wide soft-footed pedestrian trail in an eight foot corridor along South side of Palos Verdes Drive South, along all portions of Palos Verdes Drive South located within the boundaries of VTTM 50666.

(4) **West End Bicycle Route.** Class I, eight foot wide off road bicycle path in twelve foot wide corridor, extending, as mapped, around periphery of residential development from Palos Verdes Drive and the northwest property line, inland of habitat preserve, to Halfway Point Park, extending across the north side of Halfway Point Park to connect with the Bluff Top Corridor Bicycle and Jogging Trail described in 3.A(12). This trail shall cross Forrestal Canyon via a bridge constructed by the applicant and dedicated for that purpose. Portions of this trail located in Halfway Point Park, as shown on Exhibit 10 may be combined with the golf cart path.

(5) **West end Jogging Trail.** Class I, four foot wide soft footed pedestrian trail in a six foot wide corridor, extending, as mapped, around periphery of residential development from Palos Verdes Drive and the northwest property line, to Portuguese Bend Overlook. At the dedicated overlook, the trail connects with handicapped trail number 3.A(16) which is routed inland of the habitat preserve, connecting to Halfway Point Park

(6) **Torrance Trail, Beach Access Trail Five (5),** State Park standard, four foot wide stabilized, soft-footed pedestrian trail and steps to Beach, Gun Emplacement/Torrance Trail, from the west side of the neck of Halfway Point trending through Lot G, west by north west down the bluff, and then via switch backs to the beach, in a location and manner approved by the Department of Fish and Game (Exhibit 48 and 50) (Trail 2 Exhibit A).

(7) **San Pedro Trail Beach Access trail three (3),** Four foot wide, State Park standard, stabilized soft-footed, beach access trail (E-N') known as the San Pedro trail, from Halfway Point, around the northern edge of the Gnatcatcher preserve through lot G to the Beach. The San Pedro trail shall include railings at potentially dangerous locations, passing areas, and rest stops to facilitate use by physically challenged individuals. (Trail 4 Exhibit A)

(8) **Street A, Palos Verdes Drive to Halfway Point bicycle trail.** Class I, eight foot wide off road bicycle path in twelve foot wide corridor along eastern side of relocated Paseo del Mar, (known as Street A, "J" road) from

COASTAL DEVELOPMENT PERMIT

No. A-5-RPV-93-005-A-7

Page 21 of 46

intersection of Paseo del Mar and Palos Verdes Drive South to Halfway Point Park.

(9) Street A, Palos Verdes Drive to Halfway Point paved sidewalk.

Class I, four foot wide pedestrian trail in eight foot wide corridor along eastern side of relocated Paseo del Mar, (known as Street A, "J" road) from intersection of Paseo del Mar and Palos Verdes Drive South to Halfway Point Park.

(10) Forrestal Canyon overlook. Fifteen foot wide all weather fire trail with foot and bicycle access extending from the end of Street E, parallel to the west side of Forrestal Draw connecting with Streets C and D via three foot side pedestrian paths and terminating at Trail 3.A(4).

(11) Bluff-Top Corridor Bluff edge pedestrian trail, a two foot wide soft-footed pedestrian trail generally following the present unimproved eighteen inch trail along the bluff edge in Tract 50666, extending from the upper terminus of the Torrance trail, thence around the periphery of Halfway Point, outside of Halfway Point Park, connecting to the upper terminus of the San Pedro trail along the top edge of the bluff. Adjacent to the park, the trail shall be generally located inland of and parallel to the 147 foot contour line as shown in Exhibit 7. From the easterly boundary of the publicly dedicated Halfway Point Park, the trail shall be routed generally along the edge of the bluff to the tract boundary on the east, connecting with the bluff edge trail in tract 50667 described in 3B(7) below. In no case will the trail be routed where grading is required, or where cracks or undermining have occurred. On Halfway Point, no portion of the trail shall be located below the 145 foot contour line as shown on the maps dated June 24, 1994.

(12) Bluff Top Activity Corridor Bicycle and jogging Trail. Class I, eight foot wide pedestrian/bicycle trail in a twelve foot corridor within the 100 foot minimum bluff top corridor, This trail begins at the end of trail 3.A.12 above in the Northeasterly corner of Halfway Point Park, and extends north to the western end of La Rotonda Drive.

(13) Sewer easement trail Class I, eight foot pedestrian/golf cart/sewer maintenance truck trail in a twelve foot corridor located generally as shown in Exhibit A, generally along the route of landslide scarp C from Halfway Point/J road ocean-ward to the Bluff edge trail generally in the center of lot 38. (See attached Exhibit B). The upper portion of the loop trail (north of golf course hole number 18) located on the top of the slide scarp may be used by golf carts and maintenance vehicles. The lower portions of the trail located south of the golf hole and not used by golf carts may be improved with a four foot wide soft footed tread. Said trail shall be signed and shall be open and available for use by the general public during day-light hours.

COASTAL DEVELOPMENT PERMIT

No. A-5-RPV-93-005-A-7

Page 22 of 46

(14) West Bluff Beach Access (trail 4 (four)) Being a two foot wide soft-footed pedestrian trail extending from the West End jogging and handicapped access trail described in item 3.A(5), above, and 3.A(15) the bluff edge nature trail in the West Bluff Preserve. Said trail shall connect the West End jogging trail to the bluff edge, generally in the area located directly east of the West Bluff Passive Park and Preserve area, Lot E, within the western edge of the golf course and descending to the beach across lot G. The bluff top portions of said trail may be combined with the golf cart trail in a similar location as long as signage and hardscape treatment, amenities and other design features clearly indicate the public's right to access the bluff edge and beach via this trail and the dedication grants the public the right to use the entire width of the applicable portion of the golf cart path. The trail is to be designed in conjunction with the Department of Fish and Game, with staging areas, information signage restriction, docents and other methods to protect vegetation. (Trail 1, Exhibit A.)

(15) West Bluff Passive Park Nature Trail. Being a two foot wide, fenced, soft-footed pedestrian trail as shown in Exhibit B and II extending from the Portuguese Bend Overlook (described in 1.A.2 above) to the upper edge of slide scarp A. From there, the trail splits into two branches. The first branch, which shall not be improved and shall only be opened if the United States Fish and Wildlife service determines that the effort to conserve habitat on the site has not succeeded, leads down the scarp face to the bluff top and then along the bluff top to Mariposa Lily Point. The second branch, which shall be opened in the first stage of restoration, follows the upper edge of the scarp of landslide A, proceeding along the scarp, connecting with the Beach access trail described in condition 3.A(14) above. Said trail is to be designed in conjunction with the Department of Fish and Game, with low barriers parallel to the trail, staging areas, information signage, and other methods to protect vegetation.

(16) Halfway Point Handicapped Loop Trail. Being a nine (9) foot wide pedestrian and handicapped accessible trail with a minimum tread width of (5) feet an easy level of difficulty. The trail shall begin at the terminus of Street "A" (J road or Paseo del Mar extension). From the terminus of Street "A", the trail shall follow the easterly side of the parking lot, entering Halfway Point Park on the northeasterly corner. From there, the trail shall be constructed within the park, along the park boundary at approximately the 151 foot contour line and then around the entire park periphery connecting with the two walkways leading to the Clubhouse Building. The trail shall proceed on the walkways south of the Clubhouse building and south of the westerly parking lot, then north of golf course lot 38 and across lot B, crossing Forrestal Draw via a bridge installed by the applicant. From the bridge, the trail shall extend along the northern edge of golf course lot 38 then along the northern edge of lot E, the West Bluff Preserve, within lot C. The trail shall connect to trails 3.A.4 and 3.A.5 at the Portuguese Bend

COASTAL DEVELOPMENT PERMIT

No. A-5-RPV-93-005-A-7

Page 23 of 46

overlook improved overlook area and handicapped turn around including no fewer than three benches and three trees and handicapped turn around and with the pedestrian trails required in conditions 3.A(5), 3.A.(10), 3.A(9), 3.A.(15) and 3.A(17).

(17) **Clubhouse connector trails**, being the foot trails and sidewalks shown on Exhibit 8 of permit amendment A-5-RPV-93-005A, connecting Halfway Point Park with two public parking lots located at the terminus of Street "A" including all paths or walks necessary for access to the public facilities proposed within the clubhouse.

B. The following access Corridors located within Vesting Tentative Tract Map 50667:

(1) **Palos Verdes Drive South on-Street Bicycle Lane Class II**, high speed bicycle lane on both sides of widened Palos Verdes Drive South, along all portions of Palos Verdes Drive South located within the boundaries of the tract. (L6-92 117).

(2) **La Rotonda Drive On-Street Bicycle Lane Class II**, high speed bicycle lane on both sides of La Rotonda Drive connecting with trail 3.A(12) above through the parking lot and connecting with Palos Verdes Drive South.

(3) **Palos Verdes Drive South Off-Road Bicycle Trail**. Class I, eight foot wide off road bicycle path in twelve foot wide corridor along south side of Palos Verdes Drive South, along all portions of Palos Verdes Drive South located within the boundaries of VTTM 50667.

(4) **Palos Verdes Drive South Off-Road Jogging Trail**. Class I, four foot wide pedestrian trail in eight foot corridor along south side of Palos Verdes Drive South, along all portions of Palos Verdes Drive South located within the boundaries of VTTM 50667.

(5) **Palos Verdes Drive south Overlook-La Rotonda parking lot connector**. Four foot wide pedestrian stairway and switchback trail as shown in Exhibit 10, linking viewing overlooks located on Palos Verdes Drive South west of lot 35, VTTM 50667, through VTTM 50667 to La Rotonda trail head, road/trail interface. Any stairs necessary shall be constructed by the applicant according to applicable City and State Park standards. Portions of this trail may be combined with a golf cart path.

(6) **La Rotonda knoll edge trail to La Rotonda Point and bluff edge**. La Rotonda Drive to La Rotonda Point, four foot wide soft footed pedestrian trail within a six foot wide corridor from Palos Verdes Drive South within Lots A, and H, then following lot H in switch backs through lots H and 39 to La

COASTAL DEVELOPMENT PERMIT

No. A-5-RPV-93-005-A-7

Page 24 of 46

Rotonda Overlook, connecting with bluff edge pedestrian trail 3.B(7), as shown on Exhibits B and 5.

(7) **Bluff top Corridor Bluff edge pedestrian trail**, two foot wide, soft-footed pedestrian trail within a four foot right of way located on the bluff edge from the western tract boundary to the Shoreline Park property line, extending slightly inland at lot G, and veering downslope back to the bluff edge. Said trail shall connect with the trails described in 3.B(6), 3.B(8) and 3B(9). In no case will the trail be routed where with a cut or fill greater than one foot of grading is required, or where cracks or undermining have occurred. Portions of this trail east of the connector to trail 3.B (9) below may be subject to seasonal closures at the request of the United States fish and Wildlife service. In that case, signage, indicating the reasons for closure and alternate beach access routes, shall be posted at each end of the closed trail by the applicant or its successor in interest.

(8) **La Rotonda Point beach access**, two foot wide soft-footed trail extending from the bluff edge trail west of La Rotonda Point and descending to the beach across lot I as shown in February 5, 1993 Access Amenities Plan, and Exhibits II and III. (Beach access trail 4 on Exhibit A)

(9) **Bluff edge/Knoll shoulder/Twenty fifth street cut-off trail**, Existing trail connecting bluff top corridor as shown in Exhibits II, III and 42 generally along Shoreline Park/ VTTM 50667 property line following existing trail along shoulder of knoll to the existing fire road located in Shoreline Park that connects Twenty-fifth Street to the bluff edge (Beach Access Corridor 1, Exhibit IV). Dedication applies to those portions of existing trail that are located within tract 50667.

The document shall provide that the offer of dedication shall not be used or construed to allow anyone, prior to acceptance of the offer, to interfere with any rights of public access acquired through use which may exist on the property. Trails within the easements shall be generally as noted on the Public Amenities Plan Trails and Signage Map of September 26, 1996 revised 1/20/97, and shall provide continuous pedestrian access along the bluff top, and where indicated, from the dedicated parks and trails to the sea.

The offer to dedicate shall also provide that no development, other than: 1) the construction of trails approved in this permit, 2) fences approved in a coastal development permit, 3) vegetation removal except hand removal of invasive plants, 4) installation of public utilities generally as shown on **Exhibit 5, Map G**, 5) the drilling of testing wells and hydraugers generally as shown on **Exhibit 6, Map K** and as recommended by the City geologist, as long as such construction, in the reasonable judgment of the Executive Director, does not materially and adversely affect the purposes of this condition three as set forth above, and 6) installation of the sewer connections and drainage devices approved in this

COASTAL DEVELOPMENT PERMIT

No. A-5-RPV-93-005-A-7

Page 25 of 46

permit and other development approved in this permit, shall occur in the trail areas required in this permit and/or shown on the Public Amenities Plan Trails and Signage Map of September 26, 1996 revised 1/20/97 except as authorized by a future coastal development permit, and as otherwise authorized by law. No coastal development permit exemptions as defined in Section 30610 of the Coastal Act shall apply to the trails described in this Condition 3 except for repair and maintenance of utility connections as authorized in section 30610(d) of the Coastal Act as further described in Section 13253 of the California Code of Regulations.

In the event that coastal erosion, landslide or bluff collapse makes a designated trail impassable, requiring the relocation of a trail, the obligation to maintain access shall remain and the applicants or their successors in interest shall apply to the Commission for an amendment to designate an alternate trail corridor. Access along the beach and recreational use of the shoreline shall not be restricted.

The document shall be recorded free of prior liens which the Executive Director determines may affect the interest being conveyed, and free of any other encumbrances which may affect said interest. The recording document shall include legal descriptions of both the applicant(s) entire parcel(s) and describe the easement areas identified above in metes and bounds. However, these documents may be recorded subject to any existing or future sewer and utility easement; provided that such easements 1) are underground and 2) do not materially and adversely affect the purpose of this condition three as set forth above and 3) are as generally described on **Exhibit 5, Map G, and Exhibit 31 map F**, if such easement has been granted prior to recordation of the documents.

The dedication shall include the right of the developer and the accepting agency, subject to the limitations of the relevant portions of this condition three set forth above 1) to enter the property, 2) to carry out revegetation activities and maintain the areas as described in the HCP and conditions 4 and 8 of this permit, 3) to construct and maintain required trail improvements including without limitation trails described in the Public Amenities Plan Trails and Signage Map of September 26, 1996 revised 1/20/97, in the project description, in condition one and in condition 4 below, in the Conceptual Public Amenities and Coastal Access Program of 1996, Revised, August 28, 1997 including without limitation: trails, a bridge, a railing, signage, interpretive information, staging areas, low barriers and stairs and other public improvements and 4) to perform erosion control. Additionally the developer shall have the right to drill and use monitoring wells as recommended by the City geologist as long as such construction, in the reasonable judgment of the Executive Director, does not materially and adversely affect the purposes of this condition three as set forth above.

COASTAL DEVELOPMENT PERMIT

No. A-5-RPV-93-005-A-7

Page 26 of 46

The area subject to the dedication shall be described in the offer in a manner that is legally adequate under California law for a conveyance of an interest in real property and that is of a level of precision that is acceptable to the Executive Director. Notwithstanding the foregoing, the depiction of the easement area shown on the attached ***Exhibit 30, (Exhibit E Trail easement offers)***, shall be deemed to satisfy this requirement for the purpose of permit issuance. If utilized, the applicant shall replace or supplement the depiction with a legal description that is both legally proper and (in the reasonable judgment of the Executive Director) sufficiently precise, before the earlier to occur of either 1) the end of a period of five days from recordation of each final subdivision map for the project for the area encompassed by each such map, or 2) commencement of construction of improvements on the project other than grading, erosion control and installation and/or relocation of underground utilities. The offer shall run with the land in favor of the People of the State of California, binding all successors and assigns, and shall be irrevocable for a period of 21 years, such period running from the date of recording.

4. ACCESS SUPPORT AND IMPROVEMENTS

Prior to issuance of the coastal development permit, the applicant shall agree in writing to construct the following public access improvements for park and trail purposes. Improvements shall be as described in this condition, the Public Amenities Plan Trails and Signage Map of September 26, 1996 revised 1/20/97 and/or ***Exhibits 26 and 27*** of this amendment A6 except that the locations and the development standards of trails shall be as established by Condition 3 of this permit. Pursuant to this requirement, the applicant shall provide detailed plans of these improvements by February 1, 1998 but in no event no later than 30 days prior to the commencement of fine grading for the golf course. The plans shall be accompanied by a schedule of completion for the review and approval of the Executive Director in consultation with any accepting agency. Any proposed changes to the approved plans shall be reported to the Executive Director. Any changes that the Executive Director determines to be substantial, including those which unreasonably interrupt or degrade views of the ocean, the bluffs or the beach from public areas or unduly restrict passive recreational use of dedicated areas shall require an amendment to this permit.

The first stage shall be completed to the satisfaction of the Executive Director in consultation with any accepting agency prior to closing off any existing trails. The second stage shall be completed to the satisfaction of the Executive Director in consultation with the accepting agency prior to the opening of the golf course for play. The third stage shall be completed to the satisfaction of the Executive Director in consultation with the accepting agency prior to final grading of individual residential lots.

COASTAL DEVELOPMENT PERMIT

No. A-5-RPV-93-005-A-7

Page 27 of 46

- A. First stage.** The following shall be completed before any fencing contemplated in the executed Habitat Conservation Plan is installed (HCP Phase II): trail improvements, interpretive signs and trail fencing shall be installed and open before any fencing for habitat restoration or other facets of the project interferes with public access which may exist on the property. The following trails must be provided but may be confined within fenced corridors to prevent individuals from damaging restoration areas. The trail surfaces may be left temporarily as unimproved trails, but shall be improved to the standards of the trail improvement plan prior to the commencement of play on the golf course. Said trails shall include: Trails noted in Conditions 3 A(5), A(6), A(7), A(9), A(11), A(15) slide scarp portion branch two); also in Conditions 3 B(5), B(6), B(7), B(8), and B(9).

- B. Second Stage.** Park improvements and second stage trail improvements completed as part of Phase III construction.

The applicant shall submit construction drawings for the review and approval of the Executive Director of the following park and trail improvements by February 1, 1998, but in no event no later than 30 days prior to the commencement of fine grading for the golf course. Installation shall commence immediately following rough grading operations for the golf course, and shall be completed to the satisfaction of the Executive Director in consultation with the accepting agency prior to the opening of the golf course for play.

2. Park improvements second stage:

- a) Halfway Point Park, as shown on the materials submitted with amendment 1 (A-5-RPV-93-005A of this permit, sheet 3 and 3a of the Public Amenities and Coastal Access program as revised, 1997 with additional public seating and tables in locations approved by the City of Rancho Palos Verdes, as shown on Exhibits 26 and 27 of amendment A6 including the 45 car, parking lot east of the park, "J Road", picnic area, public parking along Paseo del Mar;
- b) "J" road, street A, as far as Halfway Point Park, including public parking areas on J road.
- c) No fewer than six view overlooks including 3 within the bluff top corridor as shown on the Public Access Amenity Plan of 1996 updated 1997 between Halfway Point Park and the East Bluff Preserve. All overlooks shall include seating but shall not require the grading or construction of pads or the use of heavy equipment for construction.

COASTAL DEVELOPMENT PERMIT

No. A-5-RPV-93-005-A-7

Page 28 of 46

- d) Habitat and Golf course safety fencing as approved according to conditions 6 and 7, below.
- e) Temporary bridge over Forrestal Draw, as approved by the resources agencies serving trail 3(A)5.
- f) Parking lot for 25 cars and comfort station on lot E VTTM 50667.
- g) In Portuguese Bend Overlook improvements, that is the overlook adjacent to West Bluff preserve in fuel management area adjacent to property line, benches, no fewer than three trees or other shade and a turnaround,
- h) Completion of East Vista Park complete with water fountain, benches, signage, and recreation facilities designed to accommodate a comparable number of visitors as are provided in parks of comparable size elsewhere in the City or operated by adjacent jurisdictions.

2) Trail improvements second stage:

Trails required in Conditions 3 A(1), A(2), A(3), A(8), A(12), A(13) and A (16) and A (17) within Halfway Point Park and 3 B(1), B(2), B(3), and B(4).

- C. Third Stage. Before the applicant may begin grading of the residential lots of Tract 50666, the applicant shall submit for the review and approval of the Executive Director, working drawings for the following park and trail improvements. Installation of these improvements shall commence at the same time as the commencement of residential grading for Tract 50666, and shall be completed to the satisfaction of the Executive Director in consultation with the accepting agency prior to the finish grading of any individual residential lots.

1) Park improvements third stage.

- a) View Overlook on Paseo del Mar at the head of Forrestal Canyon.
- b) Completion of "J" road parking area, located to the west of the golf clubhouse.
- c) Completion of West Vista Park complete with water fountain, benches, picnic tables, signage, and recreation facilities designed to accommodate a comparable number of visitors as are provided in parks of comparable size elsewhere in the City or operated by

COASTAL DEVELOPMENT PERMIT

No. A-5-RPV-93-005-A-7

Page 29 of 46

adjacent jurisdictions.

- d) Final 25 parking spaces in lot E VTTM 50667.
- e) First phase of, 27,000 square foot clubhouse, which shall include restrooms and associated public-serving facilities.
- f) All remaining trails, amenities, and facilities outlined in the Public Access and Amenities Plan of February 5, 1993 as modified by the conditions of this permit, the Public Amenities Plan Trails and Signage Map of September 26, 1996 revised 1/20/97, or otherwise required in the conditions above.

(2) Trails improvements third stage:

- a) identified in Conditions 3 A(4), A(10), A(14), the permanent bridge over Forrestal draw, and A (17) west of the bridge.

Trail improvements shall be carried out in accordance with a detailed trail improvement plan approved by the Executive Director, in substantial conformance with the Public Amenities Plan Trails and Signage Map of September 26, 1996 revised 1/20/97 as modified by the conditions of this permit. If there are any discrepancies between the trail plan and the requirements of the adopted conditions, the requirements of the conditions shall control. Said plan shall include a) designated parking, b) interpretive signs, c) fencing of habitat and construction areas, d) erosion control and footpath control plantings (such as cactus adjacent to sensitive areas), e) steps, where necessary.

5. FENCES, SAFETY NETS AND BOUNDARIES.

Prior to issuance of the permit the applicant shall provide complete plans showing the location of all fences, nets, safety devices and boundary treatments for the review and approval of the Executive Director. Said plans shall have received prior review and approval by the City of Rancho Palos Verdes, the California Department of Fish and Game and the United States Fish and Wildlife Service. Such fences and nets shall be as generally indicated on Exhibit VI or in the applicant's letter of January 14, 1997. The location, design and height of all fences, nets, and hedges shall be shown, and, in the event of vegetative boundaries, the materials shall be specified. The plans shall also have received review and comment from the golf course operator and its insurance or safety consultant.

The following boundary treatments fences may be approved by the Executive Director in the following locations, providing that they do not block or diminish access and recreation as required in conditions 1-4 above:

COASTAL DEVELOPMENT PERMIT

No. A-5-RPV-93-005-A-7

Page 30 of 46

A. Within recreation areas, adjacent to steep slopes, adjacent to golf course roughs:

(1) Coastal prickly pear (*Opuntia littoralis*) or coastal cholla (*Opuntia proliferata*) barriers.

(2) split rail fences 40 inches in height or less, with plastic coated chain link in the lower 18-20 inches.

(3) three wire barbless wire fences.

B. During construction, areas in which grading will occur shall be fenced with:

(1) six foot high chain link construction fences, with wildlife escape holes as may be required by the Department of Fish and Game.

C. Approved revegetation areas:

(1) six foot high black or green covered plastic chain link fencing provided such fences do not include footings on the face or edge of the coastal bluff.

(2) three-wire barbless wire fences.

All changes to the approved plans shall be reported to the Executive Director. Any changes the Executive Director determines to be substantial, including those listed below, shall require an amendment to this permit:

(1) Wrought iron or wire cages surrounding trails.

(2) Any netting or wire link fences with holes smaller than commercial chain link.

(3) Any fence over six feet in height.

(4) Any fence that would arch over the heads of pedestrians on an approved pedestrian path.

The Executive Director shall not accept an amendment request for which the design, materials and location of the proposed barrier is inconsistent with the public access, view and habitat requirements of this permit.

6. ACCESS AND HABITAT MANAGEMENT AND MAINTENANCE

Prior to issuance of the coastal development permit the applicants shall provide for the review and approval by the Coastal Commission an access and habitat management and maintenance program:

COASTAL DEVELOPMENT PERMIT

No. A-5-RPV-93-005-A-7

Page 31 of 46

A. Funding Program. The program shall include a long term funding program which will provide for the actual cost of both:

(1) park maintenance and periodic repair and replacement of landscaping, restrooms, trails, fences and benches and other facilities; and,

(2) on-going habitat protection and restoration including a) on-site supervision of trail and habitat areas by resident Qualified Naturalist, operation of interpretive signs and displays, facility, funding of public outreach programs, including youth education and docent program, and b) maintenance of drainage systems, oil separators and other devices required to protect habitat in nearby ocean waters and tide pools.

B. Maintenance. The program shall include the legal authority and other provisions to maintain all habitat and public access areas to the standards required in this coastal development permit, and to maintain all drainage and water quality protection systems proposed by the applicant to protect the habitat of ocean waters and tide pools.

7. DEED RESTRICTIONS.

Prior to issuance of the coastal development permit, the applicant shall record a deed restriction, subject to the review and approval of the Executive Director that shall apply to lots 1-31 VTTM 50666, Lots 1-37 Vesting Tentative Tract Map 50667, and all parcels created by Parcel Map numbers 20970 and 23004. The deed restriction shall be recorded on each lot created in the above tract and parcel maps when such lots are recorded. The deed restriction shall provide:

A. The obligation to complete the habitat, trail and park improvements prior to final grading of individual lots.

B. The requirements for habitat and public access required in conditions of this coastal development permit.

C. Notice of the public's right to park on and pass through the streets of this subdivision.

D. Notice of the land owners' obligations with respect to maintaining the parks and trails and habitat areas and fire breaks required in this permit, including but not limited to the obligation to contribute to the maintenance of the area, and the right of the district/and or accepting agency to manage and maintain the area in accordance with the terms and conditions of this coastal development permit.

E. Notice of the land owners' obligations with respect to maintaining drainage systems, oil separators, Best Management Practices and other

COASTAL DEVELOPMENT PERMIT

No. A-5-RPV-93-005-A-7

Page 32 of 46

programs and devices required to protect habitat in ocean waters and tide pools.

F. A restriction on the use of invasive, non-native plants, as listed below in the landscaping condition 10. A list of such plants approved by the on-site habitat manager, shall be provided for the review and approval of the Executive Director prior to recording.

G. A further restriction indicating that no development, other than development approved in this permit shall occur in the park areas indicated in condition 1A and the trail areas shown in Exhibits II, 42 and 43 except as authorized by a future coastal development permit, and as otherwise authorized by law. No coastal development permit exemptions as defined Section 30610 of the Coastal Act shall apply to the trails described above.

H. A restriction on lots 38 of VTTM 50666 and Lot 39 of VTTM 50667, describing a public access program for the improved golf cart paths. Said trails shall be signed and identified as public and shall be open and available for pedestrian use by the general public during non-golfing daylight hours.

- I. Notice that all covenants and agreements between the applicants and or successors in interest their agents and with the City or private maintenance companies or other entities that affect the streets, parking lots, parks habitat areas and trails required in this permit are subject to the terms and conditions of this permit. Pursuant to this requirement any agreements or covenants that delegate maintenance or operation of these public facilities to a third party shall be consistent with all terms and conditions herein, and shall be provided to the Executive Director with evidence of such consistency prior to their execution.

The documents shall be recorded free of prior liens or other encumbrances. The restrictions shall run with the land in favor of the People of the State of California, binding all successors and assigns. The recorded document shall include legal descriptions of the applicant(s) entire parcel(s), the easement area(s), and the legal lots subject to these obligations.

COASTAL DEVELOPMENT PERMIT

No. A-5-RPV-93-005-A-7

Page 33 of 46

8. CONFORMANCE WITH THE REQUIREMENTS OF THE RESOURCE AGENCIES WITH RESPECT TO THREATENED, RARE OR ENDANGERED SPECIES.

A. Documentation. Prior to issuance of the coastal development permit, the applicant shall provide fully executed agreements with the Department of Fish and Game and the United States Army Corps of Engineers and the United States Fish and Wildlife Service addressing each party's responsibilities with respect to preservation of habitat and streams.

Pursuant to this condition the applicant shall provide true and accurate copies of: 1) all agreements between the applicants and the above noted public agencies and the landowners of the off-site mitigation areas, 2) a detailed schedule that has been approved by the United States Fish and Wildlife Service and the California Department of Fish and Game and that identifies when the revegetation plans required by the Habitat Conservation Plan (HCP) will be completed and implemented ("revegetation schedule"), 3) any and all proposed restrictions on public access, 4) all evidentiary material which the applicant or the agencies relied on to come to their conclusions, 5) a grading plan consistent with the Habitat Conservation Plan, and 6) an agreement in writing to complete and implement all revegetation plans consistent with the approved revegetation schedule and the phasing program listed in subsection D below;

B. Inconsistencies and changes. Any change, refinement or inconsistency between the final contracts and executed agreements and the Habitat Enhancement Plan as approved by the Commission will require an amendment to this permit. The Executive Director shall not accept any amendment request including reduction of public access and recreation mandated by the resource agencies in the areas identified for public use in this permit without the provision of equivalent additional access and recreation elsewhere on the property.

C. Execution. The applicant shall provide the Executive Director with required revegetation plans at the time identified in the approved revegetation schedule. Each revegetation plan submitted for the review and approval of the Executive Director must have been approved by the U. S. Fish and Wildlife Service and the California Department of Fish and Game. All revegetation plans must be submitted to the Executive Director before the golf course opens for play. All habitat areas shall conform to the standards contained in the executed HCP and the detailed revegetation plans.

D. Schedule

COASTAL DEVELOPMENT PERMIT

No. A-5-RPV-93-005-A-7

Page 34 of 46

(1) **Phase I.** For a period of no less than one year prior to the commencement of grading the applicants shall collect seeds and cuttings from the project area to support the revegetation program.

(2) **Phase II.** At the commencement of revegetation, the applicant shall provide alternate trail access as noted in stage one of condition 4, above, fence the areas to be revegetated, prepare the site, and install the initial plants. The applicant shall create coastal sage scrub habitat, using as far as possible, plants native to the area.

(3) **Phase III.** When the Executive Director verifies that revegetation has begun and the Department of Fish and Game and or the United States Fish and Wildlife Service releases the applicant for the golf course grading, consistent with the approved final Habitat Conservation Plan, (HCP) the applicant may begin grading the golf course (lots 38 and 39), Halfway Point Park and the J road. The applicant may rough grade and stockpile on the clubhouse and clubhouse parking areas, and the westernmost tier of lots of tract 50666. No finish grading of residential lots may occur. Applicant may also begin constructing the second stage of trail and access improvements, and the lots on VTTM 50667.

At the completion of grading of the golf course, the applicant shall complete installation of the park improvements noted above as stage 2 in condition 4. No grading may occur in the next phase of development (Phase IV), until the Executive Director certifies completion of the park improvements, and that inspection and acceptance of all habitat areas by the resource protection agencies has occurred as noted below.

(4) **Phase IV.** Grading of the residential lots, roads and trail areas, in Vesting Tentative Tract Map 50666 and finish grading for the golf club house parcel and 150 car westerly parking lot shall commence only after the United States Fish and Wildlife Service and the Department of Fish and Game have certified to the Executive Director that:

a) the restored habitat in the **on-site** restoration areas noted above is of sufficient maturity to supply food and cover and nest areas for Gnatcatchers and Cactus Wrens, and other coastal sage scrub dependent species, and

b) that the vegetation on the **off-site** restoration areas is established according to all finally executed agreements and the final Habitat Conservation Plan (HCP), and that the Gnatcatcher and the Cactus wren and other species dependent on coastal sage scrub could in the future, be permanently provided with food, cover and nesting areas on the restored areas.

COASTAL DEVELOPMENT PERMIT

No. A-5-RPV-93-005-A-7

Page 35 of 46

9. GRADING PLANS AND STANDARDS.

Prior to issuance of the coastal development permit, the applicant shall provide for the review and approval of the Executive Director, final engineered grading plans for the golf course and tract 50667 and preliminary grading plans for the clubhouse and tract 50666. Prior to beginning preliminary grading for tract 50666, the applicant shall provide for the review and approval of the Executive Director, final engineered grading plans including working drawings for Tract 50666. The applicant shall also agree, in writing, to abide by said plans. The plans shall have received preliminary review by the project geologist and the City engineer and the City geologist. Grading plans shall conform to the phasing requirements of the executed HCP habitat plan noted above; stockpiling shall occur only as provided in the HCP stockpiling provision and condition 8 above. Grading plans shall substantially conform to the preliminary plans approved by the City of Rancho Palos Verdes for Vesting Tentative Tract Map No 50666 and 50667 as shown in the EIR. Any changes in the plans required on the basis of new geologic information, including major recompaction or reconstructive grading, shall be reported to the Executive Director of the Commission before the changes are carried out. If the changes represent a substantive change in the plans or grading quantities as approved by the Commission, an amendment to this coastal development permit will be required.

The final grading plans agreed to by the applicant shall include:

A. Grading limits. No Grading, stockpiling or earth moving with heavy equipment shall occur within the dedicated open space areas (corridors) noted in Condition 1 above, with the exception of Halfway Point Park, within the bicycle trails, within drainage, utility and sewer, easements shown on ***Exhibit 5 (Map G)*** and hydrauger, and groundwater testing well easements shown on ***Exhibit 6 (Map K)*** of this Amendment 6, the 0.30 acre fill slope area adjacent to the 18th tee and the 0.13 acre fill slope area adjacent to the 18th hole. The 0.30 acre and the 0.13 acre fill slope areas which encroach within Lot K shall be located as shown on Exhibit A depicting setbacks for VTTM 50666 dated July 25, 1995, as modified in the map submitted in amendment 4 and dated June 20, 1996. Bluff edge pedestrian trails shall be constructed with hand-tools where environmental damage could occur. The areas in which no grading is to occur are generally described as the habitat easement and revegetation areas.

B. Disposal of excess material. Any excess material resulting from grading or site preparation to be deposited within the coastal zone shall be disposed of in accordance with an approved coastal development permit. No excess material shall be dumped over the bluff or placed on the beach, or on any protected habitat or restoration areas.

COASTAL DEVELOPMENT PERMIT

No. A-5-RPV-93-005-A-7

Page 36 of 46

C. Equipment storage. No grading equipment shall be stored within any habitat area, open space easement area, within 30 feet of the coastal bluff. No grading equipment shall be stored within the Tract 50666 residentially designated areas (Phase IV), except in the easternmost tier of lots as shown in the final HCP during the work on the golf course (Phase III).

D. Timing. No grading may occur during the nesting season of the California Gnatcatcher, or otherwise as restricted in the Final executed Habitat Conservation Plan (HCP). In the event of conflict between this timing condition 9D and the executed HCP, the HCP shall prevail.

10. TEMPORARY EROSION CONTROL, HABITAT PROTECTION AND FINAL LANDSCAPING PLANS.

Prior to issuance of the Coastal Development Permit, the applicant shall submit for review and approval by the Executive Director and agree in writing to abide by habitat protection, revegetation, landscaping and erosion control plans for parks, trail corridors, common open space and graded and disturbed areas, parks and the golf course. All landscape plans, including habitat restoration, temporary stabilization, park rehabilitation, golf course roughs, fuel modification and drainage course revegetation shall employ native plants that are Palos Verdes Peninsula Bluff Scrub plants, and Palos Verdes Peninsula Coastal Sage Scrub plants, obtained, to the maximum practicable extent, from seed and vegetative sources on the Palos Verdes Peninsula. Turf areas shall be permitted, but invasive grasses or annual grasses incompatible with revegetation shall not be employed for temporary stabilization or in areas, which in the opinion of the enhancement monitor, could form a seed bank that would affect the restored areas.

At the commencement of grading on each tract and on the golf course, the applicant shall provide to both the City and the Executive Director, for their joint review and approval, plan notes and general standards for erosion control. On or before September 15 of each year of construction, the applicant shall provide to both the City and the Executive Director for their joint review and approval, interim erosion control plans that will eliminate all siltation onto the beach tide pools and habitat areas adjacent to the site.

Prior to submittal of landscape plans, and temporary erosion control plans, the applicant shall obtain the review and comments of the California Native Plant Society, the Department of Fish and Game and the United States Fish and Wildlife Service. The Executive Director shall approve plans that are consistent with the objectives of the Habitat Enhancement Plan and with the executed Habitat Conservation Plan.

The final plans agreed to by the applicant shall incorporate the following criteria:

COASTAL DEVELOPMENT PERMIT

No. A-5-RPV-93-005-A-7

Page 37 of 46

A. All graded areas on the subject site shall be planted and maintained to protect habitat and to prevent erosion into intertidal areas, the coastal bluffs and revegetation areas. To enhance habitat, on commonly owned lots and on golf course roughs, landscaping shall consist of Coastal Sage Scrub and Coastal Bluff Scrub plants native to the Rancho Palos Verdes community that have been listed in the EIR and by the Native Plant Society in their comments on the EIR. Invasive, non-indigenous plant species which tend to supplant native species shall not be used either on the bluff, on the roadway lots, on the golf course, on commonly owned, or on the individual lots. Available lists of invasive plants are found in communications from the Native Plant Society to the City of Rancho Palos Verdes and in the California Native Plant Society, Santa Monica Mountains Chapter, document entitled *Recommended Native Plant Species for Landscaping Wildland Corridors in the Santa Monica Mountains*, dated January 20, 1992. Additional invasive plants may be identified by the Executive Director on the basis of comments from the Department of Fish and Game, the Fish and Wildlife Service or the California Native Plant Society.

B. All cut and fill slopes shall be stabilized with planting at the completion of rough tract grading, and on the completion of final grading, and/or, if the Executive Director determines that grading has stopped and that the interruption of grading will extend into the rainy season. Planting should be of primarily native plant species indigenous to the Palos Verdes Peninsula. Non-native plants used for stabilization shall not be invasive or persistent species. Such planting shall be adequate to provide 90 percent coverage within 90 days and shall be repeated, if necessary, to provide such coverage. This requirement shall apply to all disturbed soils including all unsurfaced roads and pads;

C. Should grading take place during the rainy season (November 1 - March 31), sediment basins (including debris basins, desilting basins, or silt traps) shall be required on the project site prior to or concurrent with the initial grading operations and maintained through the development process to minimize sediment from runoff waters during construction. All sediment should be retained on-site unless removed to an appropriate approved dumping location.

D. The landscaping and erosion control plan shall identify the location of the temporary construction fence noted in the Habitat Conservation Plan. In addition to the fencing required in the executed Habitat Conservation Plan, construction fencing shall be placed no less than 20 feet inland of the edge of Bluff Top Activity Corridors and dedicated Habitat Restoration Areas (Passive Parks) before the commencement of grading operations, except in those two locations where grading has been approved within the Bluff Top Activity Corridor or where the toe of the approved grading is located less than twenty (20) feet landward of the Bluff Top Activity Corridor or the Bluff

COASTAL DEVELOPMENT PERMIT

No. A-5-RPV-93-005-A-7

Page 38 of 46

top Revegetation Corridor, the construction fence shall be placed at the seaward toe of the approved cut or fill slope. This does not authorize development within the Bluff Top Activity Corridor or in the Bluff top Revegetation Corridor, except the two incursions specifically permitted by the Commission in its second amendment to this permit. No drainage shall be directed over the bluff, no overspill, stockpiling, equipment storage, material storage or grading shall be conducted seaward of this fence. The fence shall include small animal escape holes if required by the Department of Fish and Game.

E. At the end of rough grading, all rough graded lots, and all disturbed areas not included in park development, the golf course, roadways, park development or revegetation plans shall be revegetated with plants indigenous to the area. The plans shall specify seed and plant sources, using, as far as possible, locally collected seed.

F. Prior to issuance of the grading permit, the applicant shall provide evidence that a bond has been posted with the City of Rancho Palos Verdes sufficient to enable the City and/or the Department of Fish and Game to provide for revegetation and stabilization of the site in the event of bankruptcy or indefinite cessation of development activities.

G. All fuel modification plans shall have been reviewed and approved by the Los Angeles County Fire Department. Invasive plants, as noted above, shall not be employed in fuel modification areas. The majority of plants employed shall be California native plants endemic to the Palos Verdes Peninsula.

H. Plans for revegetation areas shall conform in plant list and culture to the Habitat Enhancement Plan of February 18, 1993 and the executed HCP.

All proposed changes to approved plans shall be reported to the Executive Director. Any changes the Executive Director determines to be substantial shall require an amendment to the permit.

COASTAL DEVELOPMENT PERMIT

No. A-5-RPV-93-005-A-7

Page 39 of 46

11. FINAL DRAINAGE PLANS.

Prior to issuance of the permit the applicant shall provide, for the review and approval of the Executive Director, preliminary engineered drainage plans for drainage facilities and a written agreement to abide by such plans for tract 50667 and the golf course and conceptual plans for tract 50666. Prior to beginning preliminary grading for Tract 50666, the applicant shall provide for the review and approval of the Executive Director, final engineered drainage plans for tract 50666. Said final drawings shall have received review and comment by: 1) the project geologist, 2) the City Engineer, 3) the City Geologist, 4) the United States Fish and Wildlife Service, 5) the Department of Fish and Game, 6) The United States Army Corps of Engineers, 7) the Regional Water Quality Control Board, 8) County Flood Control.

The Executive Director, upon receipt of detailed drainage plans and comments of all the above agencies and individuals if such agencies choose to comment, shall require all potential disturbance of bluff face vegetation to be identified, minimized and all displaced plants to be replaced according to the standards of the Habitat Conservation Plan. No rare plants or sensitive species may be disturbed by installation of the drainage devices. To verify this, the applicants shall supply a field check prior to installation and at the end of installation, and at the end of any replanting of bluff face species. Any necessary restoration shall be completed as soon as possible after the disturbance but in no event shall restoration completion occur more than one year after installation of the drainage devices. Complete restoration of Phase III grading (the golf course) impacts shall occur before the golf course may be opened for play, and complete restoration of Phase III and IV (residential lot) impacts shall occur before individual lots receive final grading approval.

The plans shall be in substantial compliance with the drainage plans submitted in August 2, 1991, and shall employ:

- a) treatment and filtration of runoff from the maintenance yard and from the 150 car parking lot;
- b) Best Management Practices as required by the City of Rancho Palos Verdes and the Regional Water Quality Control Board;
- c) use of ponds to control, treat and recirculate golf course runoff;
- d) no discharge from golf course or project improvements to tide pools;
- e) no drain line down Forrestal ravine;
- f) use of drains outside of ravines for all project drainage including normal storm and low flow run-off from the golf course, golf course ponds, and project streets and parking lots;
- g) diversion and control of major event (greater than 2 year storm) off site drainage;

COASTAL DEVELOPMENT PERMIT

No. A-5-RPV-93-005-A-7

Page 40 of 46

- h) the terminus and/or surface installation of drainage pipes on the bluff face and toes shall avoid stands of *Opuntia littoralis*,
- i) no heavy equipment shall be placed within 30 feet of the edge of the bluff in installing the devices;
- j) the applicant shall be responsible for removing all debris.

Upon receipt of final approval by any of the above agencies, or if at any time, field conditions require a change in design, the applicant shall provide copies of the final approved plans and/or change orders for the required changes to the Executive Director. Any significant change from the approved plan which the Executive Director determines to be substantial shall require an amendment to this permit.

12. REVISED PLANS

Prior to issuance of the coastal development permit, the applicant shall submit, for the review and approval of the Executive Director, revised final plans, approved by the City of Rancho Palos Verdes, which indicate the final layout of all residential and open space lots, streets, and other improvements, including grading, access areas, golf course and revegetation areas, and which conform with the final approved plans for public access, recreation, Habitat protection/enhancement, grading and drainage specified in conditions 1-5, and 9-11, above. All development must be consistent with these plans.

13. DELETED

14. COMPLIANCE WITH CONDITIONS OF THE VESTING TENTATIVE MAPS.

In the event of conflict between the conditions imposed by the City of Rancho Palos Verdes and the Commission, the terms and conditions of the Commission shall prevail. Pursuant to this, the applicant shall prepare a written comparison of the City's and the Commission's conditions. However, except as explicitly modified by the terms of this coastal development permit, all development shall comply with the conditions of Vesting Tentative Tract Map No. 50666 and Vesting Tentative Tract Map No. 50667, Tentative Parcel Map Numbers 20970 and 23004 as re-approved in December 7, 1992 and as revised on September 6, 1994. Revisions to Conditional Use Permits numbers 162 (residential planned development and public open space) and 163 (golf course and clubhouse), Revisions to Coastal Permit number 103, and Revisions to Grading Permit number 1541 and mitigation measures and addenda to EIR 36 as approved by the City of Rancho Palos Verdes on December 7, 1992 and as revised on September 6, 1994 shall be reviewed by the Executive Director of the Commission for consistency with this action.

For purposes of this condition, the minimum lot size and minimum house size as noted in the Development Standards supplied to the City of Rancho Palos Verdes shall not be

COASTAL DEVELOPMENT PERMIT

No. A-5-RPV-93-005-A-7

Page 41 of 46

considered conditions of the coastal development permit or necessary to this Commission's approval of the project. Changes in such standards to allow a greater clustering of lots to conform to the other terms and conditions of this permit shall be reported to the Commission as an amendment to this permit.

15. COVENANTS, CONDITIONS, AND RESTRICTIONS, CONDITIONAL USE PERMIT, PARCEL MAP CONDITIONS AND FINAL TRACT MAPS.

Prior to issuance of the coastal development permit and prior to recordation of any CC&R's, parcel maps or Vesting Tentative Tract Maps associated with the approved project, said CC and R's and Vesting Tentative Tract and parcel maps shall be submitted to the Executive Director for review and approval. The Executive Director's review shall be for the purpose of insuring compliance with the standard and special conditions of this Coastal Development Permit. The deed restrictions noted in Condition 7 above shall be reiterated in the CC and R's. Any CC and R's, parcel map conditions or notes, conditional use permit conditions or tract map provisions which the Executive Director determines are not consistent with any of the conditions of this permit shall be modified to be consistent before recordation.

16. PROOF OF LEGAL ABILITY TO COMPLY WITH CONDITIONS

Prior to issuance of the coastal development permit, the applicants shall provide 1) proof of undivided legal interest in all the properties subject to this permit, or 2) proof of the applicant's ability to comply with all the terms and conditions of this coastal development permit. No land subject to this coastal development permit may be developed until and unless all terms and conditions relating to the project as a whole have been met and agreed to in writing by all parties with ownership interest.

17. PUBLIC RIGHTS.

By acceptance of this permit, the applicant acknowledges, on behalf of him/herself and his/her successors in interest, that issuance of the permit shall not constitute a waiver of any public rights which may exist on the property. The applicant shall also acknowledge that issuance of the permit and construction of the permitted development shall not be used or construed to interfere with any public prescriptive or public trust rights that may exist on the property.

18. ASSUMPTION OF RISK.

Prior to the issuance of the coastal development permit, the applicant shall execute and record a deed restriction, in a form and content acceptable to the Executive Director, which shall provide that: (a) the applicant understands that the site may be subject to extraordinary hazard from landslide, and earth movement and bluff failure, and (b) the 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.

COASTAL DEVELOPMENT PERMIT

No. A-5-RPV-93-005-A-7

Page 42 of 46

19. PUBLIC AVAILABILITY OF GOLF COURSE.

Prior to issuance of the permit, the landowners shall execute and record deed restriction, in a form and content acceptable to the Executive Director, that provides that the approved visitor serving Golf Course facilities including the clubhouse, will conform to the following requirements:

A. PUBLIC FACILITY. The clubhouse and golf course will remain as commercial visitor serving facilities open to the general public and

B. CLUBS PROHIBITED. That any proposed change in the level of public use will require an amendment to this permit. No club or other arrangement that will restrict use of the golf course by the general public shall be permitted.

C. CART PATHS. As noted above, the improved Golf cart paths shall be available for orderly public pedestrian use during non-golfing daylight hours. (Staff note: the golf cart paths shared with pedestrian or bicycle trails are subject to the hours of use that apply to public trails and are open to the public from dawn to dusk.)

D. RESTROOMS. In lieu of construction of a separate public restroom facility, the applicant and its successors in interest shall agree to construct, maintain and to operate the comfort station in lot E tract 50667, the clubhouse restrooms, and lower level patio of the clubhouse as public facilities in conjunction with Halfway Point Park and the public trail system.

E. OPERATIONS. The applicant and its successors in interest including but not limited to the golf course operator shall agree and covenant with the City of Rancho Palos Verdes to operate the parking lots at the end of Street A, the restrooms in the vicinity of the west end of La Rotonda Drive, easily accessible from Lot E tract 50667 and the restrooms and patio area within the clubhouse as public facilities. The applicant, its agents, its lessees, and its successors in interest shall open these facilities to the public from dawn to dusk. No fee or validation shall be required for use of these facilities.

F. PUBLIC USE. The rest rooms and the lower level patio area shall be public spaces available to all members of the public without discrimination or requirement of purchase, imposition of dress codes or other rules not related to the safe operation of the facilities and shall not be locked during daylight hours.

G. SIGNS. The parking lots, restrooms and lower patio area shall be identified as open to the public by appropriate visible signs subject to the review and approval of the Executive Director. The signs shall be erected in

COASTAL DEVELOPMENT PERMIT

No. A-5-RPV-93-005-A-7

Page 43 of 46

areas accessible to the public, including Street A, La Rotonda Drive, the parking lots themselves and Halfway Point Park.

H. OPERATION OF THE OVERFLOW PARKING LOT. The applicant its successors in interest and or managers or lessees shall agree by covenant with the City of Rancho Palos Verdes to operate the overflow parking lot located adjacent to the maintenance yard on golf course Lot 38 VTTM 50667 from 8:00 a.m. to 5:00 p.m. on all summer and holiday weekends during all banquets and special events and whenever there are more than 125 cars in the westerly club house parking lot.

The applicant shall assure that all covenants and agreements with the City of Rancho Palos Verdes that address the operation of these public facilities, including the parking lots, the golf course, the clubhouse, banquet room, restrooms and other public facilities, are consistent with this permit. Pursuant to this requirement any agreements or covenants that delegate maintenance or operation of these public facilities to a third party shall be consistent with all terms and conditions herein, and shall be provided to the Executive Director with evidence of such consistency prior to their execution.

The deed restriction shall be recorded free of prior liens which the Executive Director determines may affect the interest being conveyed, and free of any other encumbrances which may affect said interest. The deed restriction shall run with the land in favor of the People of the State of California, binding all successors and assigns, for the life of the facility approved in this permit. The recording document shall include legal descriptions of the golf course, the parking lots, the restroom and patio areas, Lot E tract 50667 and the approved golf course area. The area subject to the dedication shall be described in the offer in a manner that is legally adequate under California law to restrict land and that is of a level of precision that is acceptable to the Executive Director. Notwithstanding the foregoing, the depiction of the golf course shown on the attached ***Exhibits 26 and C***, shall be deemed to satisfy this requirement for the purpose of permit issuance. If utilized, the applicant shall replace or supplement the depiction with a legal description that is both legally proper and (in the judgment of the Executive Director) sufficiently precise, before the earlier to occur of either 1) the end of a period of five days from recordation of each final subdivision map for the project, or 2) commencement of construction on the project other than grading, erosion control and installation and/or relocation of underground utilities.

20. STATE LANDS COMMISSION REVIEW.

Prior to the issuance of the coastal development permit, the applicant shall obtain a written determination from the State Lands Commission that:

A. No State lands are involved in the development; or

COASTAL DEVELOPMENT PERMIT

No. A-5-RPV-93-005-A-7

Page 44 of 46

B. State lands are involved in the development, and all permits required by the State Lands Commission have been obtained; or

C. State lands may be involved in the development, but pending a final determination of state lands involvement, an agreement has been made by the applicant with the State Lands Commission for the project to proceed without prejudice to the determination.

NOTE: SPECIAL CONDITIONS NOS. 21-25 IMPOSED BY COMMISSION ON FIRST AMENDMENT OF A-5-RPV-93-005.

21. Lighting and Sound.

Prior to issuance of the amended permit, the applicants shall submit revised plans to protect the bluff face and restoration areas from light and noise generated by the project. The plan shall, at a minimum, include a wall or landscaped berm at the west and southerly end of the club house parking lot, so that automobile and security lights do not shine onto the golf course or ravine areas. The applicant shall also submit a project lighting and sound plan for the Clubhouse and banquet facility.

A. Lighting. The lighting plan shall be subject to the review and approval of the Executive Director and shall include an analysis of the effects of the project's light, including security lights and the headlights of cars, on the bluff face and the West Bluff Preserve. Security lights shall be shielded so that light is directed to the roads and parking lots only, the golf course shall not be lighted, and the berm or wall required above shall be high enough to block all direct light from automobile headlights that might otherwise shine onto preserve areas.

B. Noise. In order to reduce traffic and facility noise, the applicants shall construct a berm or wall on the west side of the clubhouse parking lot. The berm or wall shall be high enough to block car-door and engine noises that might carry into the preserve from the clubhouse parking lot. The facility shall be sound-proofed, and night entertainment shall be limited so that noise levels in the West Bluff Preserve are not increased beyond that expected in residential areas.

22. Relationship of Development Approved in this Amendment to Applicants' Phasing Program. Deleted.

23. Signage, Final Public Amenity Plan.

Prior to issuance of the amended permit the applicant shall prepare trail maps, and a public amenity plan incorporating all features required by the Commission's conditions. The plan shall include the overlooks, signs, railings, bridges, adequately sized public

COASTAL DEVELOPMENT PERMIT

No. A-5-RPV-93-005-A-7

Page 45 of 46

restrooms and other amenities proposed by the applicant and required by the Commission in this action. In the event of conflict or inconsistency between this and any other action, the Commission's conditions shall prevail. In addition to the signs described in the Public Amenities Plan Trails and Signage Map of September 26, 1996 revised 1/20/97, the applicant shall include directional and identification signs including signs identifying restrooms, comfort stations and overlooks as public, identifying the public rights on the trails and parking lots, and providing information regarding habitat restoration efforts. Signs not explicitly permitted in this document shall require an amendment to this permit. As described in writing and verbally by the applicant, the 45 car parking lot shall include a sign that states "public recreation parking only, no golf parking". Signs at the 150 car "golf parking" lot, should state that golfer, restaurant, special event and public parking are all permitted. Pursuant to this requirement, detailed drawings showing the design, text and placement of individual signs, consistent with the preliminary Public Amenities Plan Trails and Signage Map of September 26, 1996 revised 1/20/97, shall be provided for the review and approval of the Executive Director on or before February 1, 1998.

24. Subordination of All Covenants that affect Public Park or Parking Areas.

All public parks and parking areas required by this permit shall be operated as indicated in the Commission's conditions of approval for Coastal Development Permit A-5-RPV-93-005 as amended in A-5-RPV-93-005A, A-5-RPV-93-005A2, A-5-RPV-93-005A3, A-5-RPV-93-005A4, A-5-RPV-93-005A5, and A-5-RPV-93-005A6. Pursuant to this requirement, any agreements or covenants that delegate maintenance or operation of these public facilities to a third party shall be consistent with all terms and conditions herein, and shall be provided to the Executive Director with evidence of such consistency prior to their execution.

25. Renumbering and Vesting Tentative Tract Map Designations.

Prior to submittal of materials prepared to conform to special conditions 12, 14 and 15 of A-5-RPV-93-005, and condition 25 of this action, the Applicant shall prepare a comparison of the proposed final lot numbers, with the lot numbers shown in the Commission's actions. Numerical or letter designations of all lots necessary to conform to the Commission's conditions shall be provided for the review and approval of the Executive Director. Additional lots created in order to conform the Commission's conditions shall be shown on the revised tentative tract maps subject to the review and approval of the Executive Director. An immaterial permit amendment to reflect any needed renumbering may be processed as long as the acreage and geographic location of all fee dedications described in the Commission's conditions are unchanged, and the routes sizes and locations of all trails are preserved.

COASTAL DEVELOPMENT PERMIT

No. A-5-RPV-93-005-A-7

Page 46 of 46

END OF SPECIAL CONDITIONS

c:\msoffice\winword\template\permit.dot Printed on April 24, 1998

593005p.doc\c\perm DOC

APPENDIX B

PREVIOUS COMMISSION ACTIONS AND AMENDMENTS

I. PREVIOUS COMMISSION ACTIONS

DESCRIPTION OF PROJECT ORIGINALLY APPROVED ON APRIL 15, 1993 (A-5-RPV-93-005): Resubdivision of 261.4 acre site and construction of an 83 lot residential subdivision including utilities and site improvements, 18 hole golf course with clubhouse and public open space, 6.4 acres of improved parks, and trails. Revised by applicant for de Novo action to include: A) Coastal Access and Public Amenities Plan dated February 5, 1993 providing additional beach trails; B) Habitat Enhancement Plan dated February 18, 1993 providing: 1) restriction of 20 acres of land in Shoreline Park adjacent to the project to the west to use as habitat preserve and restoration of ten of those acres; 2) purchase of conservation easement over 100 acre City owned parcel adjacent to the project on the north and located outside the Coastal Zone, and restoration of 20 of those acres to coastal sage scrub; and 3) supervision of public access to habitat areas.

DESCRIPTION OF FIRST AMENDMENT APPROVED JANUARY 12, 1995 (A-5-RPV-93-005-A1): Re-configure 4.9 acre Halfway Point Park to 5.1 acres; (2) relocate 27,000 sq. ft. clubhouse, 150 car parking lot and 45 car public parking lot and putting green from center of project site to area adjacent to Halfway Point Park; (3) add trail access on periphery of park; (4) reduce public parking at west end of La Rotonda Drive from 75 spaces to 50 spaces and add comfort station at La Rotonda Drive; (5) remove Mariposa Point trail and relocate sewer easement trail in West Bluff Preserve; (6) add 3,000 sq. ft. maintenance facility and 75 car overflow parking lot and water retention basin; (7) reduce number of market rate lots from 83 to 75; (8) add four low income units; (9) move vertical access "J road" northward; (10) relocate J road trails adjacent to golf course; (11) move bluff-to-La Rotonda bike trail connector east to tract 50667; (12) remove handicapped trail facility from San Pedro bluff-to-beach trail and construct handicapped access loop within bluff top park areas.

DESCRIPTION OF SECOND AMENDMENT APPROVED SEPTEMBER 1995 (A-5-RPV-93-005-A2): Second amendment will provide 3.7 additional acres as an easement for habitat conservation and public access purposes only, will provide an additional 0.2 acres for passive park habitat preserve purposes, and will permit 0.43 acres of grading within the Blufftop Activity Corridor. More specifically, the amendment includes the following:

- 1) Revise condition 1 to permit placement of fill and restoration of one 0.13 acre area adjacent to the 18th hole and one 0.3 acre area adjacent to the 18th tee within the Blufftop Activity Corridor (lot K) on tract 50666. Said fill slopes will be set back a minimum of 100 feet from the bluff edge line and shall be compacted less than 90% and then restored to coastal sage scrub habitat including Lemonade berry and Coast Goldenfields. The fill slope areas are shown on Exhibit A depicting setbacks for VTTM 50666 dated July 25, 1995, by RBF and Associates.

APPENDIX B
PREVIOUS COMMISSION ACTIONS AND AMENDMENTS
A-5-RPV-93-005-A8

Page 2

Pursuant to this change, the last paragraph of condition 1A would be revised to add the underlined language in the indicated location:

- 1.A. ...The lands described in 1.A(2), (3), and (5) (known as Portuguese Bend Overlook, Bluff Top Activity Corridor West (VTTM 50666) and Bluff Top Activity Corridor East (VTTM 50667)) shall not be graded except within the dedicated bicycle/pedestrian path and within two areas, one area of 0.3 acres adjacent to the 18th tee and a second area of 0.13 acres adjacent to the 18th hole. The total combined disturbed area adjacent to the 18th tee and the 18th hole shall not exceed 0.43 acres and shall be located as shown on Exhibit A depicting setbacks for VTTM 50666 prepared by RBF and dated July 25, 1995. The Blufftop Activity Corridors shall be revegetated, as required by the Department of Fish and Game and United States Fish and Wildlife Service as specified in the habitat restoration plan....

Pursuant to this change, condition 9A shall be amended to insert the underlined language in the location identified below:

- 9.A. **Grading limits.** No Grading, stockpiling or earth moving with heavy equipment shall occur within the dedicated open space areas (corridors) noted in condition 1 above, with the exception of Halfway Point Park, the bicycle trails and the 0.30 acre fill slope area adjacent to the 18th tee and the 0.13 acre fill slope area adjacent to the 18th hole. The 0.30 acre and the 0.13 acre fill slope areas which encroach within lot K shall be located as shown on Exhibit A depicting setbacks for VTTM 50666 dated July 25, 1995. Bluff edge pedestrian trails shall be constructed with hand-tools where environmental damage could occur.
- 2) Change project description to incorporate three non-golf setback areas as shown on the RBF maps last revised July 25, 1995 and as further described below. The additional setback easement areas shall be offered for dedication to the City of Rancho Palos Verdes solely for habitat conservation purposes except for those portions identified as trails in this permit at the same time all other dedications of Tract 50666 and 50667 are offered. The offers to dedicate shall (1) describe the additional setback areas in metes and bounds and (2) be recorded free and clear of prior liens and encumbrances which the Executive Director determines may affect said interest; (3) run with the land in favor of the People of the State of California, binding all successors and assigns and (4) be irrevocable for a period of 21 years from the date of recording.
- a) No less than 0.3 acres in lot 38 golf course as shown on the map of tract 50666 last revised by RBF on July 17, 1995. The 18th fairway and associated playable rough as depicted on Exhibit A depicting setbacks for VTTM 50666

APPENDIX B
PREVIOUS COMMISSION ACTIONS AND AMENDMENTS
A-5-RPV-93-005-A8

Page 3

dated July 25, 1995, and VTTM 50666 mentioned above shall be set back a minimum of 150 feet from the bluff edge except at its southwesterly end where it shall be set back a minimum of 125 feet from the bluff edge. The 18th green and associated playable rough shall be set back a minimum of 125 feet from the bluff edge. All tee boxes for the 18th hole shall be set back a minimum of 200 feet from the bluff edge, except that one tee box may be placed closer than 200 feet but not closer than 100 feet from the bluff edge. The subject 0.3 acre area located between the "Bluff Top Activity Corridor" on tract 50666 and the inner line of this above-described setback shall be shown as an easement for habitat conservation and public access purposes on the Final Map. The subject setback area may be graded during the construction of the golf course but will be restored to coastal sage scrub at the conclusion of grading.

b) No less than 1.9 acres in lot 38 golf course as shown on the map of tract 50666 last revised by RBF on July 17, 1995. The 17th fairway and green and associated playable rough, as depicted on the Exhibit A depicting setbacks for VTTM 50666 dated July 25, 1995, and VTTM 50666 mentioned above shall be set back a minimum of 200 feet from the bluff edge. All tee boxes for the 17th hole shall be set back a minimum of 200 feet from the bluff edge, except that one tee box may be placed closer than 200 feet but not closer than 100 feet from the bluff edge. The subject 1.9 acre area located between the "Bluff Top Activity Corridor" on tract 50666 (lot K) and the inner line of this above-described setback shall be shown as an easement for habitat conservation and public access purposes on the Final Map. The subject setback area may be graded during the construction of the golf course but will be restored to coastal sage scrub at the conclusion of grading.

c) No less than 1.5 acres in lot 39 golf course in tract 50667 as shown on the map of tract 50667 last revised by RBF on July 17, 1995. The 13th fairway and associated playable rough, as depicted on the Exhibit A depicting setbacks for VTTM 50667 dated July 25, 1995, and VTTM 50667 mentioned above shall be set back a minimum of 150 feet from the bluff edge. The 13th green and associated playable rough shall be set back a minimum of 175 feet from the bluff edge. All tee boxes for the 13th hole shall be set back a minimum of 200 feet from the bluff edge except that one tee box may be placed closer than 200 feet but not closer than 100 feet from the bluff edge. The subject 1.5 acre area located between the "Bluff Top Activity Corridor", lot K, on tract 50667 and the inner line of this above-described setback shall be shown as an easement for habitat conservation and public access purposes on the Final Map. The subject setback area may be graded during the construction of the golf course but will be restored to coastal sage scrub at the conclusion of grading.

3) The applicant also proposed to amend the project description to:

APPENDIX B
PREVIOUS COMMISSION ACTIONS AND AMENDMENTS
A-5-RPV-93-005-A8
Page 6

C. **VTTM 50667 Parking Lot and Comfort Station.** Construction of the comfort station and the first 25 spaces of the parking lot in the vicinity of the west end of La Rotonda Drive, easily accessible from ~~on~~ lot E tract 50667 ~~at the end of La Rotonda Drive~~ shall begin immediately following rough grading for the golf course as noted in condition 4.B(1), as a second stage park. The remaining 25 spaces may be considered a Phase IV improvement. These second 25 spaces shall be completed before grading the residential lots on Tract 50666. These items shall be added to special condition 4.B.

5. Change Condition 7 **Deed Restrictions** language in the following way, to make clear that homeowners are responsible for fair and reasonable share of maintenance expenses whoever incurs them, but not required to personally conduct maintenance:

D. Notice of the land owners' obligations with respect to maintaining the parks and trails and habitat areas and fire breaks required in this permit, including but not limited to the obligation to contribute each owner's fair and reasonable share of the costs of ~~to~~ the maintenance of the area, the obligation to participate in special district(s) or associations organized to collect funds and carry out maintenance of the areas and the right of the district/and or accepting agency to manage and maintain the area in accordance with the terms and conditions of this coastal development permit. Nothing in this restriction imposes the obligation on a homeowner to personally work on the streets, parks or habitat areas.

E. Notice of the land owners' obligations with respect to maintaining drainage systems, oil separators, Best Management Practices and other programs and devices required to protect habitat in ocean waters and tide pools, **including but not limited to the obligation to contribute each owner's fair and reasonable share of the costs of the maintenance of the drainage systems oil separators or other devices , the obligation to participate in special district(s) or associations organized to collect funds and carry out maintenance of the drainage systems oil separators or other devices and the right of the district/and or accepting agency to manage and maintain the drainage systems oil separators or other devices in accordance with the terms and conditions of this coastal development permit. Nothing in this restriction imposes the obligation on a homeowner to personally clean the streets or drainage devices.**

I. Notice that all covenants and agreements between the applicants and or successors in interest their agents and with the City or private maintenance companies or other entities that affect the streets, parking lots, parks habitat areas and trails required in this permit are subject to the terms and conditions of this permit. Nothing in this restriction imposes the obligation on a homeowner to personally work on the streets parks, habitat areas, or drainage systems. Pursuant to this requirement any agreements or covenants that delegate maintenance or operation of these public facilities to a third party shall be consistent with all terms and conditions herein, and shall be provided to the Executive Director with evidence of such consistency prior to their execution.

SUMMARY OF SIXTH AMENDMENT REQUEST (A-5-RPV-93-005A6) The applicant proposes to resolve an issue concerning the lot lying between the westerly portion of the golf course and the bluff face, identified as Lot I, Tract 50666, regarding the setback of development, including grading, from the physical edge of the bluff, as identified in the field. The applicant also requests technical and substantive

APPENDIX B
PREVIOUS COMMISSION ACTIONS AND AMENDMENTS
A-5-RPV-93-005-A8
Page 7

changes to the water quality conditions (condition 11), changes in the phasing of the project to move the boundary between the first and second phase of the project, substitution of a more recent Public Access, Trails and Amenity Plan for the 1993 plan referred to in the conditions and changes to the language of the open space and trail dedications to allow for necessary construction of trail and habitat improvements and well as for ground water monitoring, bluff face hydraugers, and installation and maintenance of drainage and utility connections. A detailed description of this request is found on page 4 of the revised findings for A-5-RPV-93-005A6. This amendment was not approved relative to the setback.

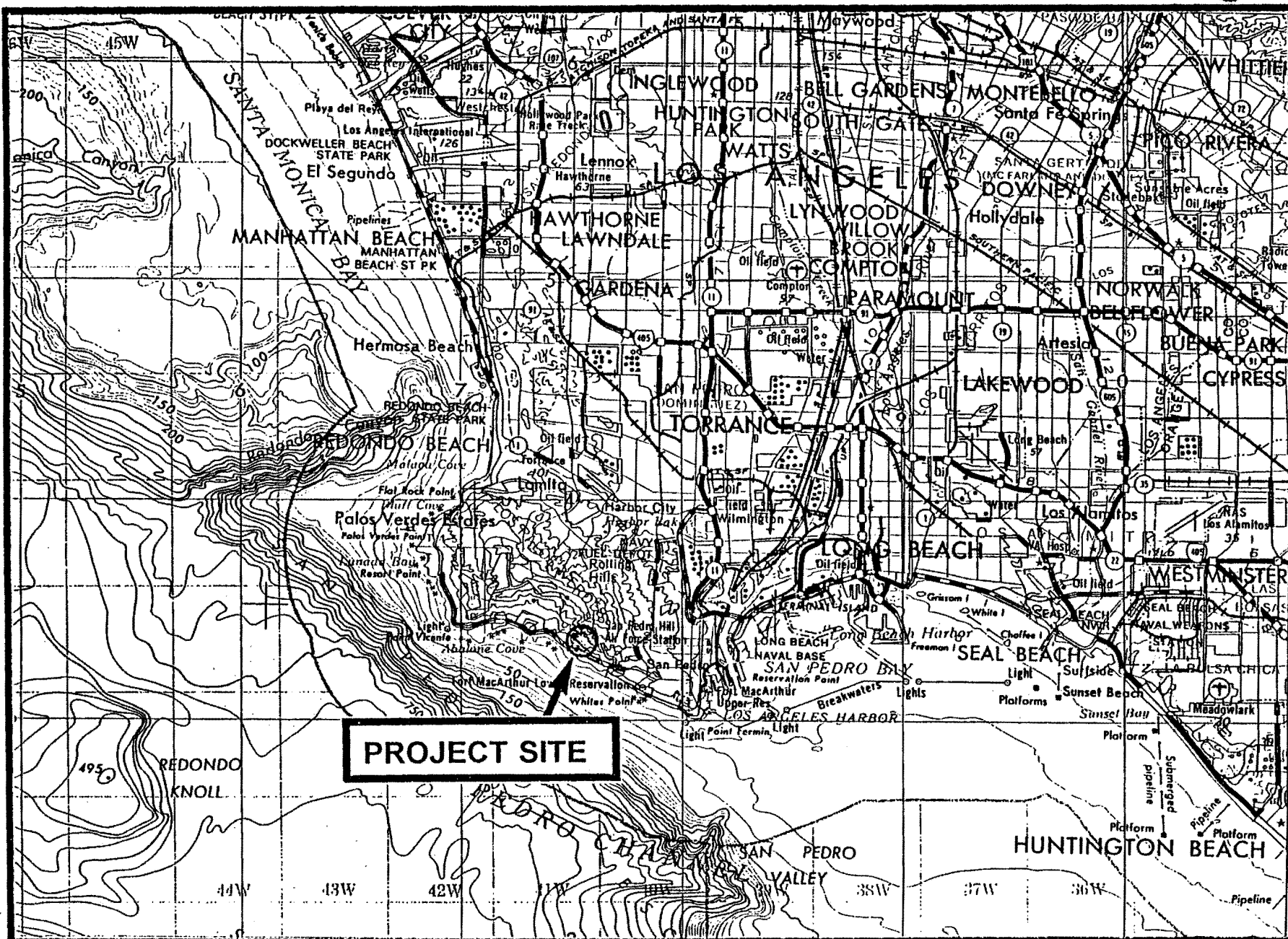
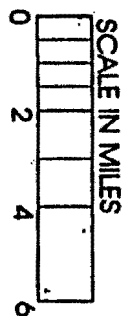
SUMMARY OF SEVENTH AMENDMENT REQUEST. The applicant requested changes in condition eight addressing revegetation plans to require submittal of approved detailed revegetation plans to the Commission according to a schedule approved by the Department of Fish and Game and the United States Fish and Wildlife Service, and to add the two stage process of recording to condition 19, referring to the golf course. Secondly, the golf course deed restriction that imposed a number of requirements on the golf course including that the golf course and the clubhouse be public, and access to public restrooms and some golf course trails, described the golf course as an "easement area" instead of "golf course" the applicant suggests substituting "to restrict land" for "a conveyance of interest in real property" and "the golf course" a wider term, for "easement area."

^{*}/PAMEMO/OCEANTRAILS/PREVAX

APPENDIX C
SUBSTANTIVE FILE DOCUMENTS

1. Ocean Trails residential and golf community Coastal Sage Scrub and Sensitive Species Habitat Conservation Plan, Palos Verdes Land Holdings Company, Zuckerman Building Company, July, 1996.
2. Ocean Trails Habitat Conservation Plan Implementing Agreement, July, 1996
3. Converse West, Response to RPV geotechnical review of CCW report, December 1991
4. Converse West, Response to RPV Geotechnical review South shores parcels 1 and 1a tentative tract 49470, November 13, 1991
5. Converse West, Geotechnical feasibility investigation South shores parcels 1 and 1A Rancho Palos Verdes, California, august 2, 1991
6. Converse Davis and Associates, Geologic and soils investigation tentative tract 27187, South shores parcels 1 and 1A Palos Verdes Hills, California, Oct. 13, 1991
7. Robert Bein, William Frost and Associates, Final EIR number 36 Residential golf course development City of Rancho Palos Verdes subregion 7 and 8, May 29, 1992
8. Cotton Shires and Associates, Geotechnical Review of Storm Drain Study Plans dated 2/5/98 by Engineering Services Corporation, Ocean Trails development, Rancho Palos Verdes, California, Tracts 50666 and 50667, February 13, 1998
9. Dudek Associates, Biological analysis of modified Ocean Trails drainage plan, 11 March, 1998
10. Glenn Lukos Associates, (RWQCB) 401 Water Quality amendment to Conditional certification file number 97-012 for impacts to United States Army Corps of Engineers jurisdiction at two unnamed drainages located in Los Angeles County California
11. A-5-RPV-93-005 and amendments A-1 through A-7
12. City of Rancho Palos Verdes, Certified Local Coastal Program

Adapted from Long Beach U.S.G.S. Quadrangle Map



RANCHO PALOS VERDES

Regional Map

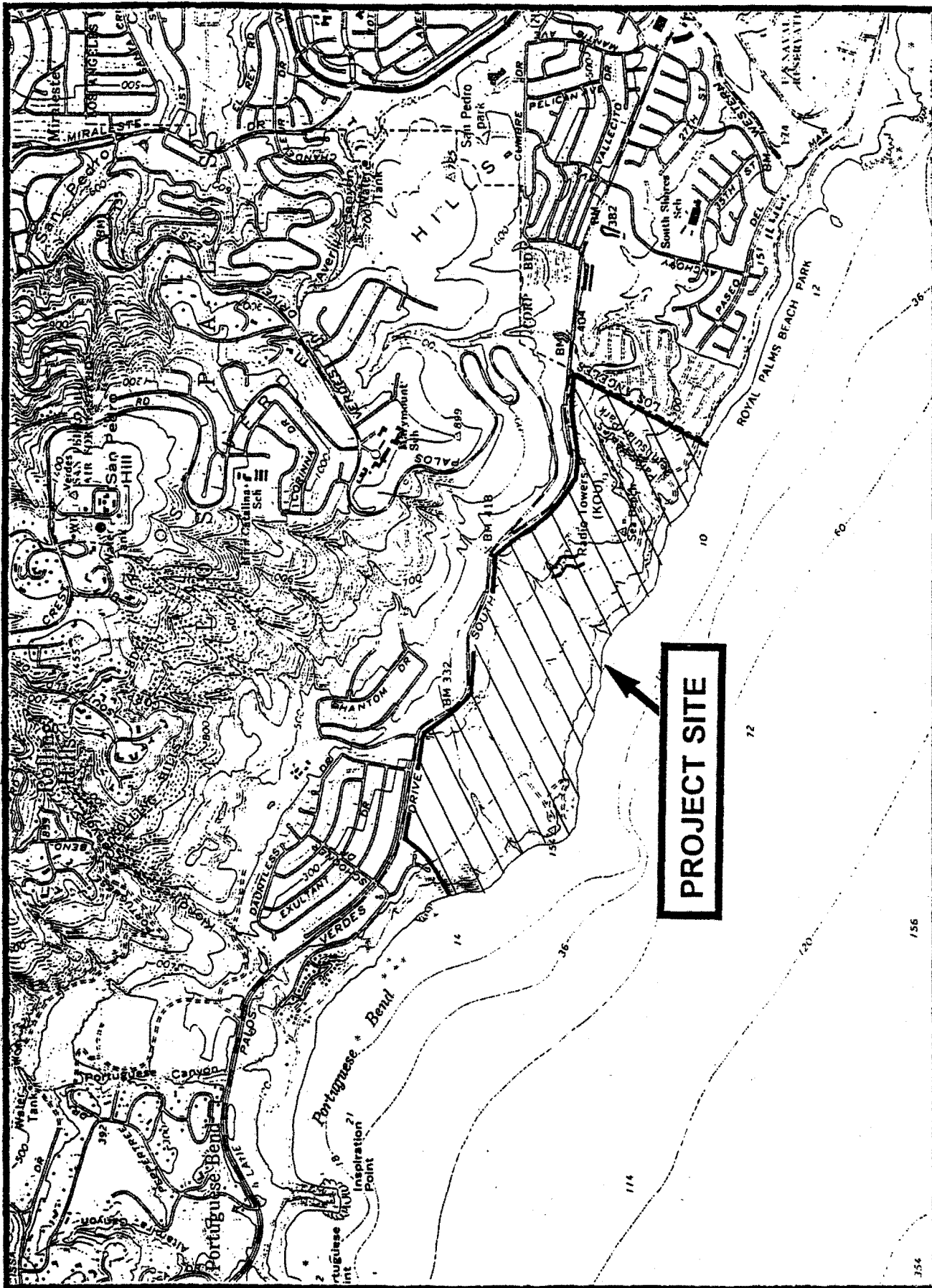
A-5-RPV-93-005-A8

Exhibit 1 Regional map

GLENN LUKOS ASSOCIATES

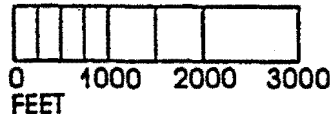
EXHIBIT





*Adapted from U.S.G.S. Quadrangle San Pedro,

SCALE



North

RANCHO PALOS VERDES

Vicinity Map

GLENN LUKOS ASSOCIATES

Exhibit 8

A5 RPV 93 005 A8

regional map

Exhibit 2



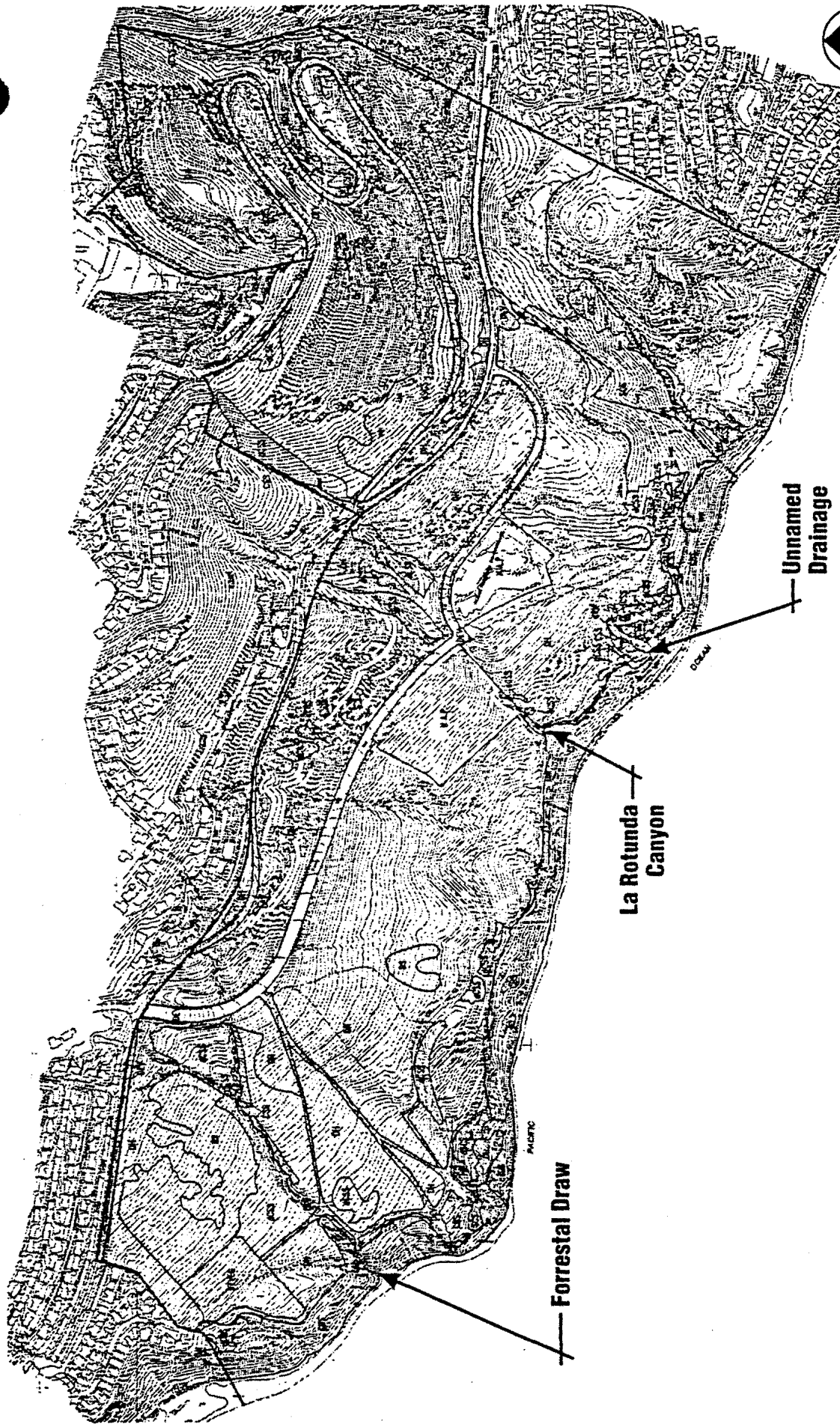


FIGURE 4

Ocean Trails Drainage Modifications
Canyon Locations
(Codek)

A 5-RPV.93-005.A8
Location of canyons
Exhibit 3



United States Department of the Interior

FISH AND WILDLIFE SERVICE

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

RECEIVED
APR 20 1998
CALIFORNIA
COASTAL COMMISSION

APR 16 1998

Ms. Pam Emerson, Los Angeles County Supervisor
California Coastal Commission
200 Oceangate, Suite 1000
Long Beach, California 90802-4302

Subject: Ocean Trails Project, Rancho Palos Verdes, California (1-6-98-HC-167)

Dear Ms. Emerson:

The U.S. Fish and Wildlife Service (Service) understands that the Zuckerman Building Company has applied to the California Coastal Commission (CCC) for amendments to the previously approved development plan (A-5-RPV-93-005). The Service has reviewed the modified Ocean Trails Drainage Plan and proposed construction of the club house in Phase 1 and offers the following comments and suggestions regarding the proposed amendments.

The proposed changes are considered minor in the context of the Habitat Conservation Plan (HCP). The Service concurs that the construction of the club house, CCC Condition 8, that was intended to begin in Phase 2, but now is proposed for this fall (Phase 1) will not be a significant change with regards to the HCP and will not require an amendment to the HCP. However, the construction of the club house should not commence until after the coastal California gnatcatcher (*Poliophtila californica californica*) breeding season has concluded. The Service also concurs that the proposed amendment to Condition 11, with regards to impacts on endangered and sensitive species addressed in the HCP, will not be significant. We understand the Zuckerman Building Company is seeking authorization for the modification to the Ocean Trails Drainage Plan from the U.S. Army Corps of Engineers section 404 permit, the California Department of Fish and Game section 1600 Streambed Alteration Agreement, and the Regional Water Quality Control Board.

The Service remains willing to work with the applicants and CCC to ensure that the HCP and IA for the Ocean Trails project are implemented. Please contact Mary Beth Woulfe of this office at (706) 431-9440 if you have any questions.

Sincerely,

Jim A. Bartel
Assistant Field Supervisor

A 5-RPV 93 005 A8
Exhibit 4
Fish & wildlife on
staging & phasing



RANCHO PALOS VERDES

March 13, 1998

Pam Emerson
Los Angeles Area Supervisor
California Costa Commission
200 Oceangate, 10th Floor
Long Beach, CA 90802-4302

Dear Ms. Emerson

Pam

The Public Works Department of the City of Rancho Palos Verdes has reviewed the revised Storm Drain Studies (MTD 1472-3 MTD 1472-4 both dated 2/5/98) submitted by the Ocean Trails Project.

The City agrees in concept with these storm drains studies. The City will review specific construction details as a part of the approval process for the construction permit.

Sincerely,

Les Evans
Director of Public Works

A 5 RPV 93 005 A8
Exhibit 5

City engineer
approval in concept

TABLE 2: IMPACTS TO CDFG JURISDICTION

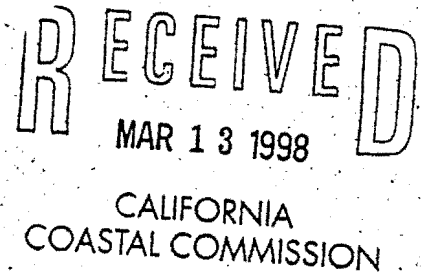
Site	Linear Feet of Impacted Drainage	Impacts to Jurisdiction (Square Feet)	Portion of Impacts Occurring in Riparian Habitat (Square Feet)
Drainage A			
Storm Drain Line A	30	795	525
Storm Drain Line D	22	176	0
Drainage B			
Storm Drain Line B	105	315	0
Storm Drain Line C	28	196	0
TOTALS	185	1,482	525

MITIGATION

The creation of three lakes was required mitigation for the 1603 Agreement [see Exhibit 7 for Conceptual Mitigation Plan dated November 20, 1996]. Each of the lakes would cover an area of 0.92, 1.51, and 0.98 acres for a total of 3.41 acres. These lakes would comprise 2.76 acres of open water and 0.65 acre of freshwater marsh. To mitigate for impacts to the 0.03 acre of CDFG jurisdiction the Operator offers to (1) vegetate two of the lakes with an additional 0.15 acre of freshwater marsh (in addition to the 0.65 acre previously required) and (2) 0.15 acre adjacent to the shore of two of the lakes [Exhibit 8 for plan view of mitigation].

Therefore, the Operator proposes to mitigate for the loss of approximately 0.03 acre (1,482 square feet) of CDFG jurisdiction (of which 525 square feet is vegetated with arroyo willows) with 0.30 acre of habitat creation resulting in a mitigation ratio of 10 to 1.

A 5 RPV 93 005 A 8
Exhibit 6
square feet of impact
Lukas report to Fish
and game



November 10, 1997

Pam Emerson
Los Angeles Area Supervisor
California Coastal Commission
200 Oceangate, 10th Floor
Long Beach, CA 90802-4302

Dear Ms. Emerson,

The Ocean Trails Project would like to request the following changes to the conditions of Coastal Development Permit A-5-RPV-93-005.

1. A revision to Condition 11, Final Drainage Plans, to eliminate the requirement for the tunneled storm drains to the oceans. Storm water would be routed through the same canyons that now carry it, as follows:

Drainage Area	Before	After
Forrestal Canyon	390.2 acres	430.9 acres
La Rotonda Canyon	112.0 acres	105.4 acres
"Condo" Canyon	42.8 acres	53.9 acres

This request is being made for the following reasons:

- The canyons are the appropriate location for storm-water runoff. Over the years the canyon bottoms have stabilized as a result of carrying the natural drainage flow. The Project will increase the flow only slightly, largely from diverting into the canyons some drainage that currently flows over the bluffs. The enclosed report from the Project Geologist confirms that the canyons are stable geologically and would not suffer significant erosion from carrying the water generated by their natural drainage areas.

3850 Paseo del Mar, Rancho Palos Verdes, CA 90275
310-265-5525; fax 310-265-5522

A 5 RPV 93 005
Exhibit 7
applicant's request
pl

OCEAN TRAILS GOLF COURSE RANCHO PALOS VERDES, CALIFORNIA REVEGETATION AND LANDSCAPE PLAN

AS RPV 93 008 A8

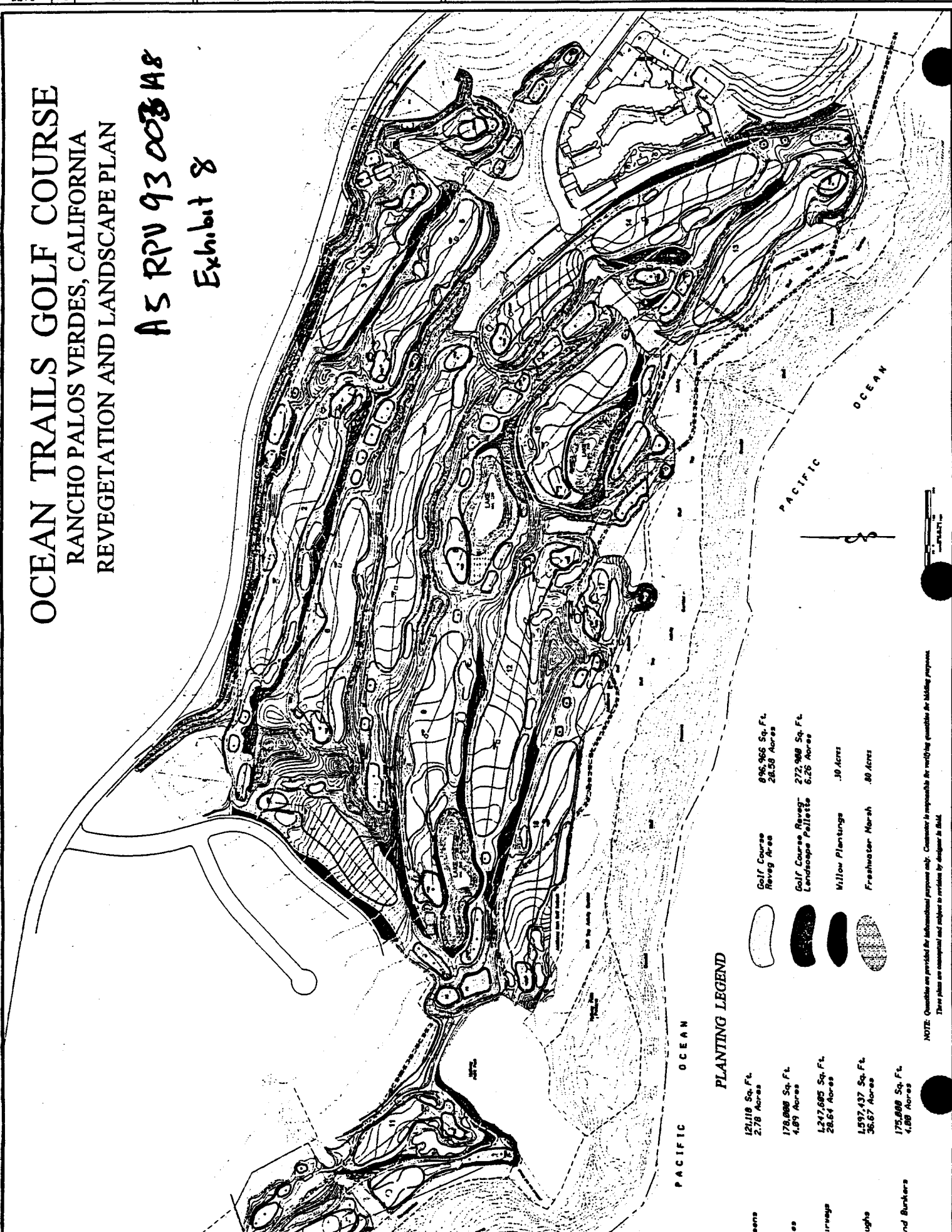
Exhibit 8

OCEAN TRAILS GOLF COURSE
RANCHO PALOS VERDES, CA
REVEG AND LANDSCAPE PLAN

5600 EAST YALE AVENUE
DENVER, CO. 80222
PHONE: (303) 738-9363
FAX: (303) 737-4874

DYE
DESIGNS

DATE: 10/1/93
BY: JLD
CHECKED BY: JLD
SCALE: 1"=500'
JOB NUMBER: 93-008
SHEET: 8 OF 10

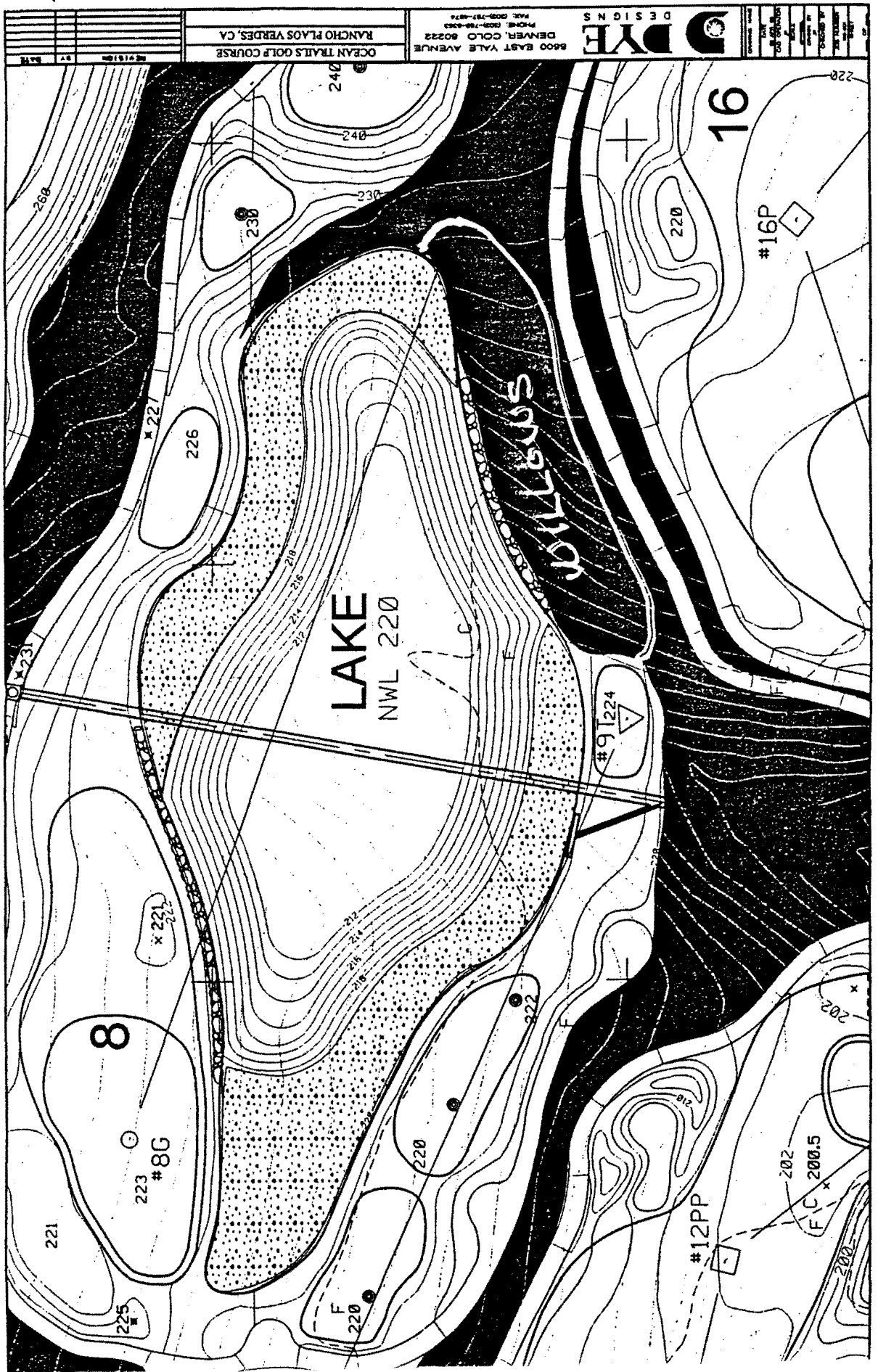


PLANTING LEGEND

121,110 Sq. Ft. 2.78 Acres	Golf Course Reveg Area	896,966 Sq. Ft. 20.58 Acres
178,888 Sq. Ft. 4.09 Acres	Golf Course Rough- Landscape Pallette	272,988 Sq. Ft. 6.26 Acres
1,217,685 Sq. Ft. 28.04 Acres	Willow Plantings	.30 Acres
1,597,437 Sq. Ft. 36.67 Acres	Freshwater Marsh	.80 Acres
175,888 Sq. Ft. 4.08 Acres		

NOTE: Quantities are provided for informational purposes only. Customer is responsible for verifying quantities for bidding purposes. These plans are conceptual and subject to revision by designer in field.

H 5 RPU 93 005
 Exhibit 9
 Willow replacement



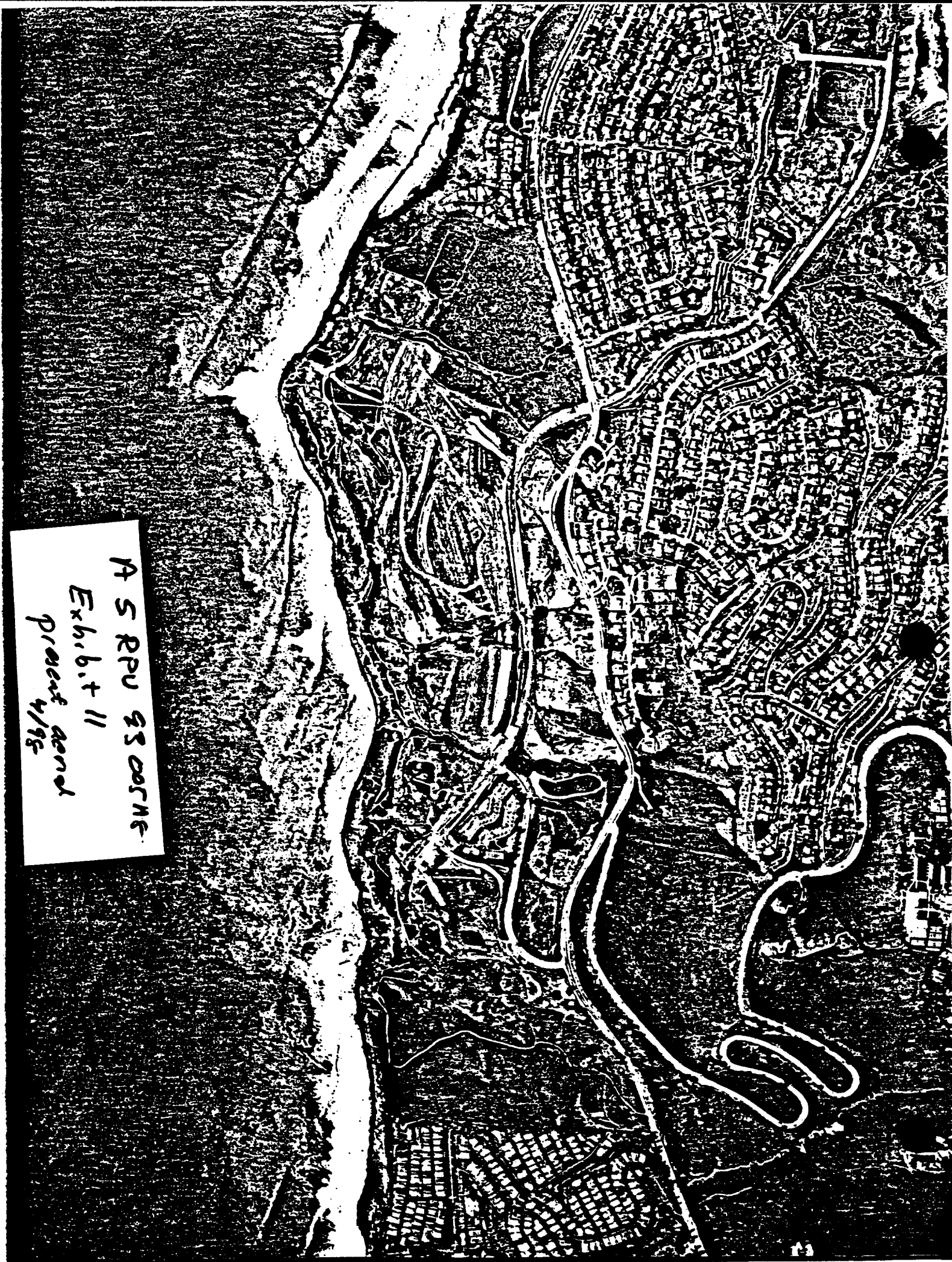
11-440

PYE DESIGNS
 8600 EAST VALE AVENUE
 DENVER, COLO 80232
 PHONE (303) 737-4874
 FAX (303) 737-4874

OCEAN TRAILS GOLF COURSE
 RANCHO PLAS VERDES, CA

NO.	DATE	BY	REVISION
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

AS RPU 8500NE
Exh.b.t 11
Present and
4/98



V. PROPOSED PLAN

Flood Protection

The general stormwater protection goal is to provide a level of flood protection for residences and other non floodproofed structures in accordance with all federal, state, and county guidelines. As stated earlier, the existing and ultimate hydrologic conditions at the proposed site have been analyzed in a Hydrology Study by Robert Bein, William Frost & Associates, dated June 7, 1991 (RBF, 1991), in accordance with guidelines established in the Los Angeles County Department of Public Works (LACDPW) Hydrology Manual, revised March 1989 (LACDPW, 1989).

Design Constraints

Private drains designated PD-86, PD-269, PD-721, and PD-563 have been previously constructed in conjunction with existing adjacent residential areas and extend south across Palos Verdes Drive South along the northern boundary of the project site. In the existing conditions, the storm drain lines outlet into two unimproved and severely eroded natural streams, crossing the property from north to south, and outletting directly onto the beach. Geotechnical data on the site indicates that the site is susceptible to severe erosion and slope slippage due to the stormwater discharges. Concentrated and increased discharges due to development of the site would increase these impacts. In order to mitigate these adverse impacts, a storm drain system is proposed to be constructed adjacent to the two natural streams. The construction of the proposed storm drain lines will substantially limit the quantity of storm flows to the natural canyons. Therefore, smaller flows will be diverted back into the natural canyons at the upstream headwaters of the project site through a bifurcation structure or low flow diversion system. This system will ensure that an adequate water source is provided for the natural existing habitat in the canyons, but significantly reduce the potential for erosion. The proposed storm drain system will intercept drainage from the existing private drains south of Palos Verdes Drive south.

Ocean outfalls for the design discharges will be required due to the severe erosion possible from outletting concentrated discharges into the natural canyons. Storm drain pipes are proposed to be vertically drilled to the base of the ocean cliffs, as shown on Exhibit C. Baffle-wall energy dissipators at the base of the cliffs, diagrammed on Exhibit D, will dissipate the high energy associated with this type of system. Aesthetic

Exhibit 12

1991-EIR.
19 A5 RPV 93 005 A8

and environment concerns necessitate keeping the ocean outlets to an absolute minimum. Two outlets will be required for the mainline storm drain system adjacent to the natural canyons. In addition, one ocean outlet will be required for the implementation of the water quality control plan. The baffle-wall energy dissipators will be architecturally treated and partially buried to blend in with the natural beach environment.

Design Criteria

Storm Drain Frequencies

The storm drain system can be divided into three parts: 1) the mainline (regional), 2) golf course, and 3) residential drainage systems. The mainline system will intercept drainage from the existing private drains at the northern property boundary and convey the discharge south to the proposed ocean outlets. In addition, the mainline system will intercept all drainage from the project site. This system will intercept all drainage previously tributary to the natural canyons and will be designed to convey the capital flood, a storm with a 50-year return frequency.

The golf course drainage system is designed to intercept runoff from the golf course areas, eliminating any runoff from cascading over the existing bluff top. This system will be designed to intercept the 50-year capital flood. This system will include diversion structures to divert lower frequency storms, with a return period of 2-years or less, into wet detention ponds for water treatment. The wet detention ponds fall outside of federal jurisdictional dam requirements due to their size. However, all structures will be protected from possible inundation from overflow from the ponds. A detailed discussion of the diversion system and treatment ponds is included in the section entitled, "Water Quality Plan." Storm flows exceeding those of a 2-year frequency will be discharged directly to the mainline system.

The residential system will be sized to convey the urban design storm, a storm with a 25-year recurrence interval. The Federal Emergency Management Agency (FEMA) requires that the finished floor elevations of all habitable structures must equal or exceed the watersurface of the 100-year flood. Investigations prepared by the County of Los Angeles Department of Public Works indicates that designing the storm drain system for the recommended level of protection, the urban design storm, will meet or exceed FEMA requirements.

A5 RPV 93 005 A8

Ex 12 p. 2



Converse Consultants

Over 50 Years of Dedication in Geotechnical Engineering and Environmental Sciences

April 14, 1998

Ocean Trails, L.P.
3850 Paseo Del Mar
Rancho Palos Verdes, California 90275

Attention: Ms. Barbara Dye

Subject: GEOTECHNICAL COMMENT ON MTD 1472-3 AND 1472-4
Storm Drain Plans
Ocean Trails Development
Rancho Palos Verdes, California
Converse Project No. 96-31-111-06

ASRPV 93005A8

Exhibit 13

p. 1
applicant's geologist
comment

INTRODUCTION

This presents our geotechnical comments regarding Miscellaneous Transfer Drain (MTD) 1472-3 and 1472-4 for the Ocean Trails Development in Rancho Palos Verdes, California. MTD 1472-3 and 1472-4 are storm drain plans for the east and west sides of the project. The purpose of this letter is comment on the potential effects the proposed storm drains and associated flows may have on landslides A and B located adjacent to Forrestal Canyon. This work was requested by you on March 18, 1998.

GENERAL DESCRIPTION OF PROPOSED STORM DRAINS

We reviewed two plans prepared by Engineering Service Corporation. Both plans are dated February 5, 1998 and are at a scale of 1 inch = 100 feet. The first plan is titled "MTD 1472-3 - Storm Drain Study." This plan covers the area east of La Rotonda Canyon, and includes proposed Lines A and B. Line A is an extension of the existing 36 inch storm drain adjacent to the Ocean Terrace Condominiums. Line A will receive flow from holes 13 and 14 and from "B" Street and exits to a small canyon informally known as Condo Canyon. Condo Canyon currently receives 118 cfs (burned and bulk) storm flow from up stream. Line A will increase the current flow by 64 cfs, or roughly 54%, for a total of 182 cfs. The line is equipped with an energy dissipator at its outlet. We understand the energy dissipator will be located downstream of the sewer main trench in Condo Canyon.

Line B is a short extension to an existing 36 inch RCP storm drain below La Rotonda west of the Ocean Terrace Condominiums. Line A discharges to La Rotonda Canyon and is equipped with an energy dissipator. Line A will not result in increased flow to the canyon.

Southern California Regional Offices:

222 E. Huntington Drive, Suite 211,
Monrovia, California 91016-3500
(626) 930-1200 • Fax: (626) 930-1280
e-mail: conversee@converseconsultants.com

10391 Corporate Drive
Redlands, California 92374
(909) 796-0544 • Fax: (909) 796-7675
e-mail: ocleconv@aol.com

185 East Paulmarino Avenue, Suite B,
Costa Mesa, California 92626
(714) 444-9890 • Fax: (714) 444-9840
e-mail: convrsoc@frontiernet.net

Ocean Trails, L.P.
Converse Project No. 96-31-111-06
April 14, 1998
Page 2

MTD 1472-4 covers the area west of Halfway Point Park and includes proposed Lines A, B, C and D. Line A is 42 inch in diameter and extends from the lake at the west edge of #9 green to Forrestal Canyon. Line A collects runoff from holes 10 and 11 and the lake and also from Streets "A" and "B" and the Club House. The outlet structure in Forrestal canyon will include an energy dissipator and will be located at the elevation of existing canyon bottom. This line will carry 133 cfs storm flow. Line B is a short extension to an existing 42 inch RCP storm drain below Palos Verdes Drive South. The total flow in Line B is 350 cfs, all from offsite. Line C is similar to Line B and collects offsite flow from existing storm drains below Palos Verdes Drive South. The total flow in Line C will be 272 cfs. Lines B and C connect in Forrestal Canyon at an energy dissipating outlet. Lines B and C result in no increase in flow in Forrestal Canyon. Line D is a short segment that collects flow from residential areas in Tract 50666. The line enters Forrestal Canyon through a small tributary on the west canyon wall. The outlet structure will be equipped with an energy dissipator and will be located at the elevation of the canyon bottom. The total flow in Line D is 51 cfs. The existing storm flow in Forrestal Canyon is 973 cfs. The proposed plan would increase flow by 184 cfs, or roughly 19%, for a total flow of 1,157 cfs.

GEOLOGIC CONDITIONS IN FORRESTAL CANYON

Forrestal Canyon is bottomed in bedrock where it intersects the sea cliff. The rock is interbedded siltstone and dolostone assigned to the Altimira Shale member of the Monterey formation. The rock is bedded and moderately hard to very hard in outcrop. Rock in this area is resistant to erosion and forms near vertical cliffs.

The terrace surface at the top of the sea cliff near Forrestal Canyon is underlain by marine and non-marine terrace deposits. The marine terrace includes shells that have been age dated by the US Geological Survey. Results of the age dating indicate the terrace materials are roughly 80,000 years old. This age is consistent with terrace deposits at similar elevations throughout the Southern California coastline. The existing coastline and canyons show the effects of at least 80,000 years of erosion and headward retreat. Several interglacial periods in the last 80,000 years resulted in wetter climates with higher annual rainfalls than that currently experienced in the area. The Holocene and late Pleistocene flow in the canyons was likely similar to the existing flow and may have been higher during interglacial periods.

A 5 RPV 93 005 A8
Exh. b.1 13 p2

Ocean Trails, L.P.
Converse Project No. 96-31-111-08
April 14, 1998
Page 3

POTENTIAL EFFECTS ON LANDSLIDES A AND B

We believe the increase in storm flow resulting from MTD 1472-4 is small and will not cause a significant decrease in stability of slides A and B. This is because the head wall of the canyon is currently eroded behind the head scarps of the landslides, and the canyon bottom from the head wall to the ocean is eroded stratigraphically below the elevation of the upper bentonite bed on which both landslides fail. This opinion is based on evaluation of the geologic and geomorphic conditions in the area combined with ten years of geologic and geotechnical exploration on site. The plans are in general accordance with the recommendations in our various geologic and geotechnical reports for the site and the verbal recommendations offered to Engineering Service Corporation at project team meetings and telephone discussions. We understand the current plans are preliminary and final plans will be forthcoming. We request the opportunity to review final plans before submittal to reviewing agencies.

A 5 RPV 93 008A &
Exh. b. 13
AP 3

Feb-13-98 07:47P CSA Carlsbad

760 931 1020

P.02

**COTTON, SHIRES & ASSOCIATES, INC.**
CONSULTING ENGINEERS AND GEOLOGISTSFebruary 13, 1998
EC0008

Mr. Les Evans
Director of Public Works
City of Rancho Palos Verdes
30940 Hawthorne Boulevard
Rancho Palos Verdes, CA 90225

SUBJECT: Geotechnical Review of "Storm Drain Study" Plans Dated 2/5/98 by
Engineering Service Corporation, Ocean Trails Development,
Rancho Palos Verdes, California

RE: Tracts 50666, 50667 and The Ocean Trails Golf Course, Rancho Palos
Verdes, California

Dear Mr. Evans:

We have received conceptual storm drain plans provided by Engineering Service Corporation dated February 5, 1998. We understand, from our conversations with Converse Consultants, that their intention is to solicit review comments before plans are put into final form for submission to the Los Angeles County Flood Control District. The following provides a summary of our review comments. Please note that these comments are based on review of preliminary plans. Final plans should be reviewed by this office prior to approval. Upon review of final plans, additional issues may be raised which are not discussed in the following summary due to design modifications or additional data not included in these preliminary plans. Our services for this portion of work consist of review of proposed and existing storm drain improvements as indicated on the plan and their relation to geotechnical conditions at the site. Review of hydraulic calculations, assumptions regarding design flows and suitability of drainage structures for design flows is not within our purview. We recommend that the Project Civil Engineer and/or Project Geotechnical Engineer consider the following comments in preparation of final plans. These comments were verbally discussed with Converse Consultants on February 12, 1998.

Review Comments:

- 1) There is a gap in coverage between the east and west sheets of the plan we received. Doug Santo has indicated that there are no new storm drain improvements in this portion of the site, but there is an existing storm drain which is to remain. The engineer should provide another plan sheet at the center of the site that shows existing storm drainage features and flows. Sheets should be numbered (i.e., 1 of 3, etc.). Plans should be signed and stamped by a Registered Civil Engineer.
- 2) To avoid confusion, storm drain lines on separate sheets should be given different letter designations. In addition, where two discontinuous segments of

Southern California Office
5245 Avenida Encinas • Suite A
Carlsbad, CA 92008-4374
(760) 931-2700 • Fax (760) 931-1020
e-mail: carl@csageo.com

*A 5 RPV 93005-118
Exhibit 14
City geologist*

Northern California Office
3301 Village Lane
Los Gatos, CA 95030-7218
(408) 354-5542 • Fax (408) 354-1852
e-mail: losg@csageo.com

Feb-13-98 07:47P CSA Carlsbad

760 931 1020

P.03

Mr. Les Evans
Page 2February 13, 1998
EC0008

the same drain line occur, number designations (i.e. B-1, B-2 etc.) or another means of labeling the two segments should be utilized.

- 3) Pipe and culvert sizes should be indicated on the plan. Energy dissipator design details or design Standard Drawings for energy dissipators, as well as rip-rip size and details, should be indicated on the plans.
- 4) The plans indicate a "force main" to transfer collected surface water the proposed lake near Hole 9. The size and type of force main and design flow should be indicated on the plans. Details should be provided for a non-erosive outlet configuration to avoid damage to the lake bottom/liner.
- 5) Discharge points should be located to minimize scour and erosion. A minimum setback from the toe of fill slopes should be determined by the geotechnical consultant and this setback should be incorporated into the storm drain plans.
- 6) The energy dissipator for Line A on the east sheet is located directly on the existing 27-inch trunk sewer main. The energy dissipator should be relocated further downslope, based on the geotechnical consultant's recommendations.
- 7) There appears to be high point in the drainage path downstream of the Line A and Line D outlets (west sheet) at the location of the 27-inch sewer main crossing. A detail for buried culvert design or other appropriate structural or grade modifications in this area should be shown on the plans. The details should indicate line and grade of the existing topography and sewer main and proposed improvements.
- 8) Design details or Standard Drawing designations for inlet structures should be indicated on the plans.
- 9) The engineer should indicate the basis of design flows as indicated on the plans (i.e., design storm event).
- 10) Several storm drains are indicated that discharge into smaller diameter storm drains downstream. These drains are: Line B on east sheet (42-inch to 36-inch), Line C on east sheet (48-inch to 42-inch), Line B and Line C on west sheet (42-inch plus 42-inch to 42-inch), and Line D on west sheet (24-inch plus 60-inch into 54-inch then 48-inch). The Civil Engineer or Geotechnical Engineer should re-evaluate pipe sizes considering potential ponding, flooding, etc. which could result from smaller downstream pipe sizes.
- 11) An energy dissipator should be shown on Lower Line C on east sheet and Line D on west sheet.
- 12) It appears that lower Line C on the east sheet has been damaged by grading operations. This line should be inspected and replaced or repaired as necessary.
- 13) Non-erosive structures should be shown in streets where storm drain runoff is directed across proposed asphalt concrete pavements.

A5 RPV93005-A8
Exhibit 14 p2

COTTON, SHIRES & ASSOCIATES, INC.

Feb-13-98 07:48P CSA Carlsbad

760 931 1020

P.04

Mr. Les Evans
Page 3February 13, 1998
EC0008

- 14) The existing storm drain that travels beneath the condominium development at the east side of the property should be inspected for signs of settlement induced cracking and repaired as necessary. The Civil Engineer or Geotechnical Consultant should address the condition of the existing storm drain and its functionality, as well as recommended repairs (if needed), in this area.
- 15) After design flows and drainage features have been approved by the Los Angeles County Food Control District, the Project Geotechnical Consultant should provide a report indicating that they have reviewed the plans and design flows and have evaluated the effects of design and intermittent runoff in regard to slope stability, groundwater rise, erosion and other appropriate geotechnical considerations. An opinion shall be provided in the Project Geotechnical Consultant's report in regard to the suitability of the proposed storm drain design considering the geotechnical features at the site. Any additional mitigative measures deemed necessary by the Geotechnical Consultant's review and analysis should be presented in the report.

Limitations

Our services consist of providing technical advice to the City regarding geotechnical issues during construction of the subject project. Our services are limited to review of documents provided by the City and the Project Geotechnical Consultant, part-time observations of grading operations and review of geologic conditions during construction. Our opinions, conclusions and recommendations are made in accordance with generally accepted principles and practices of the geotechnical profession. No other warranty, express or implied is made or intended by providing our services on this project.

We appreciate the opportunity to provide our review comments. If you have any question regarding our comments, please call at your earliest convenience.

Respectfully,

COTTON, SHIRES & ASSOCIATES, INC.



Stan Helenschmidt
Managing Geotechnical Engineer
GE 2064



William Cole
Managing Engineering Geologist
CEG 1202

A5 RPV 93.005 A8
Exhibit 14 p3

COTTON, SHIRES & ASSOCIATES, INC.



Engineering, Planning,
Environmental Sciences and
Management Services

Corporate Office:
605 Third Street
Encinitas, California 92024

760.942.5147
Fax 760.632.0164

11 March 1998

RECEIVED
MAR 13 1998

1658-04

CALIFORNIA
COASTAL COMMISSION

Mr. Kenneth Zuckerman
Ocean Trails, L.P.
3850 Paseo Del Mar
Rancho Palos Verdes, CA 90275

Subject: *Biological Analysis of the Modified Ocean Trails Drainage Plan*

Dear Mr. Zuckerman:

At your request, Dudek & Associates, Inc. (DUDEK) has analyzed the proposed modification to the storm drain system at Ocean Trails. The purpose of this analysis was to identify existing biological resources that may be impacted by the proposed drainage plan modification.

Understanding of the Proposed Drainage System

Storm water drainage across Ocean Trails property before construction consisted of several existing onsite overland flow and drain lines that convey runoff from offsite residential areas. The offsite storm water drain line outlets are located at the head of existing canyons. Runoff is carried through these canyons to the ocean. A portion of the onsite runoff collects in the canyons and the remaining water sheet flows over the bluff edge.

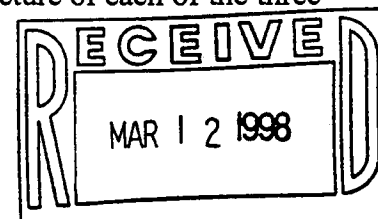
The current drainage plans require the collection of storm water from the golf course and onsite residential lots. The storm water would be conveyed to the ocean through two tunnel structures to be excavated through the ocean bluff. Low flow "nuisance" runoff and storm water up to a 2-year storm event would remain in the canyons. Runoff from storms with rainfall greater than a 2-year event would flow from the golf course through the pipe system to the ocean.

The proposed drainage modification will eliminate the ocean bluff tunnels and redirect storm water runoff into three existing canyons: Forrestal Draw, La Rotunda Canyon, and the small unnamed drainage located east of La Rotunda Canyon (*Figure 1* attached). All runoff from residential areas and the golf course will be conveyed by drain pipes into the canyons.

Survey Methods

Engineering plans titled MTD 1472-3 and 1472-4 Storm Drain Studies dated 2/5/98 (revised 3/2/98) were reviewed to determine potential impacts to existing onsite biological resources. These plans relate to the western portion of the property around Forrestal Draw and the eastern portion around La Rotunda Canyon and the unnamed drainage. DUDEK consulted with the project geologist, Converse Consultants about the stability of the underlying geologic structure of each of the three drainages.

AS RPV 93005 AS
Exhibit 15
Applicants biological r.



DUDEK mapped existing vegetation in the three drainages in early February 1998. Mapping was conducted by Biologist Brock Ortega and Michael Sweesy. Each canyon was surveyed on foot and vegetation was mapped on 1"=40' topographic map.

Drainage Analysis and Biological Survey Results

Forrestal Draw

Vegetation in Forrestal draw was mapped from a point immediately upstream of the proposed inlet location for line D and extending downstream to the ocean (*Figure 2* attached). The drainage in this reach has very steep canyon walls that often become vertical. The vertical wall do not support vegetation. Steep banks are dominated by non-native grasses with scattered patches of coastal sage scrub species. The flow channel of this drainage is about 12'-18' wide. The lower 4 feet of the walls and the channel bottom have been scoured. The bottom of the flow channel is exposed bedrock of a dense geologic strata that does not support vegetation of any kind. There are several old concrete and rock wier structures present in the flow channel that have had some stabilizing affect on the channel bed. No grading will occur in Forrestal Draw and the topographic feature will be preserved across the golf course into the Coastal Bluff Preserve.

No sensitive plant species were observed in Forrestal Draw. Occasional isolated patches of soil are present where the canyon wall has sloughed-off. These soil patches are most often dominated by non-native species such as sweet fennel (*Foeniculum vulgare*) and castor bean (*Ricinus communis*), and annual grasses. One of these soil patches was observed to support 4-6 individuals of arroyo willow (*Salix lasiolepis*). This suggests the possibility of establishing other patches of willow that could help to stabilize the channel.

California gnatcatchers have been recorded by Manomet Bird Observatory and DUDEK in the upper end of Forrestal Draw. However, the habitat utilized by these individuals is located upstream of the new drain lines and therefore would not be altered by the proposed drainage plan modification.

The proposed drainage system will be four separate drainage inlets into this drainage. Two existing inlets at the top of the drainage (Lines C/B and D) convey runoff from the existing residential developments located north of Palos Verdes Drive. Two new drain lines will be added to convey storm water from the golf course and future residential lots on Tract #50666. Runoff volume would be increased from 1,003 (estimated) cubic feet per second (cfs) to 1,157 cfs (estimated), approximately 15% greater than the existing volume of flow (*Table 1*).

ASRPV 93 005 AS
Exhibit 15 p 2

Table 1. Existing and Proposed Drainage Volumes (Estimated)

Drain Line I.D.	Forrestal Draw		La Rotunda Canyon		Unnamed Drainage	
	Existing Runoff	Proposed Runoff	Existing Runoff	Proposed Runoff	Existing Runoff	Proposed Runoff
Line A (1472-4)	±20 cfs ¹	133 cfs				
Line B (1472-1)	350 cfs	350 cfs				
Line C (1472-1)	272 cfs	272 cfs				
Line D (1472-1)	351 cfs	351 cfs				
Line D (1472-4)	±10 cfs ¹	51 cfs				
Line A (1472-3)					±140 cfs	±182 cfs
Line B (1472-1)			193 cfs	193 cfs		
Line C (east)			150 cfs	150 cfs		
Total Volume	±1,003 cfs	±1,157 cfs	±343 cfs	±343 cfs	±140 cfs	±182 cfs

Note: All runoff volumes are estimates.

¹ Existing sheet flow from vegetated areas.

La Rotunda Canyon

This drainage already conveys runoff from the existing residential development located north of Palos Verdes Drive across Ocean Trails and down the coastal bluff to the ocean. There is no change in drainage volume between the existing and proposed drainage configurations. No grading will occur in this drainage and the topographic feature of La Rotunda Canyon will be preserved across the golf course to the Coastal Bluff Preserve.

The flow channel of La Rotunda Canyon is approximately 6'-10' wide and appears to have scoured down to bedrock. The canyon side walls vary from 12'-20' tall. Upstream of the existing pedestrian path the canyon walls are steeply sloping and become vertical walls downstream of the path to the ocean bluff edge. The channel bottom and side walls up to 3 feet high are unvegetated. Above 3 feet, the drainage walls support scattered coastal sage scrub individuals of California sagebrush (*Artemisia californica*), ashy leaf buckwheat (*Eriogonum cinereum*), and bladderpod (*Isomeris arborea*). Non-native species present include nasturtium (*Tropaeolum majus*), castor-bean, sweet fennel, and annual grasses (Figure 3 attached).

A5 RPV 93 005 198
Exh. 6 + 1503

Unnamed Drainage

The portion of this unnamed drainage that occurs inside the golf course will be filled per the approved grading plans. The proposed drain outlet will be located at the edge of the Non-Golf Setback. Therefore, the only area of potential impact from increased drainage lies within this setback area, the East-West Bluff Top Corridor, and the Coastal Bluff Preserve. At the point of the proposed drain pipe outlet the drainage is exiting a small "v" shaped valley and enters a flat terrace within the East-West Bluff Top Corridor. Water flows over the terrace for approximately 150 feet until it reaches the bluff edge, then flows down the bluff face to the ocean. The flow channel across the terrace area is approximately 2-3 feet wide and has incised approximately 18-24 inches into the existing grade. The channel area supports disturbed habitat composed of sweet fennel, nasturtium, and annual grasses (*Figure 4* attached). Flanking the channel at a slightly higher elevation is disturbed coastal sage scrub composed of California sagebrush, ashy leaf buckwheat, and California encelia (*Encelia californica*).

This drainage presently conveys 140 cfs from onsite runoff and existing offsite residential development located north of Palos Verdes Drive across Ocean Trails and down the coastal Bluff to the ocean. The proposed storm drain system adds new drain lines that will convey runoff collected from the golf course, the majority of residential lots on Tract #50667, and adjacent slopes. The proposed drain lines will increase flow within the drainage from 140 cfs (estimated) to 182 cfs (estimated), approximately 30% greater than the existing volume of flow (*Table 1*).

Discussion

DUDEK has attempted to determine the extent to which the proposed drain plan modification may destabilize the flow channels of each of the three canyons. Potential soil disturbance caused by channel cutting and canyon wall erosion will create a condition that favors the establishment of non-native plants. If invasive plants are allowed to persist onsite they will re-invade adjacent restoration areas. Control of non-native species and establishment of native plants is possible where stable geologic conditions prevail.

Existing biological resources will be impacted if the increased water flow undermines portions of the canyon walls where existing habitat is present. DUDEK has been advised by the project geologist, Doug Santo that an unstable geological condition will not occur in the short- or long term from the additional water flowing into these drainages. DUDEK's analysis assumes that all pipe outlets will be installed at the flow line elevation of each drainage with appropriate energy dissipator structures and rock armor on the slope opposite the pipe opening. Energy dissipators should direct the outfall in a downstream direction and not perpendicular or at angles to the natural water flow.

The California Coastal Commission permit conditions require that drainage structures be located away from existing tide pool resources. A report prepared by Alan Miller identified existing tide pools and concluded that the original tunnel locations were too close to these marine features. The

AS RPV 93 005 AF
Exhibit 15 p 41


consultant recommended alternative drainage locations to introduce storm water from Ocean Trails into the marine environment. The recommended drainage locations correspond with the existing canyon channels. The existing drainage channels feed into the ocean at points where longshore currents are present. These currents carry suspended sediments away from tide pools, thus protecting the local marine biological resources.

Conclusions

1. Existing biological resources in Forrestal Draw, La Rotunda Canyon, and the unnamed drainage will not be significantly altered or impacted by the additional runoff proposed by the drainage plan modification provided that steps are taken to ensure that canyon walls are not undermined.
2. Implementation of the approved Master Plan will be detrimental to the existing tidepools. The proposed drainage modification is consistent with the recommendations of the tidepool report and will reduce potential negative impacts to local tidepools.
3. Preservation and/or reconstruction of the existing rock and concrete wier structures in Forrestal Draw and La Rotunda Canyon will help to reduce channel cutting and the potential for undermining the canyon walls over the long term.
4. Soil deposits in Forrestal Draw present an opportunity to establish southern willow scrub species such as arroyo willow and mulefat. Established wetland plants will help stabilize the channel bottom.

Please call me at (760) 942-5147, if you have any questions about this drainage plan analysis.

Very truly yours,
Dudek & Associates, Inc.


Michael Sweesy, ASLA
Project Manager

Attachments: Figures 1-4

A5 RPV 93 005
Exhibit 15 p 5

