

**CALIFORNIA COASTAL COMMISSION**

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**RECORD PACKET COPY****STAFF REPORT: PERMIT AMENDMENT**

**APPLICATION NO.:** A-5-RPV-93-005-A11  
**APPLICANT:** Ocean Trails LP  
**AGENT:** Kenneth A. Zuckerman, CEO

**PROJECT LOCATION:** One Ocean Trails Drive: 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.

**UNDERLYING PROJECT:** Resubdivision of 261.4 acre site into two tracts (VTTM Tract Nos. 50667 & 50666), and construction of 75 lots for single family residences, four lower cost apartment units, utilities and site improvements, 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 nine times, as indicated in Appendix B. This project is also identified as "Ocean Trails."

**PROPOSED AMENDMENT 11**

Revise Ocean Trails (Halfway Point) Park boundary. Change Condition 4 to allow golf course to open before full completion of trails adjacent to Palos Verdes Drive south: 3 A(1), A(2), A(3), B(1), B(3) and B(4), and before completion of part of West End Jogging Trail, Trail 3A(5) that is routed on tract streets of Tract 50666. Change location of tract 50667 storm water outfall to La Rotonda Canyon and plant willows to offset vegetation impacts as required by Fish and Game.

**SUMMARY OF STAFF RECOMMENDATION:**

Staff is recommending approval of the revisions to the park boundary, and the trial completion deadlines. **The motion is found on page 5.** First, staff recommends

approval of the new park boundary that will include 5.21 acres instead of 5.1 acres, as previously required. The enlarged Ocean Trails Park boundary will include the Golf clubhouse steps and the slope adjacent to the seaward side of the building.

Staff is recommending approval of the relocated storm drain as long as the rip rap and armoring does not exceed the area of rip rap shown in the conceptual plans approved by the Commission in amendment 8 of the permit and by more than 15%. The Commission approved amendment 8 to route the project's storm water through canyons instead of through tunnels cut into the bluff. The city engineer has required that the proposed storm drain that serves tract 50667 be moved from "Condo Canyon" to La Rotonda Canyon. As conceptually approved by the City, no increase in lining or riprap is required. If City's final geologic review requires additional alteration, an amendment to the permit is required. The relocation from ~~one~~ canyon to another canyon will not lessen the intended effect of the approved permit. Staff is also recommending approval of the relocated storm drain, based on the applicant's proposal to offset vegetation impacts by planting willow trees as required by the Department of Fish and Game (DFG), and the United States Army Corps of Engineers (ACOE).

Because of the change in the storm drain, staff is recommending that the applicant add water quality protections that Los Angeles County is considering in a draft "Urban Stormwater Mitigation Plan" (Exhibit 25). The changes appear in revisions to condition 11. The applicant agrees to storm drain stenciling and to trash racks on inlets, but feels that the other two recommendations, cut off valves on individual houses and oil water separators at each drain inlet, are too expensive. The oil water separators would require significant regrading, and even excavation on improved streets, in order to install them. The applicant points out that it is installing a low pressure cut off system on the golf course irrigation system. It is considering a cart washing system that protects water quality. Finally, the applicant contends that it is already installing the oil water separators, costing about \$10,000 each, at the clubhouse parking lot and the overflow parking lot.

Third, staff is recommending approval of proposed changes to condition 4, to allow the golf course to open to play before completion of six bicycle and pedestrian trails located within or adjacent to the Palos Verdes Drive South Right-of-way. The six Palos Verdes Drive South trails, when complete, will form three continuous trails along the northern boundary of the project. They are identified separately in the conditions because each tract was identified separately in the underlying City coastal development permit, reflecting the two separate ownerships that existed at the time of the original application for this project. As originally approved, the west periphery trails must be constructed at the same time as the roadway improvements required by the City.

In a recent amendment, the Commission allowed the west periphery bicycle trail and hiking trails to enter the property on a street in tract 50666. The permit anticipated that tract 50666 was to be completed after the golf course. Accordingly, the west periphery trails cannot be completed until tract grading and street improvements are complete in tract 50666. The applicant currently must complete Trail 3A(4) at the last stage of construction. Originally, the Commission required the applicant to keep the pioneered foot trail, now designated as 3A(5) open during construction and improve it during the first stage. Now its rerouting makes it impossible to compete during the first stage, although the pioneered trail must remain open during construction. Therefore, staff recommends that the Commission require trail 3 A (5) to be complete before construction of private homes on tract 50666.

Because this is a complicated project, all special conditions appear in a separate document, Appendix A, attached to this report. Appendix A shows all special conditions as previously adopted, and also shows ~~cross-out~~ and ***bold italic*** format. Appendix B contains a summary of the Commission's previous amendments. Recently, the City adopted names to identify the trails and parks required in this permit. Although such a change does not require an amendment, to assure that the trails as identified in the special conditions will be tracked by their new names, the new names appear in ***bold italic*** in Appendix A. To assure continuity, the old trail and park names appear in parenthesis, in straight type.

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**UNRESOLVED ISSUES:** The applicant agrees with most of the staff recommendation. The applicant disagrees with two of the four changes to condition eleven that address storm water run off. (Page 14) The applicant states that it is too late in the process to add oil/water separators at street drains. Some streets are paved, others are graded, and such a change would significantly affect the project budget and require regrading and excavation of some streets. The applicant points out that the local water company monitors water pressure and feels that low pressure cut off valves in single family homes are ineffective and expensive. The applicant is already required to use oil water separators in the clubhouse parking lot and the overflow parking facility. Instead, the applicant is considering the installation of a low pressure cut off in the golf course and incorporating a water re-circulation and filtration system in the golf cart washing facility. Staff notes that while these policies are new, as water quality agencies work with public works departments to develop new methods to protect water quality, it is important to require them in large developments.

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**PROCEDURAL NOTE:** The Commission's regulations provide for referral of permit amendment requests to the Commission if:

1. The Executive Director determines that the proposed amendment is a material change,
2. Objection is made to the Executive Director's determination of immateriality,
3. or, the proposed amendment affects conditions required for the purpose of protecting a coastal resource or coastal access.

In this proposed amendment to a conditionally approved permit, the proposed revisions are material changes that affect conditions required for the purposes of protecting natural resources and coastal access. The Executive Director has determined that changes in park configuration must be reported to the Commission and noticed to the public. The requirement that certain trails be completed before opening the golf course for play is stated in condition 4 of the project conditions. Any change in this condition must also be reported as an amendment. Finally, the drainage plan was approved in the initial approval and in amendment 8. The Executive Director has determined that changing the location of the storm drain outfall is a material change that must be reported to the Commission.

Section 13166 requires that an application for amendment shall be rejected if, in the opinion of the Executive Director, the proposed amendment would lessen the intended effect of a partially approved or conditioned permit, unless the applicant presents newly discovered material information, which he or she could not with reasonable diligence have discovered and produced before the permit was granted. In this case, the applicant asserts that (1) the final park boundaries could not have been available until the final grading plans and golf course designs were complete; (2) The design and approval of final grading plans for tract 50666 has taken longer than anticipated and has resulted in a delay in preparation of the detailed plans for road widening; (3) The Commission's other special conditions will assure that the roadway trails will be completed; (4) it has posted bonds with the City to assure completion of project improvements, which include trails, habitat, and the road-widening project; and (5). Most other trails have been installed or are under construction.

These amendment requests reflect the new information that has arisen during construction of a complicated project. Consideration of these amendment requests as they may be conditioned will not lessen the intended effect of the permit as approved. Therefore, staff recommends that the conditions of approval can be amended to assure completion of the trails before the construction of any homes (other than five model homes) in tract 50666. If the conditions are amended, allowing the golf course to open for play before completion of these trails, the change will not lessen the intended effect of the condition.

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**STANDARD OF REVIEW:**

The applicant proposes to amend a permit approved by the Commission on appeal. Therefore, the standard of review is the certified Local Coastal Program and the access and recreation policies of Chapter 3 of the Coastal Act.

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<b>SPECIAL CONDITIONS AS PROPOSED TO BE AMENDED:</b>	See APPENDIX A
<b>PREVIOUS PERMIT AMENDMENTS:</b>	See APPENDIX B.
<b>SUBSTANTIVE FILE DOCUMENTS:</b>	See APPENDIX C

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**STAFF RECOMMENDATION**

The staff recommends that the Commission adopt the following resolution:

**I. APPROVAL WITH CONDITIONS**

The Commission hereby grants an amendment to the permit for the proposed development on the grounds that the proposed development with the proposed amendment, as conditioned, is consistent with the certified Local Coastal Program of the City of Rancho Palos Verdes, is located between the sea and first public road nearest the shoreline and is in conformance with the public access and public recreation policies of Chapter 3 of the Coastal Act, and will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act.

**II. STANDARD AND SPECIAL CONDITIONS- See Appendix A.**

The Commission adopts the modifications to the special conditions as indicated below and in Appendix A. With the exception of those special conditions specifically modified below and as indicated in Appendix A, all previously approved standard and special conditions found in Appendix A attached still apply to this development. To give context, and for the convenience of the public, the applicant and the Commission, the revisions recommended by the staff have been incorporated into Appendix A. Deletions are identified by a ~~cross-out~~ format; insertions are indicated in **bold italic type**. Exhibits characterized in ordinary type are found in the Commission's original action or in an earlier amendment. Exhibit references in **bold italic** refer to new exhibits submitted with this amendment request.

Specific changes approved in this amendment are the following:

**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, *Sunset Point Park* (Palos Verdes Drive-West Vista Park,) 1.5 acres

Lot H; *Ocean Trails Park* (Halfway Point Park), including all areas inland of the bluff edge trail described

in 3.A(11) below, not less than:

~~5.1~~

5.21 acres

...  
All Lands dedicated for park purposes shall be open to the general public for recreation use. *Ocean Trails Park* (Halfway Point Park) and *Vista Catalina Park and Sunset Point Park* (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 Corridor East VTTM 50667) shall be developed with trails, benches, shade structures, interpretive signs and bikeways.

**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 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 prior to commencement of construction of the golf clubhouse. 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. Before construction commences on any park or trail, the applicant shall report any proposed changes to the approved plans 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 construction of more than 5 residential units within Tract 50666 and prior to the occupancy of any residential structures.

- 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). ***Except that Trail 3 A (5) shall be completed to the satisfaction of the Executive Director as required in section C (2) below (third stage).***
- 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 prior to the commencement of construction of the golf club house. Installation shall commence immediately following rough grading operations for the golf course. All trail and park improvements listed below in subsections B (1) and (2b) shall be completed to the satisfaction of the Executive Director in consultation with the accepting agency prior to the opening of the golf club house to the public and the opening of the golf course for play.

1. Park improvements second stage:

- a) ***Ocean Trails Park*** (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, ***Ocean Trails Drive*** ("J Road" or Paseo del Mar), picnic area, public parking along ***Ocean Trails Drive*** ("J Road" or Paseo del Mar)
- b) ***Ocean Trails Drive*** ("J road," or Paseo del Mar,) as far as ***Ocean Trails Park*** (Halfway Point Park), including public parking areas on ***Ocean Trails Drive*** ("J road" or Paseo del Mar).
- 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 ***Ocean Trails Park*** (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.
- 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) ***Portuguese Bend Park*** ~~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 **Vista Catalina Park** (East Vista Park or Palos Verdes Drive 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 required to be completed second stage:

Trails required in Conditions 3 ~~A (1), A(2), A(3)~~, A(8), A(12), A(13) and A (16), A (17) and A (18) within **Ocean Trails Park** (Halfway Point Park) and 3 B ~~(1), B(2), B(3)~~, and B(4).

**3) Trail plans required for approval second stage.**

***The applicant shall provide to the Executive Director final trail designs approved by the City of Rancho Palos Verdes for the following stage 3 trails before June 30, 1999: 3 A (1), A (2), A (3), A (5); 3 B (1), B(3), and B (4). The Director must review and approve the plans before authorizing the opening the golf course for play.***

- 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 no later than 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 construction of more than 5 model homes within Tract 50666. In no event, shall any of the residential lots within Tract 50666 be occupied prior to the acceptance of the trails by the accepting agency or prior to the satisfactory completion of the required improvements.

1) Park improvements third stage.

- a) View Overlook at the head of Forrestal Canyon.
- b) Completion of **Ocean Trails Drive** ("J" road or Paseo del Mar) parking area, located to the west of the golf clubhouse.
- c) Completion of **Sunset Point Park** (West Vista Park or Palos Verdes Drive 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 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) *Trails* identified in Conditions 3 A (1), A (2), A (3), A(4), A (5), A(10), A(14); the permanent bridge over Forrestal draw, trail A (17) west of the bridge and trails 3 B (1), B(3), B(4).

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.

**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**

(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. Schedule (HCP Phase I grading)** 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), *Ocean Trails Park* (Halfway Point Park )and the *Ocean Trails Drive* ( "J road" or Paseo del Mar). The applicant may 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.

**(4) Phase IV. (Golf club house)** 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 restoration of habitat in the onsite restoration areas has commenced according to the standards of the HCP.

Construction of the golf club house shall not commence until the Executive Director has approved plans and construction drawings for all parks and trails and these plans and construction drawings, with the exception of Palos Verdes Drive--West Vista Park and Palos Verdes Drive East Vista Park (Lot A Tract 50666 and Lot D, Tract 50667), have also received final review and approval from the City of Rancho Palos Verdes. Prior to beginning construction of the clubhouse, the applicant shall also complete the bluff top pedestrian trail (identified as trails 3A11 and 3B7) and coastal access trail (La Rotonda Bluff to Beach trail) 3B(8), and begin construction on Trail 3A(6), the Torrance Trail.

**(5) Phase V** - Complete restoration of Phase III and IV grading (the golf course and club house) 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. Grading of the residential lots, roads and trail areas, in Vesting Tentative Tract Map 50666 shall commence as specified in condition 4 and 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.

**(6). *Additional Willow Mitigation Area required by Resources Agencies.***

***Prior to issuance of amendment 11 amendment of this coastal development permit., the applicant shall submit revised plans identifying such replacement area and agree to install said mitigation, in the following quantities and timetable:***

***a) Tract 50667 and golf course. The applicant shall install no less than 435 square feet of additional willow area as required by the ACOE and the Department of Fish and Game, prior to the opening of the golf course for play.***

***b) Tract 50666. The applicant shall provide to the Executive Director all communications from the ACOE, the US Fish and Wildlife Service and/or the Department of Fish and Game concerning the required mitigation and such mitigation shall be installed prior to the construction of more than five residential units in tract 50666***

**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. Drainage plans for each drainage shall be designed consistent with one of the two alternative methods discussed in detail below: (a) tunneled pipes or (b) on site canyons.

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 following standards apply to all drainage plans, which 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) the applicant shall be responsible for removing all debris.
- f) ***the outfall and its tributary area complies with the Los Angeles County Public Works Urban Storm Water Mitigation plan standards, including but not limited to the following:***
  - ***All homes and the clubhouse facility shall be equipped with flow reducers or shutoff valves triggered by a pressure drop so that broken pipes do not increase flow to the storm drains.***
  - ***All storm drain inlet structures must be equipped with trash racks, which shall be maintained by the golf course operator.***
  - ***The storm drain inlets must be equipped with oil water separators, which shall be maintained by the golf course operator.***

- ***Storm drains must be stenciled with water quality warnings indicating the drain flows to the ocean and through wildlife areas.***

Alternative (a): The following standards shall apply to the tunneled pipes which shall be constructed in substantial compliance with plans submitted August 2, 1991:

- a) no drain line down Forrestal ravine
- b) 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;
- c) diversion and control of major event (greater than 2 year storm) off site drainage;
- d) the terminus and/or surface installation of drainage pipes on the bluff face and toes shall avoid stands of *Opuntia littoralis*,
- e) no heavy equipment shall be placed within 30 feet of the edge of the bluff in installing the devices;

Alternative (b). In lieu of the tunneled pipes, the applicant may opt to route drainage through the canyons as described in the conceptual drawings dated 3/2/98, ***or as shown in the plans for La Rotonda Canyon, dated 3/99, stamped March 1, 1999.*** Prior to authorization of use of any on-site canyon for project drainage, the applicant shall provide final working drawings, approved by the City Engineer of the City of Rancho Palos Verdes. If the City Engineer and the above agencies approve working drawings of the canyon alternative for any canyon, as shown on the preliminary plans dated 3/2/98 submitted along with amendment 8 of this permit, ***or 500 square feet or as shown in the plans for La Rotonda Canyon, dated 3/99, stamped March 1, 1999.*** The Executive Director may authorize discharge of all storm water and treated golf course runoff through the approved canyons, provided that:

- a) the rerouted pipes, after final approval from the City Engineer, require no significant additional channelization than presently proposed, with no more than more than 15% difference in the ***quantity amount*** of hardscape and or rip rap from the preliminary plans ***dated 3/2/98 or in the case of La Rotonda Canyon more than 575 square feet,***
- b) that the United States Army Corps of Engineers, the Regional Water Quality Control Board and the Department Fish and Game

have concurred with the project as proposed,

- c) the applicant agrees to replace any identified willow habitat at no less than a 2:1 ratio, as proposed in the Glen Lukos Corps application dated April 16, 1998 *and as required by the Department of Fish and Game*;

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. Development shall occur consistent with the approved plans. No changes to the approved final plans shall occur without a Coastal Commission approved amendment to the coastal development permit unless the Executive Director determines no amendment is required.

### III. FINDINGS AND DECLARATIONS

The Commission finds and declares as follows:

#### A. PROJECT HISTORY AND DESCRIPTION OF AMENDMENT

On April 15, 1993, the Commission conditionally approved, on appeal, the applicants' proposal for an eighteen hole golf course, 83 single family lots, club house, habitat restoration plan, and park and trail complex on a 261 acre property in Rancho Palos Verdes in Los Angeles County (A-5-RPV-93-005). The Commission approved this permit with requirements to reserve open land as habitat and to revegetate other areas in order to provide habitat for the California Coastal Gnatcatcher (*Poliophtila californica californica*), a threatened bird species that nests on the site. Extensive areas both on and off site were required to be dedicated in fee, and revegetated with coastal sage scrub (CSS). Coastal sage scrub is the increasingly threatened habitat type on which the California Coastal Gnatcatcher, the cactus wren (*Campylorhynchus bunneicapillus cousei*) and other increasingly rare and threatened species depend.

The applicants proposed increases in the park and trail system at the public hearing on April 15, 1993. The offers of dedication the applicants made at the hearing included additional acreage over and above the written application, in response to issues raised in the staff recommendation, and by the public, regarding conformance with the LCP and potential conflicts between habitat restoration and recreation. The final proposal, as approved, included 75.5 acres of dedicated lands in addition to approximately 24,000 linear feet of trails. The trails are located both within the dedicated parks and preserves, and on the golf course and other private



land. Within the dedicated park and preserve areas, trails are designated but not dedicated separately. Other trails located on private lands have been offered for dedication as easements. As a condition of approval, the Commission required that trails and parks located along the bluff, in the golf course and in the east end of the project be complete before opening the golf course for play. All other trails were required to be open before construction of private residences on the new lots. The purpose of the deadlines was to assure that the applicant completed the amenities proposed as part of the project, and that the project did not reduce existing public access on the site.

While seeking the subdivision and coastal development permit approvals, the applicants were seeking an agreement with the Fish and Wildlife Service and the Department Fish and Game to allow take of coastal sage scrub (CSS) habitat areas on the property. Before any CSS could be cleared, permission from the Resources Agencies was necessary. In an initial agreement (HEP, Habitat Enhancement Plan) the agencies found that newly established and permanently restored coastal sage scrub habitat could mitigate the take of existing habitat for the golf course. The Commission and City approved the project based on the HEP. After approval of the permit, in 1996, the Resources Agencies approved a final version of the agreement as a Habitat Conservation Plan (HCP).

One feature of the HCP is that the westerly tract, tract 50666, containing half the homes, could not be graded until the replacement habitat had been established on the West End of the property and off site. Tract 50667 (the easterly tract) and the golf course could be constructed only after habitat milestones had been reached. The conditions of approval reflect the two phases of habitat restoration.

The two phases parallel other features of the project. At the time of the initial application, there were two ownership interests in the project. Tract 50667 was owned by the Palos Verdes Land Holdings Company and tract 50666 was owned by the Zuckerman Building Company. The City approved two vesting tentative tract maps for the residential lots and a CUP for the golf course. The City permits and the coastal development permit approved by the Commission on appeal all required dedication and improvement of trails to and along the bluff edge, and along Palos Verdes Drive South. Each dedication was required as a condition imposed on the tract in which it was located. If a trail crossed both tracts, it was described twice, once for each tract. The Commission, on appeal, crafted its permit similarly to the City's action, reflecting both the structure of ownership and the habitat phases. With the issuance of grading permits and the beginning of construction, the ownership interests were consolidated, and one owner, the Ocean Trails LP now owns the project. The coastal development permit was assigned to Ocean Trails LP on January 12, 1998.

After the initial approval, the project was amended ten times. All amendments are listed and briefly described in Appendix B. However the most notable changes are

the following: The first amendment, approved in January 1995, reduced the number of market rate lots to 75 single-family lots and provided four moderate-income apartments. Following geologic investigations carried out after approval, the Commission approved relocating the 27,000-sq. ft. golf clubhouse from the center of the project, to a site inland of Halfway Point Park. To mitigate potential conflicts between public recreation use of the park and golfing use of the clubhouse, the applicant proposed to increase in the size of the park from 4.9 acres to 5.1 acres.

In 1993, after the Commission's action, the California Native Plant Society, the Sierra Club, the Coastal Conservation Coalition, Save Our Coastline 2000 and Andrew Sargent challenged the City and Commission approvals in court. In May, 1995, the City Commission and the applicant settled with the plaintiffs. The settlement required the reservation of additional non-golf setback areas between the golf course and the bluff. While these areas could be graded, the settlement required that the non-golf setback be revegetated with CSS plants. In addition to these increased habitat areas, the settlement required the dedication of the public trails and park areas along the edge of the bluff. On its part, the City agreed to accept all trails that had been required by the Commissions' action. (Exhibit 13, settlement map). These changes were incorporated into the conditions in the second amendment.

Other amendments addressed new information that emerged during detailed design of the project, or allowed certain deadlines to be met later in the project than originally proposed. Notably, the sixth amendment, approved in February 1997, permitted the applicant to begin grading and construction before the metes and bounds of the parks and trails were established. Instead, the applicant was permitted to record depictions of the areas, the metes and bounds of which would be established at the time of the final tract map and grading plan.

All Commission conditions establish deadlines and phasing. The deadlines for phasing habitat installation, condition 8, require review and approval on the part of the Resources Agencies prior to each phase of grading, and are parallel to the requirements of the HCP. The Department of Fish and Game and the Fish and Wildlife Service have released the applicant to grade the entire project.

The Commission's condition 4 required completion or opening of the trails and parks in three stages.

1) Stage One. The Commission required the applicant to protect trails to and along the bluff before beginning grading. The applicant complied, although the Executive Director has on occasion authorized temporary closure of some trails when necessary to protect the public from heavy equipment. In fact, the applicant has discovered that it is nearly impossible to close the project trails, even temporarily,

and has instead hired security guards to escort hikers through trail crossings that are also used by heavy equipment.

2) Stage Two. The Commission required the applicant to complete public trails through the golf course, along the bluff and from the bluff to the beach before opening the golf course for play. This requirement also applied, with one exception, to the project parks. Both the City and the Commission required the six trails which were to be improved as part of widening Palos Verdes Drive South, the arterial adjacent to the project, to be opened before opening the golf course for play. [Trails 3.A(1), A(2), A(3), and B(1), B(3), and B(4)].

3) Stage Three. Grading and Development of the west end of the project tract 50666 was not authorized until the Resources Agencies determined that sufficient CSS habitat was established (See condition 8, and Exhibit 24). With the exception of a jogging trail that was routed outside the graded area, (trail 3.A(5)) trails in the West End of the project were not required to be open before opening of the golf course for play. Instead, the conditions required these trails and the "West Vista Park," now known as Catalina View Park, to be open before construction of houses (except for five model homes) on individual residential lots.

**Current status of the project.** The applicant proposes to open the golf course for play on July 1, 1999. The applicant has completed grading the golf course. Most golf course turf is installed. Both the trails along the bluff and all five bluff top to beach access trails are complete. Trails and a public road connecting Palos Verdes Drive South to the bluff edge are complete or under construction, as is the forty-five car public parking lot. The golf clubhouse is under construction and grading has begun on the first stage residential tract, tract 50667. The applicant has done the rough grading necessary to widen Palos Verdes Drive South within tract 50667. The applicant has planted all habitat areas and the Resources Agencies have released the applicant to begin grading tract 50666. The applicant has provided detailed park plans for all park and trail areas.

Recently, staff visited the site to review the status of the trails and parks that the Commission required to be completed before opening the golf course for play. The applicant provided a list showing the completed improvements, the improvements under construction in the next two months and those that would not be complete by July 1. (Exhibit 15) The applicant states that the trails along the bluff and through the golf course will be complete. However, road widening design and construction was behind schedule. The applicant does not anticipate completion of the road widening before September 30, 1999, although about two thirds of the south side of the road has been rough graded (Exhibit 14.) The trails within and adjacent to the widened Palos Verdes Drive South right-of-way will not be complete by July 1, 1999.

Ocean Trails Park, (Halfway Point Park) had been rough graded, and final plans have been approved by the City. The final plans for Halfway Point Park show a park boundary configuration different from that approved in the settlement, although the plans show slightly greater acreage. The change requires Commission review and approval because the changes exceed a "minor adjustment" that could be attributed to final grading plans.

In addition to these changes, the applicant informed staff that final City review of drainage plans required the storm drain outfall from tract 50667 to be relocated from one canyon to another canyon. In final review, City consultants became concerned that project drainage, combined with existing offsite drainage, will erode canyon sides, jeopardizing the golf course. The location of the drainage has been approved by the City in concept, although the City is requiring a final report by its geologic consultant. The applicant requests approval of this change as a part of the current amendment. The applicant will propose any other City-required changes to drainage in tract 50666 once final designs are approved by the City. If the required hardscape exceeds 500 square feet, (15 % more than the current estimate) the applicant will seek an additional amendment to the permit.

## B. CONSISTENCY WITH PUBLIC ACCESS AND RECREATION POLICIES OF THE COASTAL ACT AND THE CERTIFIED LOCAL COASTAL PROGRAM

After certification of an LCP, the Commission must find that a project, on appeal, is consistent with the certified local coastal program. If the project is located between the first public road and the sea, when the Commission considers the project *de Novo*, it must also examine the project for consistency with the public recreation policies of the Coastal Act. Section 30210 provides for maximum access; Section 30211 provides that existing access must be protected; Section 30212 establishes that public access must be provided when use is intensified; and Section 30221 requires that oceanfront land suitable for public recreation be reserved for that purpose.

The Corridors element of the City of Rancho Palos Verdes LCP also provides for a recreational access corridor on properties located between the first public road and the sea. The Commission approved the project with 75.5 acres of land dedicated for habitat and public access purposes and found that the project as proposed and approved protected existing access on the site and provided for public access and recreation. In approving this project, the Commission accepted the applicant's proposals for a Public Access and Amenity Plan that provided no fewer than 36.6 acres of public parks both along the bluff top and at the project entrance. Ultimately 8.3 acres of the dedicated open space was identified for active recreation. In approving this project, the Commission accepted the applicant's offer of 24,000 feet of public trails and bikeways, including a continuous bike path, and a separate pedestrian path looping around the developed areas of the project and providing access to the bluff. The Commission also required five accessways to the beach that would traverse the bluff face and consolidate the existing pioneered paths that lead down the bluff.

In its approval, of this project, the Commission also noted that the golf course, which will be a privately operated course open to the public, also provided recreation. The Commission found that the Public Access and Amenity Plan was consistent with the corridors policy of the LCP and the access and recreation policies of the Coastal Act.

Park Plan. Ordinarily, when the Commission approves an access plan, it requires that plans for access facilities be provided before issuance of a permit. Its normal method is to require that a precise offer of dedication be recorded over all land agreed to be dedicated for public access before the permit issues and work begins. However, in response to the size of the project and the amount of landform alteration approved, the Commission agreed in amendment 6 that the precise legal descriptions of the parks, open space areas, and trails could be recorded along with the final tract maps or at the time of the installation of other site improvements. Instead, the Commission agreed to accept general depictions of the areas of

dedications (lines on the map) until specific metes and bounds could be identified. These specific metes and bounds would be identified when final grading plans were approved.

The Conditions of approval allowed the Executive Director some latitude in approving final plans that differed slightly from the project's original maps. Condition 12 states:

#### **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.

The final park plan for Ocean Trails Park shows all required amenities, but a noticeably different shape. Therefore, it requires Commission approval of an amendment to the coastal development permit. The proposed park design includes trails, benches, a shade structure, a water fountain, and decorative rocks suitable for seating. It includes turf areas and a slope landscaped with native plants. The proposed restroom is located on the same side of the clubhouse as the park, and is directly accessible from stairs that lead into the clubhouse. The stairs are designed to provide public seating areas. The park contains additional revegetated slope area adjacent to the golf course, an additional graded view area on the bluff top, the access trails and the clubhouse stairs.

The total area is 5.21 acres instead of 5.1 acres approved. The condition as originally imposed described the park as an active park, and required amenities such as benches, and access to the golf course clubhouse restrooms.

While the entire park area is not landscaped in turf, there are extensive turf and viewing areas. In the past, the public used the bluff edge much more intensively than areas inland of the bluff edge and the revised design provides more area near the bluff edge. Exhibits 9 and 10 show the former park and the proposed park as overlays. The park must be completed and open for public use before opening the golf course for play.

The Commission finds that this park is consistent with its action, does provide public recreation access, does not reduce former public use that may have taken place on the site, and may be approved as designed at 5.21 acres. Therefore, the Commission finds that the proposed development with the proposed amendment is

consistent with the public access and recreation policies of the Coastal Act and the Corridors element of the LCP.

Completing the roadside trails. When the project was appealed to the Commission, the City conditions required that Palos Verdes Drive South be improved along with each tract. As part of the road improvement, the City required an on-road bike lane in each direction, a jogging trail adjacent to the road and an off-road bike trail parallel to the road. Even though the trails are described as six trails in the conditions, in fact there are three trails: the on-road bike lane, the off-road bike trail and the jogging trail. These trails did not occupy land that had previously been used by the public, but instead were required by the City as part of its street improvement program. The Commission found that the trails were an important part of the project's access package. Because the City anticipated the road improvements in the first phase of the project, the conditions required that the trails be opened before opening the golf course for play. The Commission found that all trails and parks in the project taken together protected existing access. It also found that the proposed trails were consistent with the Corridors Element of the LCP, which encouraged bicycle and foot trails through the City. Finally, the Commission found that the project trails would provide maximum access and public recreation as required in Chapter 3 of the Coastal Act.

The applicant states that the delays in the design process have delayed completion of the road plans. If local approval follows quickly upon submittal, the road, and accompanying trails will be completed shortly after September 30, 1999. The applicant states that the City road improvement conditions also guarantee the completion of the trails. According to the Director of Public Works, the road widening is the City's priority public works condition imposed on the project.

The applicant points out that condition 4 requires all trails to be complete before the applicant can construct more than five model homes on each residential tract. The applicant further states that the improvement bonds it has entered into with the City will guarantee completion of the road widening (Exhibits 5 and 16.)

The Commission finds that it has no control over the bonds and no method to assure construction if the bonds are called. However, the Commission understands that the City does have this authority and is committed to its road-widening requirement.

The Commission further finds that the purpose of the existing conditions is to assure that the trail improvements pledged by the applicant will be completed coincident with the development on the project site. The Commission finds that if the trails are constructed, open and accepted before construction of individual residential units, its condition will assure that the trails will be completed in a timely manner. In view of the progress installing the other trails and other project improvements, the Commission finds that it may grant additional time to allow

improvement of the road. Moreover, the central feature of the project's access package, the bluff edge trail systems, Ocean Trails Park (Halfway Point Park), and Portuguese Bend Park will be completed before opening the golf course for play. As conditioned, the permit still protects public rights to access the bluffs and cliffs of the project, and along the main arterial road, Palos Verdes Drive South. Therefore, the Commission finds that the proposed development with the proposed amendment The project as amended is consistent with the corridors element of the LCP and the access and recreation policies of the Coastal Act.

Finally, the requirement that trail 3 A(5) be open before the golf course is open for play is inconsistent with its present route which is on a project street that is not yet constructed. Since there is an alternative condition; the condition can be changed without lessening the intended effect of the permit, which is to provide maximum public access to and along the beach. As amended, to require completion of this trail at the same time as the remaining west end trails, and to require preservation of existing access during construction, the proposed development with the proposed amendment is consistent with the Corridors element of the LCP and the access and recreation policies of the Coastal Act.

**C. CONSISTENCY WITH THE CORRIDORS ELEMENT OF THE LCP AS IT PERTAINS TO ENVIRONMENTALLY SENSITIVE HABITAT AREAS.**

As described above, during the initial investigation of this project, nesting areas of the California Gnatcatcher were identified on the property. Before the Commission's final action, the United States Fish and Wildlife Service listed the coastal California Gnatcatcher as threatened and Fish and Game and Fish and Wildlife signed a pre-listing agreement with the applicant based on a Habitat Enhancement Plan (HEP) prepared in 1992 and 1993.

The City's approval was based on its CEQA investigation and a provision of its certified Local Coastal Program (LCP), which states:

There also exist ... a number of significant wildlife habitats which are directly associated with vegetation communities. These are generally found on bluff faces and natural canyon areas, where wildlife thrives due to the protection and food found from the natural vegetation....

To protect this significant wildlife habitat, the certified LCP designated the bluff faces and canyons for protection. On this property the bluff faces, canyons, and the steeper slopes north of Paseo del Mar are identified Coastal Resource Management Districts CRM 9 and CRM 10. The LCP describes the City's intention with respect to this designation (page N-45 of the Coastal Specific Plan):



The lightest tone represents areas in which wildlife (CRM 9) and natural vegetation (CRM 10) are of such significance that protection and maximum possible preservation is warranted (emphasis added).

The City adopted the following LCP policies regarding Coastal Resource Management Districts identified as sensitive habitat areas:

- 8. Require developments within or adjacent to wildlife habitats (CRM 9) to describe the nature of the impact upon the wildlife habitat and provide mitigation measures to fully offset the impact. (Emphasis added) (LCP page N-46)**

The City's LCP identified the drainages as Coastal Resource Management areas containing wildlife habitat. In approving amendment 8, which authorized the relocation of drainage outfalls from pipes leading down the bluff to various locations in the project canyons, the Commission noted that the previous plan directed urban runoff directly to tidepools. Even when the applicant proposed pipes down the cliff faces and large velocity dissipaters on the beach to redirect drainage away from tidepools, project storm drains still discharged directly into intertidal areas. In addition, these structures were unsightly. In consideration of the lesser impact of the canyon discharge to habitat, the Commission noted that increasing low flows to canyons would provide water for canyon wildlife habitat. In its action, the Commission acknowledged that some riprap would be necessary to reduce erosion and siltation where pipes entered the canyon, and limited the rip rap to that shown on the conceptual plans plus fifteen percent. Nevertheless, the Commission found that the development, even with the riprap, was consistent with the habitat element of the City's LCP.

In reviewing detailed designs of the drainage system, the City Geologist became concerned about erosion and potential collapse of canyon walls. In the east end of the project, the City determined that the previously identified canyon, "Condo Canyon" is more susceptible to erosion than La Rotonda Canyon. The City has conceptually approved the design but has required a supplementary report by its geologist. That final geologic review will be completed during the first week of May 1999. As preliminarily approved by the City, the design is consistent with the hazards element of the Coastal Resource Management policies of the City LCP and has no different effect from the effect of the outfalls in the other canyon. The existing condition of approval will require the applicant to return for an amendment if significantly more canyon lining is required during final geologic review.

The revised plans are also consistent with habitat policies. Fish and Game reviewed the revised plans, as did the RWQCB and the Corps. To mitigate the impact of the riprap energy dissipater on canyon vegetation, Fish and Game required the applicant to replant an additional 0.01 acres (435 square feet) of willows in the golf lake mitigation areas. Condition 8 has been amended so that

any habitat impact attributable to the drainage pans will be fully offset. The proposed plan will fully offset the impact on the habitat area and is consistent with the certified LCP.

In recent months, the Commission has reviewed evidence that urban storm water can have impact on tidepool and offshore areas. These areas are also identified as Coastal Resource Management areas in the LCP, having high visual and biologic sensitivity. The evidence shows that without removal of urban pollutants, development will have additional negative impacts on CRM zones. There is evidence that more efforts are necessary to reduce litter and pollution from non-point sources, such as storm water. The Commission has determined that more effort is needed to fully offset the impact of development on habitat on tidepools and other sensitive areas. For this reason, the Commission has required that the applicant adopt measures to reduce oil, grease, solid trash and excess water run-off into tidepools and into the canyons. As conditioned, the relocated drain will fully offset its impacts on habitat and will be consistent with the certified LCP. Therefore, the Commission finds that the proposed development with the proposed amendment is consistent with the habitat policies of the certified LCP.

#### **D. California Environmental Quality Act**

Section 13096 of the Commission's regulations requires Commission approval of Coastal Development Permit applications to be supported by a finding showing the application, as conditioned by any conditions of approval, to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA). Section 21080.5(d)(2)(A) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available, which would substantially lessen any significant adverse effect, which the activity may have on the environment.

The project is located on the last undeveloped shoreline parcel of any significant size in Los Angeles County. Endangered species have been identified on the site, geologic hazards have also been identified, and existing trails have been surveyed. Numerous studies have been undertaken concerning these issues, and the original permit, previous amendments, and the proposed amendment have been conditioned to assure that the project will not have a significant adverse impact on coastal access or resources, and is consistent with the certified LCP policies relative to public access, recreation, habitat, and natural hazards. Alternatives have been considered, including alternative schedules, routing storm water into conduits leading to beach level erosion control structures, and alternate park lay out. The proposed development is consistent with the access policies of the Coastal Act and the policies of the certified LCP. There are no other feasible mitigation measures or alternatives, which would lessen any significant adverse impact the activity, would have on the environment. Therefore, the Commission finds that the proposed

project is consistent with CEQA and the policies of the certified LCP and the access policies of the Coastal Act.

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**CALIFORNIA COASTAL COMMISSION**

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**APPENDIX A****STANDARD CONDITIONS AND REVISED SPECIAL CONDITIONS**

Currently approved A-5-RPV-93-005 as amended-through A10. The revisions recommended to be made as part of the Commission's approval of A-5-RPV-93-005 A 11 are shown in ~~cross-out~~ and ***bold italic*** (for insert) format. (Ocean Trails LP, previously identified as Palos Verdes Land Holdings/Zuckerman), incorporated into the text.

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

**NOTE: A-5-RPV-93-005A6 and A-5-RPV-93-005A11:** With the exception of those special conditions specifically modified as indicated by cross out and italic bold type 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. **Changes in the names of parks and trails adopted by the City of Rancho Palos Verdes are inserted into the trail designations in *bold italic* type. The previous designations are provided for purposes of continuity.**

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, A-5-RPV-93-005-A6, A-5-RPV-93-005-A7, and A-5-RPV-93-005-A-8, the following special conditions shall apply to Coastal Development Permit A-5-RPV-93-005.

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 changes to the special conditions which resulted from other amendments to the permit. The standard and special conditions follow on pages 2-41 below.

**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.

**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, **Sunset Point Park** (Palos Verdes Drive-West Vista Park,) 1.5 acres  
Lot H; **Ocean Trails Park** (Halfway Point Park), including all areas inland of the bluff edge trail described in 3.A(11) below, not less than: ~~5.1~~ **5.21 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) **Catalina View Park**, ~~The entirety of~~ (Palos Verdes Drive-- East Vista Park), lot D within Vesting Tentative Tract Map 50667: **1.2 acres**
- 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), not less than: **4.5 acres**

All Lands dedicated for park purposes shall be open to the general public for recreation use. **Ocean Trails Park** (Halfway Point Park) and **Vista Catalina Park and Sunset Point Park** (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 Corridor 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.

**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.

- 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 *Ocean Trails Drive* (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 *Ocean Trails Drive* (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, 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, safety fencing along the seaward side of bluff top trails 3.A.1, 3.A.15 and 3.B.7 and non locking swing gates at the entrance of steep natural trails identified as 3.A.6, 3.A.18, 3.B.8, and 2.B(5), 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) as adopted in amendment six, 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 permitted golf course facilities (clubhouse, maintenance building, restrooms, etc.), roads, parks and overlooks, trails, 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. 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 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 permitted golf course facilities (clubhouse, maintenance building, restrooms, etc.), roads, parks and overlooks, trails, 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.

(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 permitted golf course facilities (clubhouse, maintenance building, restrooms, etc.), roads, parks and overlooks, trails, grading, erosion control and installation and/or relocation of 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.

(2) **Ocean Vista Bikeway** (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) **Ocean Vista Trail** (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 Portal Bikeway** (West End Bicycle Route). Class II, bicycle lane extending along the west side of Street C from Palos Verdes Drive South to the northern boundary of lot 40, connecting at that point to a Class I, eight foot wide off road bicycle path in twelve foot wide corridor, extending, as mapped, around periphery of residential development, inland of habitat preserve, to **Ocean Trails Park** (Halfway Point Park), extending across the north side of **Ocean Trails Park** (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 **Ocean Trails Park** (Halfway Point Park), as shown on Exhibit 10 may be combined with the golf cart path.

(5) **West Portal Trail** (West end Jogging Trail). Improved public sidewalk extending along west side of Street C from Palos Verdes Drive South to the northern boundary of lot 40, connecting at that point by stairs to a Class I, four foot wide soft footed pedestrian trail in a six foot wide corridor, extending, as mapped, around periphery of residential development 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 **Ocean Trails Park** (Halfway Point Park.)

(6) **Sunset Trail** (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) ***Sunrise Trail*** (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) ***El Portal Bicycle Trail*** (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 ***Ocean Trails Drive*** Street A, "J" road) from intersection of Paseo del Mar and Palos Verdes Drive South to ***Ocean Trails Park*** (Halfway Point Park).

(9) ***El Portal Sidewalk*** (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 ***Ocean Trails Drive*** Street A, "J" road) from intersection of Paseo del Mar and Palos Verdes Drive South to ***Ocean Trails Park*** (Halfway Point Park.)

(10) ***Canyon Rim Trail*** (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) ***Catalina View Trail*** (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 ***Ocean Trails Park*** (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 ***Ocean Trails Park*** (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) **Catalina View Bikeway** ( 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 **Ocean Trails Park** (Halfway Point Park,) and extends north to the western end of La Rotonda Drive.

(13) **Flying Golfball Trail** (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.

(14) **West Bluff Trail** (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. 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 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. (Trail 1, Exhibit A.)

(15) **West Bluff Trail** (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) **Park Loop Trail** (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 **Ocean Trails Park** (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 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 *stairs, decks* and sidewalks shown on Exhibit 8 of permit amendment A-5-RPV-93-005A, *and Exhibit 3 of amendment A11* connecting **Ocean Trails** ~~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.

(18) **Dudleya Trail** (Mid bluff Beach Access Trail.) A trail as shown on amendment 9 Exhibit 3, extending from the bluff edge pedestrian trail near the center of the project to beach level at the seaward terminus of the San Pedro Trail. The trail is to be designed in conjunction with the Department of Fish and Game, and shall include information signage, and other methods to protect vegetation as required by the DFG.

**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 Bikeway**. (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) ***Ocean Vista Bikeway*** (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) ***Ocean Vista Trail*** (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) ***Prickly Pear Trail*** (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) ***Lakeview Trail/Bikeway*** (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 Rotonda Overlook, connecting with bluff edge pedestrian trail 3.B (7), as shown on Exhibits B and 5.

(7) ***Catalina View Trail , then Sagebrush Walk Trail connecting to South Shores trail within Shoreline Park*** ( 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) ***Switchback Trail*** (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) *El Portal Trail* ( 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 amendment 6 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) safety fencing along the seaward side of bluff top trails 3.A.1, 3.A.15 and 3.B.7 and non locking swing gates at the entrance of steep natural trails identified as 3.A.6, 3.A.18, 3.B.8, and 2.B(5). 7) Installation of the sewer connections and drainage devices approved in this 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, 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.

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 permitted golf course facilities (clubhouse, maintenance building, restrooms, etc.), roads, parks and overlooks, trails, 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 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 prior to commencement of construction of the golf clubhouse. 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. Before construction commences on any park or trail, the applicant shall report any proposed changes to the approved plans 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 construction of more than 5 residential units within Tract 50666 and prior to the occupancy of any residential structures.

- 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). ***Except that Trail 3 A (5) shall be completed to the satisfaction of the Executive Director as required in section C (2) below (third stage).***

- 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 prior to the commencement of construction of the golf club house. Installation shall commence immediately following rough grading operations for the golf course. All trail and park improvements listed below in subsections B(1) and (2B) shall be completed to the satisfaction of the Executive Director in consultation with the accepting agency prior to the opening of the golf club house to the public and the opening of the golf course for play.

1. Park improvements second stage:

- a) ***Ocean Trails Park*** (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, ***Ocean Trails Drive*** ("J Road" or Paseo del Mar), picnic area, public parking along ***Ocean Trails Drive*** ("J Road" or Paseo del Mar )
- b) ***Ocean Trails Drive*** ("J road," or Paseo del Mar,) as far as ***Ocean Trails Park*** (Halfway Point Park), including public parking areas on ***Ocean Trails Drive*** ("J road" or Paseo del Mar).
- 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 ***Ocean Trails Park*** (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.
- 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) ***Portuguese Bend Park*** ~~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 *Vista Catalina Park* (East Vista Park or Palos Verdes Drive 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 required to be completed second stage:

Trails required in Conditions 3 ~~A (1), A(2), A(3)~~, A(8), A(12), A(13) and A (16), A (17) and A (18) within *Ocean Trails Park* (Halfway Point Park) and 3 ~~B (1), B(2), B(3)~~, and ~~B(4)~~.

**3) Trail plans required for approval second stage.**

***The applicant shall provide to the Executive Director final trail designs approved by the City of Rancho Palos Verdes for the following stage 3 trails before June 30, 1999: 3 A (1), A (2), A (3), A (5); 3 B (1), B(3), and B (4). The Director must review and approve the plans before authorizing the opening the golf course for play.***

- 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 no later than 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 construction of more than 5 model homes within Tract 50666. In no event, shall any of the residential lots within Tract 50666 be occupied prior to the acceptance of the trails by the accepting agency or prior to the satisfactory completion of the required improvements.

1) Park improvements third stage.

- a) View Overlook at the head of Forrestal Canyon.
- b) Completion of *Ocean Trails Drive* ("J" road or Paseo del Mar) parking area, located to the west of the golf clubhouse.
- c) Completion of *Sunset Point Park* (West Vista Park or Palos Verdes Drive 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 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. a) **Trails** identified in Conditions 3 A (1), A (2), A (3), A(4), A (5), A(10), A(14); the permanent bridge over Forrestal draw, trail A (17) west of the bridge and trails 3 B (1), B(3), B(4).

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:

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

(1) Coastal prickly pear (*Opuntia littoralis*) or coastal cholla (*Opuntia prolifera*) 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:

**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 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.

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**

(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. Schedule (HCP Phase I grading)** 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), *Ocean Trails Park* (Halfway Point Park )and the *Ocean Trails Drive* ( "J road" or Paseo del Mar). The applicant may 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.

(4) **Phase IV. (Golf club house)** 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 restoration of habitat in the onsite restoration areas has commenced according to the standards of the HCP.

Construction of the golf club house shall not commence until the Executive Director has approved plans and construction drawings for all parks and trails and these plans and construction drawings, with the exception of Palos Verdes Drive--West Vista Park and Palos Verdes Drive East Vista Park (Lot A Tract 50666 and Lot D, Tract 50667), have also received final review and approval from the City of Rancho Palos Verdes. Prior to beginning construction of the clubhouse, the applicant shall also complete the bluff top pedestrian trail (identified as trails 3A11 and 3B7) and coastal access trail

(La Rotonda Bluff to Beach trail) 3B(8), and begin construction on Trail 3A(6), the Torrance Trail.

(5) Phase V - Complete restoration of Phase III and IV grading (the golf course and club house) 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. Grading of the residential lots, roads and trail areas, in Vesting Tentative Tract Map 50666 shall commence as specified in condition 4 and 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, permanently provided with food, cover and nesting areas on the restored areas.

**(6). *Additional Willow Mitigation Area required by Resources Agencies.***

***Prior to issuance of amendment 11 amendment of this coastal development permit., the applicant shall submit revised plans identifying such replacement area and agree to install said mitigation, in the following quantities and timetable:***

***a) Tract 50667 and golf course. The applicant shall install no less than 435 square feet of additional willow area as required by the ACOE and the Department of Fish and Game, prior to the opening of the golf course for play.***

***b) Tract 50666. The applicant shall provide to the Executive Director all communications from the ACOE, the US Fish and Wildlife Service and/or the Department of Fish and Game concerning the required mitigation and such mitigation shall be installed prior to the construction of more than five residential units in tract 50666***



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 *Ocean Trails Park* (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.

**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.** Grading shall occur consistent with the timing restrictions contained in special Condition 8D. 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:

- B. 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. None of the plants included on the official list of "Prohibited Invasive Ornamental Plants" or "Weedy Plants to be Eradicated" shall be introduced into any portion the project site. These lists, approved by the Resource Agencies, shall remain available for public consultation at the California Coastal Commission, the City of Rancho Palos Verdes, or from on-site naturalist for the Ocean Trails Project. Additions to or deletions from these lists may be made by the Executive Director of the California Coastal Commission after consultation with the project's restoration ecologist and the Resources Agencies.
- 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 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. Plantings in preserves and areas designated for habitat restoration shall conform to the approved revegetation plan for each area 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.

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. Drainage plans for each drainage shall be designed consistent with one of the two alternative methods discussed in detail below: (a) tunneled pipes or (b) on site canyons.

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 following standards apply to all drainage plans, which shall employ:

- D. treatment and filtration of runoff from the maintenance yard and from the 150 car parking lot;
- E. Best Management Practices as required by the City of Rancho Palos Verdes and the Regional Water Quality Control Board;
- F. use of ponds to control, treat and recirculate golf course runoff;
- G. no discharge from golf course or project improvements to tide pools;
- H. the applicant shall be responsible for removing all debris.
- I. ***the outfall and its tributary area complies with the Los Angeles County Public Works Urban Storm Water Mitigation plan standards, including but not limited to the following:***

- **All homes and the clubhouse facility shall be equipped with flow reducers or shutoff valves triggered by a pressure drop so that broken pipes do not increase flow to the storm drains.**
- **All storm drain inlet structures must be equipped with trash racks, which shall be maintained by the golf course operator.**
- **The storm drain inlets must be equipped with oil water separators, which shall be maintained by the golf course operator.**
- **Storm drains must be stenciled with water quality warnings indicating the drain flows to the ocean and through wildlife areas.**

Alternative (a): The following standards shall apply to the tunneled pipes which shall be constructed in substantial compliance with plans submitted August 2, 1991:

- a) no drain line down Forrestal ravine
- b) 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;
- c) diversion and control of major event (greater than 2 year storm) off site drainage;
- d) the terminus and/or surface installation of drainage pipes on the bluff face and toes shall avoid stands of *Opuntia littoralis*,
- e) no heavy equipment shall be placed within 30 feet of the edge of the bluff in installing the devices;

Alternative (b). In lieu of the tunneled pipes, the applicant may opt to route drainage through the canyons as described in the conceptual drawings dated 3/2/98, **or as shown in the plans for La Rotonda Canyon, dated 3/99, stamped March 1, 1999.** Prior to authorization of use of any on-site canyon for project drainage, the applicant shall provide final working drawings, approved by the City Engineer of the City of Rancho Palos Verdes. If the City Engineer and the above agencies approve working drawings of the canyon alternative for any canyon, as shown on the preliminary plans dated 3/2/98 submitted along with amendment 8 of this permit, **or 500 square feet or as shown in the plans for La Rotonda Canyon, dated 3/99, stamped March 1, 1999.** The Executive Director may authorize discharge of all storm water and treated golf course runoff through the approved canyons, provided that:

- a) the rerouted pipes, after final approval from the City Engineer, require no significant additional channelization than presently proposed, with no more than more than 15% difference in the **quantity amount** of hardscape and or rip rap from the preliminary plans **dated 3/2/98 or in the case of La Rotonda Canyon more than 575 square feet,**

- b) that the United States Army Corps of Engineers, the Regional Water Quality Control Board and the Department Fish and Game have concurred with the project as proposed,
- c) the applicant agrees to replace any identified willow habitat at no less than a 2:1 ratio, as proposed in the Glen Lukos Corps application dated April 16, 1998 *and as required by the Department of Fish and Game;*

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. Development shall occur consistent with the approved plans. No changes to the approved final plans shall occur without a Coastal Commission approved amendment to the coastal development permit unless the Executive Director determines no amendment is required.

## 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 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.

**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 that any proposed change in the level of public use will require an amendment to this permit

**B. CLUBS PROHIBITED..** 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 *Ocean Trails Park (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 *Ocean Trails Drive (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 areas accessible to the public, including *Ocean Trails Drive (Street A)*, La Rotonda Drive, the parking lots themselves and *Ocean Trails Park (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 permitted golf course facilities (clubhouse, maintenance building, restrooms, etc.), roads, parks and overlooks, trails, 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
- 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 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-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.<sup>1</sup>**

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.

## 26. REVISED SIGNAGE PLAN.

Prior to issuance of the permit amendment, the applicant shall provide a revised signage plan, subject to the review and approval of the Executive Director, that includes signs on Palos Verdes Drive clearly indicating that there is a trailhead and public parking within tract 50666. The sign may also indicate that the major public parking lot and parks are located at the clubhouse at Ocean Trails Drive.

A. \_\_\_\_\_  
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## APPENDIX B

A-5-RPV-93-005-A10

### LIST OF PREVIOUS AMENDMENTS TO THE PROJECT

**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

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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 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.

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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 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



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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 drainage plans; 9) change the location of permitted grading in the bluff top activity

## APPENDIX B

A-5-RPV-93-005-A11  
PREVIOUS PERMIT AMENDMENTS  
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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

## APPENDIX B

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PREVIOUS PERMIT AMENDMENTS  
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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 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*

## APPENDIX B

A-5-RPV-93-005-A11  
PREVIOUS PERMIT AMENDMENTS  
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*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 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."

**SUMMARY OF EIGHTH AMENDMENT REQUEST.** The applicant proposed to change the project description and special conditions of the permit to provide an alternative method to satisfy the requirement that on-site run off be controlled and diverted to the ocean through pipes tunneled through the bluffs (condition 11). Storm water would be routed through the same canyons that now carry it if the construction drawings approved by the City engineer do not require more than 15% more hardscape than the preliminary plans submitted, and if these final plans and the necessary mitigation have been reviewed and approved by the Resources Agencies and the Corps. The applicant

## APPENDIX B

A-5-RPV-93-005-A11  
PREVIOUS PERMIT AMENDMENTS  
PAGE 8 OF 9

also proposes a revision to conditions 4 and 8 to allow the construction of the golf clubhouse during an earlier phase of the project, at the same time as the golf course.

**SUMMARY OF NINTH AMENDMENT REQUEST.** The applicant proposes to amend condition 3 (Trails) in order to relocate one of the project's five bluff top to beach trails from the west end of the project to the center of the project. The proposed amendment would eliminate the bluff-to-beach portion of Trail 3.A.14 (West Bluff Beach Access Trail), and create a new beach access trail, Trail 3.A.18, connecting the bluff top pedestrian trail to the beach near the center of the project. The new trail would arrive at the beach near the beach-level end of a second bluff to beach trail, the San Pedro trail. The proposed amendment would also amend conditions 1 and 3 to allow the accepting agency to install non-locking swing gates at the entrances of the steeper natural trails. The purpose of the gates would be to visually distinguish these trails from the improved trails on the bluff top and give the public warning of the difficulty and natural state of the bluff face trails. Finally, condition 4, relating to completion schedules, would be amended to include the new trail in the second stage of trail improvements. Approved with conditions.

### **SUMMARY OF TENTH AMENDMENT REQUEST.**

The applicant proposes to: **(A)** Revise the timing requirements of conditions 1, 2, 3 and 19 in order to allow the applicant to begin construction of the golf course, its clubhouse and maintenance building, roads, parks, overlooks and trails this fall, before recording precise legal descriptions of the trails and open space lots that have already been dedicated by depiction. **(B)** Revise the timing requirements of condition 4(c) (Access, Trail and Park Improvements), so that (1) finish grading of the West End Tract 50666 and also (2) construction, but not occupancy, of no more than five model homes in that tract, may occur before completion and acceptance of the trails in Tract 50666. **(C)** Amend Condition 8, Habitat, to cross reference park installation deadlines with those imposed by the Commission in Condition 4. **(D)** Amend Condition 3 (Trails), in order to allow the West End Pedestrian Trail and the West End Bikeway to enter off Project Street C instead of Palos Verdes Drive South. **(E)** Move the Forrestral Canyon Overlook from the street at Paseo del Mar (originally called "J Road," now known as Ocean Trails Drive) to the head of Forrestral Canyon and Project Street C or D. **(F)** Revise language of Condition 10 to identify the location of the Invasive Plant List and assure that future tract managers and homeowners understand that they are bound by its limitations. The invasive plant list is a feature of the project's revegetation program. Approved with conditions.

**APPENDIX B**

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PREVIOUS PERMIT AMENDMENTS  
PAGE 9 OF 9

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**APPENDIX C**  
**A5-RPV-93-005 A 11(OCEAN TRAILS)**  
**SUBSTANTIVE FILE DOCUMENTS**

1. A-5-RPV-93-005, as amended through A10
2. Native Plant Society, Sierra Club v. Coastal Commission, Los Angeles Superior Court No. BC 083026
3. 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
4. Ocean Trails Habitat Conservation Plan Implementing agreement, July, 1996
5. Gail C Kobetich, United States Fish and Wildlife Service, letter dated August 26, 1997 Ocean Trails West Bluff Preserve, authorizing Phase I Grading.
6. Dudek, Assoc: "Invasive Ornamental Plants" and "Weedy Plants to be Eradicated" 1997 A-5-RPV-93-005 compliance file
7. Dudek Associates, Biological Analysis of Modified Ocean Trails Drainage Plan, 11 March, 1998
8. City of Rancho Palos Verdes Coastal Specific Plan, certified LCP, 1983
9. Public Amenity and Trail Map, September 26, 1996 , revised, 1/20/97
10. Regional Water Quality Control Board, Los Angeles Region, *Proposed Amendment to Rancho Palos Verdes project (Ocean Trails Development, 97-00156-AOA) Unnamed Drainages to the Pacific Ocean, City of Rancho Palos Verdes, Los Angeles County (File No. 97-012) April 15, 1999.*
11. 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, Tract 50666 and 50667, February 13, 1998
12. Glenn Lukos Associate, (RWQCB) 401 Water quality amendment to condition certification file number 92-012 for impacts to United States Army Corps of Engineers Jurisdiction at two unnamed drainages located in Los Angeles County California
13. United States Fish and Wildlife Service, letter April 16, 1998, Ocean Trails project, Rancho Palos Verdes, California 1-6-98-HC-197)
14. California Department of Fish and Game, letter of June 1, 1998, amendment to 1603 agent allowing applicant to redirect water to Forrestal Draw and La Rotonda Canyon. Limitation on dissipaters and rip rap.

**EXHIBITS**  
**A-5-RPV-93-005 A11**

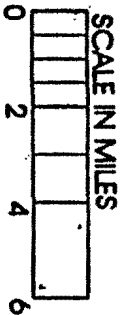
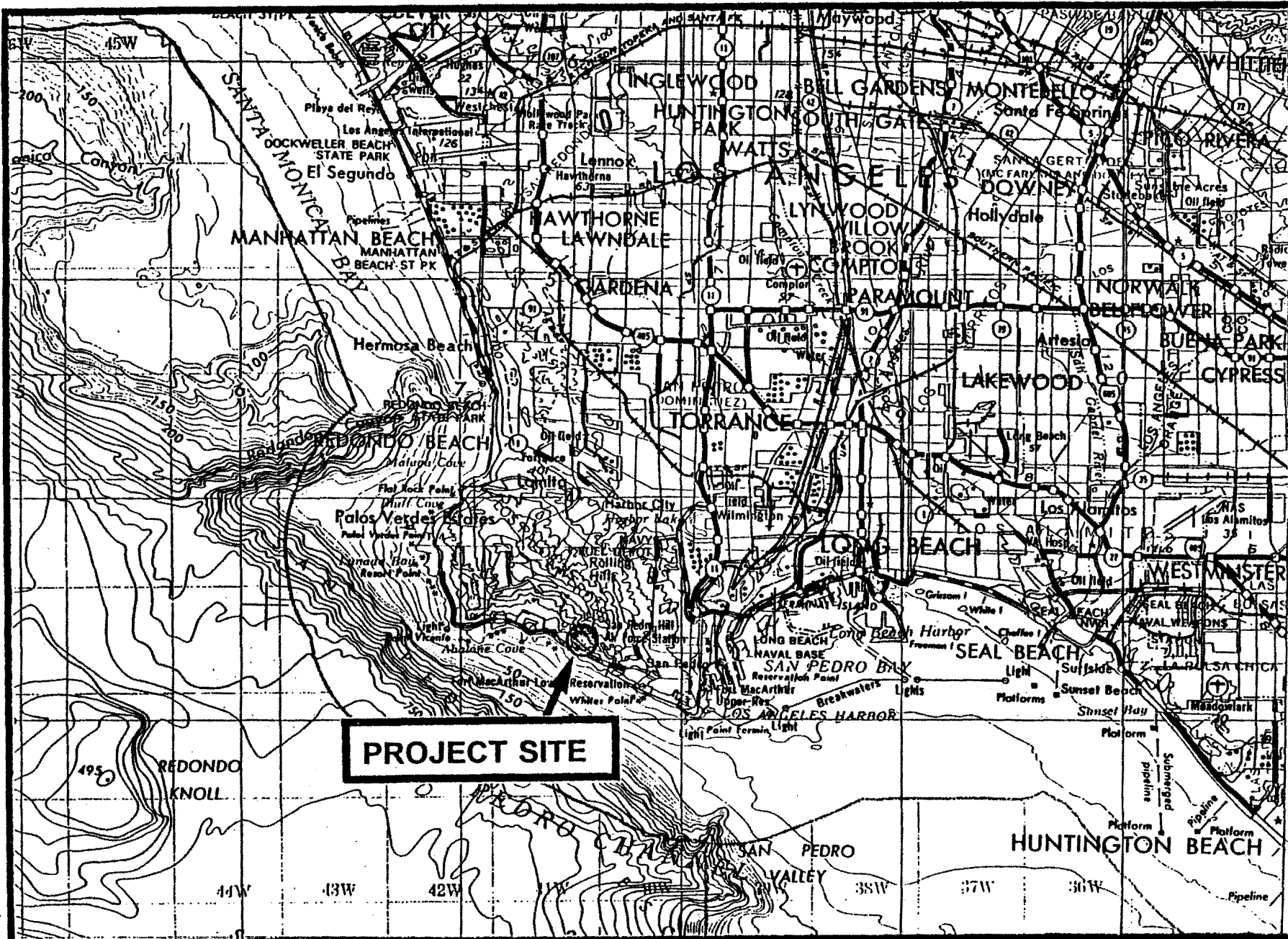
- EXHIBIT 1) Regional Map
- EXHIBIT 2) Regional Map Showing Site
- EXHIBIT 3) Recorded open space depictions and List of Recorded offers to dedicate open space
- EXHIBIT 4) Recorded trail depictions and List of recorded trails
- EXHIBIT 5) Applicant's letter requesting amendment
- EXHIBIT 6) City of Rancho Palos Verdes, Approval in concept
- EXHIBIT 7) Letter From Rancho Palos Verdes Department Of Public Works
- EXHIBIT 8) Revised Halfway Point Park/Overlay (Ocean Trails Park)
- EXHIBIT 9) Revised Halfway Point Park (Ocean Trails Park) Overlay On Topographic Map
- EXHIBIT 10) Site Plan of Park-Clubhouse Interface
- EXHIBIT 11) Drawing Of Proposed Clubhouse Plaza and Stairs.
- EXHIBIT 12) Detailed Park Plans
- EXHIBIT 13) Excerpt From Settlement Map Showing Halfway Point Park
- EXHIBIT 14) Applicant's Map Showing Location Of Trails Requested To Move To Stage 3
- EXHIBIT 15) Applicant's Chart Regarding Status Of Trail Completion
- EXHIBIT 16) Applicant's Letter discussing timeline for completion of road widening project
- EXHIBIT 17) Map of Three Drainages
- EXHIBIT 18) Applicant's consultant, Dudek Associates', Map Of La Rotonda Canyon Vegetation
- EXHIBIT 19) Applicant's consultant, Dudek Associates' letter of March 26, 1999 Biological and Visual Analysis of Storm Drain Outlet Plan for La Rotonda Canyon
- EXHIBIT 20) Applicant's memorandum of April 12, 1999, concerning drainages
- EXHIBIT 21) Applicant's consultant, Lukos Associates, April 16, 1996 Memorandum to Fish and Game concerning impact to drainages.
- EXHIBIT 22) United States Army Corps of Engineers, letter, April 8, 1999, allowing relocation of storm drain to La Rotonda Canyon and requiring 0.01 acres (435-sq. ft.) mitigation.



**EXHIBITS**  
**A-5-RPV-93-005 A11**  
**Page 2**

- EXHIBIT 23) California Department of Fish and Game, letter of June 1, 1998, approving relocation of storm drain outfalls and requiring mitigation.
- EXHIBIT 24) U. S. Fish and Wildlife Service and California Department of Fish and Game, Letter, October 16, 1998 Regarding release of project Phase II grading and compliance with Habitat Conservation Plan.
- EXHIBIT 25) Robert Stone, Director, Los Angeles County Department of Public Works, "Draft Standard Urban Storm Water Mitigation Plan"

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



# RANCHO PALOS VERDES

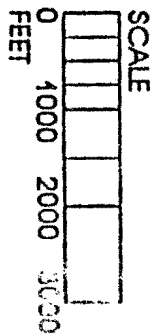
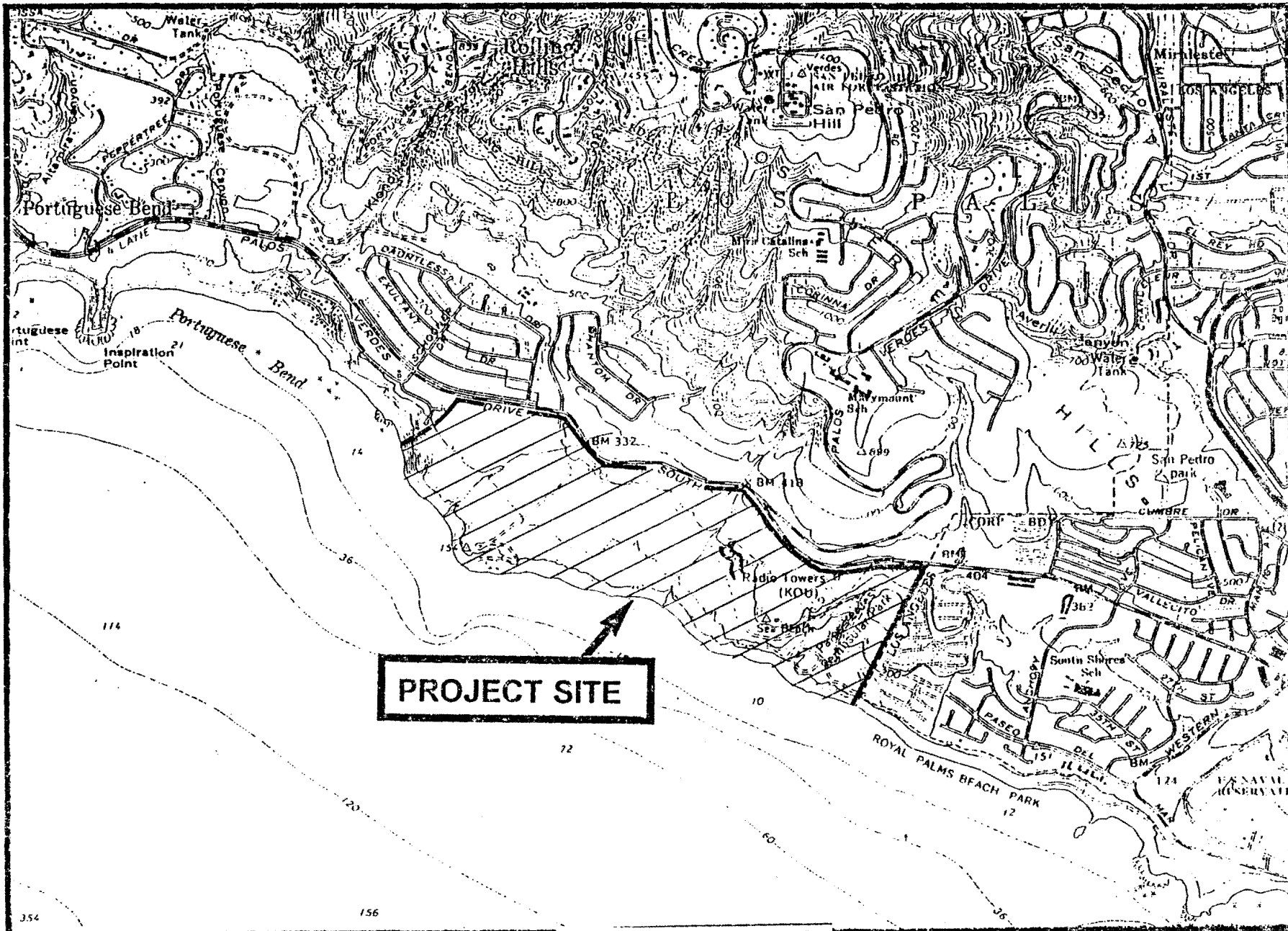
Regional Map

A-5-RPV-93-005 A11  
Exhibit 1 Regional Map

JS ASSOCIATES



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



**RANCHO PALOS VERDES**

Vicinity Map

A-5-RPV-93-005 A11  
Exhibit 2 Regional Map  
Showing Site

ASSOCIATES  
Exhibit 8



EXHIBIT E  
FEE OFFER  
PERMIT NO. A-5-RPV-93-005  
Dedicated Property  
page 2 of 5

A-5-RPV-93-005 A11  
Exhibit 3 Recorded  
open space depictions  
and List of Recorded  
offers to dedicate open  
space

RECEIVED  
South Coast Region

MAR 26 1999

CALIFORNIA  
COASTAL COMMISSION

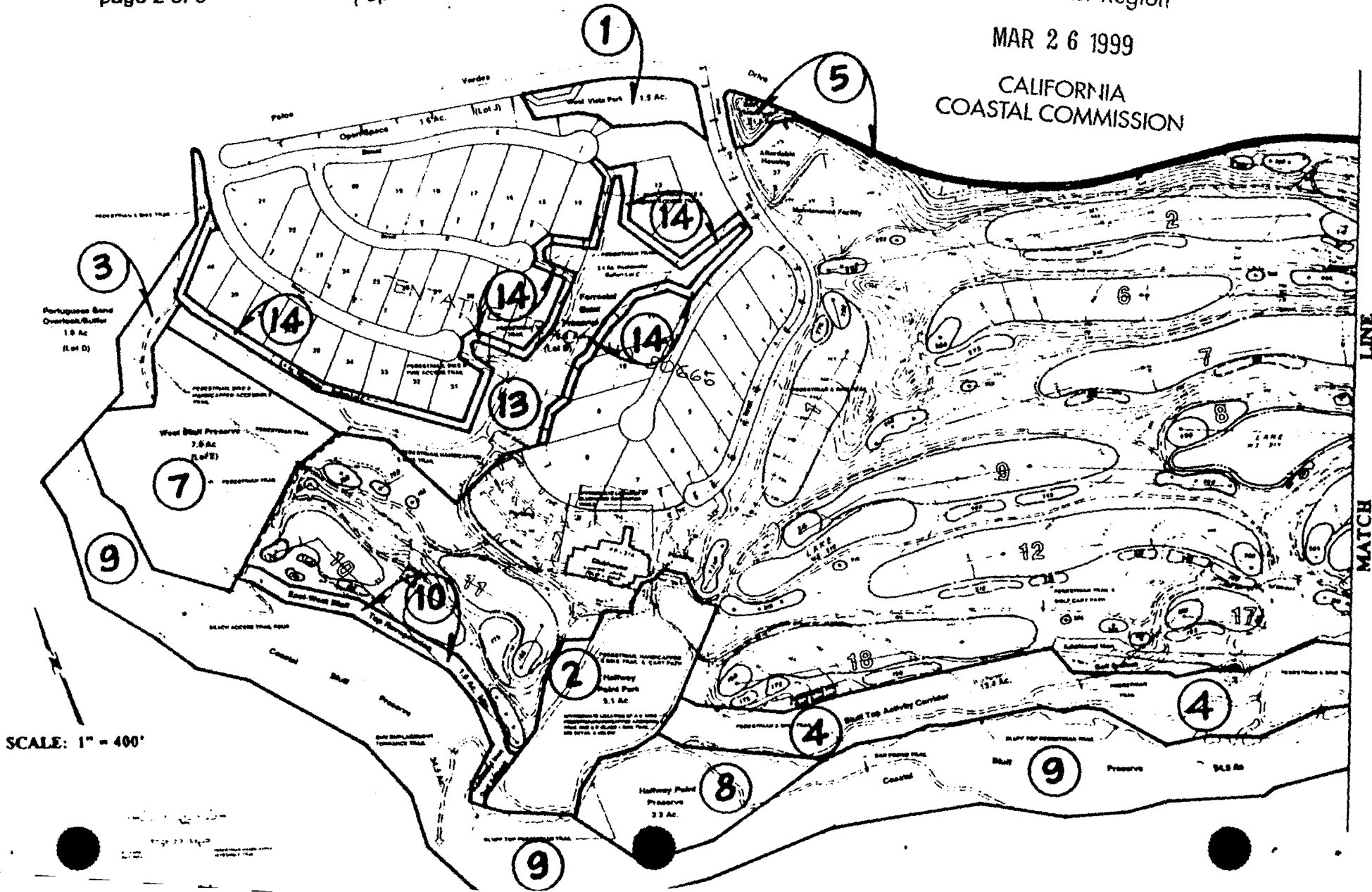


EXHIBIT E  
 FEE OFFER  
 PERMIT NO. A-5-RPV-93-005  
 Dedicated Property  
 page 3 of 5

<u>LEGEND</u>	<u>CONDITION NO.</u>	<u>DESCRIPTION</u>	<u>AREA</u>
<b><u>A - PARKS</u></b>			
①	1a	West Vista Park	1.5 AC
②	1b	Halfway Point Park	5.1 AC
③	2	Portuguese Bend Overlook	1.0 AC
④	3	Bluff Top Activity Corridor West	8.9 AC
⑤	4	East Vista Park	1.2 AC
⑥	5	Bluff Top Activity Corridor East	4.5 AC
<b><u>B - PASSIVE PARK/HABITAT PRESERVES</u></b>			
⑦	1a	West Bluff Preserve	7.0 AC
⑧	1b	Halfway Point Park	3.3 AC
⑨	1c	Bluff Face and Beach (West)	24.4 AC
⑩	2	Bluff Edge Habitat Setback	1.2 AC
⑪	3a	East Bluff Preserve	7.7 AC
⑫	3b	Bluff Face and Beach (East)	10.1 AC
<b><u>C - MULTI - USE COMMON OPEN SPACE</u></b>			
1 - Tract 50666			
⑬	a - Lot B		
⑭	b - Lot C		
2 - Tract 50667			
⑮	a - Lot A		
⑯	b - Lot B		
⑰	c - Lot C		
⑱	d - Lot H		

A-5-RPV-93-005 A11  
 Exhibit

**3b**

**D - STREETS, ROADS AND PUBLIC PARKING**

(See pages 4 & 5)





**A-5-RPV-93-005 A11**  
Exhibit 4 Recorded  
trail depictions and List  
of recorded trails

4c

EXHIBIT E  
EASEMENT OFFER  
PERMIT NO. A-5-RPV-93-005  
Dedicated Easement  
page 3 of 3

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MAR 26 1999

CALIFORNIA  
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<u>LEGEND</u>	<u>CONDITION NO</u>	<u>DESCRIPTION</u>
①	A-1	Palos Verdes Drive Bicycle Lane (not shown)
②	2	Palos Verdes Drive Bicycle Trail
③	3	Palos Verdes Drive Jogging Trail
④	4	West End Bicycle Trail
⑤	5	West End Jogging Trail
⑥	6	Torrance Trail Beach Access
⑦	7	San Pedro Trail Beach Access
⑧	8	Street A Bicycle Trail
⑨	9	Street A Paved Sidewalk
⑩	10	Forrestal Canyon Overlook Trail
⑪	11	Bluff-Top Edge Pedestrian Trail
⑫	12	Bluff Top Bicycle and Jogging Trail
⑬	13	Sewer Easement Pedestrian Trail
⑭	14	West Bluff Beach Access Trail
⑮	15	West Bluff Nature Trail
⑯	16	Halfway Point Handicapped Loop Trail
⑰	17	Clubhouse Connector Trail
⑱	B-1	Palos Verdes Drive Bicycle Lane (not shown)
⑲	2	La Rotonda Drive Bicycle Lane (not shown)
⑳	3	Palos Verdes Drive Bicycle Trail
㉑	4	Palos Verdes Drive Jogging Trail
㉒	5	Parking Lot Connector Pedestrian Trail
㉓	6	La Rotonda Point Pedestrian Trail
㉔	7	Bluff-Top Edge Pedestrian Trail
㉕	8	La Rotonda Point Beach Access Trail
㉖	9	Bluff-Edge/25 <sup>th</sup> St. Pedestrian Trail





**A-5-RPV-93-005 A11**  
Exhibit 5 Applicant's  
letter requesting  
amendment

March 23, 1999

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MAR 26 1999

CALIFORNIA  
COASTAL COMMISSION

Ms. Pam Emerson  
Los Angeles Area Supervisor  
California Coastal Commission  
200 Oceangate, 10<sup>th</sup> Floor  
Long Beach, CA 90802-4302

Dear Ms. Emerson,

Please find enclosed an application for a material amendment to the Ocean Trails Coastal Permit A-5-RPV-93-005. We are requesting three revisions to our Permit, as follows.

1. As detailed in our letter of February 24, we are requesting to revise *Condition 4. Access Support and Improvements*, to move trails A(1), A(2), A(3), A(4), A(5), B(1), B(3) and B(4) to section C1)(2) Third Stage (see map).

- Trails A(1), B(1) and B(4) need to be moved because there have been delays in the projected completion date for the reconstruction of Palos Verdes Drive South. Because of these unavoidable delays, the on-road bicycle lane on the reconstructed road, and the soft-footed trail immediately adjacent to the road will not have been installed before the golf course is ready to open.
- Trail B(3), the paved, off-road bicycle trail, will be installed from Ocean Trails Drive to La Rotonda Drive, with only a small portion possibly remaining to be installed east of La Rotonda (see PV Drive South Phasing Map). Almost all of the paved, off-road bikeway [B(3)] will be open to the public when the golf course opens, providing excellent public access through the corridor.
- Trails A(2), A(3), and A(5) are within tract 50666. There have been significant delays in receiving approval from the City of Rancho Palos Verdes for the Phase II Grading Plan. While we expect to receive that approval soon, we will be unable to complete the grading to a point where the trail and bikeway can be installed until after the golf course opens. We will have an unpaved trail open down the western edge of the Project, connecting to the Clubhouse and Ocean Trails Park, before the golf course opens for play.

The Ocean Trails Project currently has a \$6 million bond with the City guaranteeing completion of Palos Verdes Drive South.

2. We are requesting approval of revised boundaries for the public park at the point south of the Clubhouse, now called Ocean Trails Park (formerly Halfway Point Park). Condition 1.A.(1), describes the park as follows: "Lot H; Halfway Point Park, including all areas inland of the bluff edge trail described [below] not less than 5.1 acres." The boundaries of the park were included in the approved tentative tract map for tract 50666.

Condition 1 of the permit states that "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 [the required parks, etc.] to public agency(ies) or private association(s)". The required dedication of Ocean Trails Park was made by means of a "depiction of the easement area shown on the attached Exhibit 28 (E fee offers)." (See Exhibit 28E, attached.)

The project has revised the park configuration in a manner that we believe makes it more functional. With this letter you will find two exhibits, one showing the old and new park boundaries superimposed on the original grading (which consisted of leaving the area unimproved), one showing the old and new boundaries superimposed on the current grading plan. The revised park boundaries and a much more detailed design for the park were submitted to the City of Rancho Palos Verdes and, after an extensive review process, were approved on October 2, 1998. The revised plan was then submitted to the Coastal Commission. Unfortunately, although there was some discussion of the changes with Coastal staff, there was no review of the changes at that time.

The park, as now designed, consists of large relatively flat pads, much more functional as public-friendly spaces. The trails have been adjusted, as required, to provide linkages to the coastal access trails and connections to the trail system. Picnic tables and seating areas have been added.

The overall area of the park has been increased slightly, to 5.16 acres. Each change was made for a specific reason, as follows:

- a.1. (.2 acre added) This is flat, useable area that previously was part of the golf course.
- a.2. (.11 acre added) This is the slope between the clubhouse and the park. It includes the handicapped access ramp and the stairway

A 5 REP 9300 A  
Exhibit 5 p 2

the project is planning to construct to provide public access to the clubhouse, the public restrooms and the snack bar.

- b. (.02 acre removed) This adjusts the property line so that it extends along the top of the slope as originally intended on the previous plan. The slope had to be moved for fire access requirements.
- c. + d. (.04 acre added, including thin strip between solid and dashed lines) This brings the property line to the top of the slope. It also adds to the park the bikeway and pedestrian access to the public parking lot.
- e. (.42 acre removed) This was a steep slope in the original plan. It has now been graded to accommodate the practice putting greens for the golf course. There is still a clear view of the park area and the ocean from the parking lot.
- f. (.12 acre added) Adding this area allowed the Project to create an additional flat pad area. The views from this spot are spectacular.

We believe that the revisions to the park do not conflict with the intention of the Commission in creating the park at this location. We believe that the park is an outstanding resource for the state of California and we look forward to completing its construction.

- 3. Amendment 8 to the Project's Coastal Permit allowed the Project to eliminate the previously approved tunneled storm drains and replace them with storm drains and outfall structures in the canyons. All of the resource agencies approved this change. The City of Rancho Palos Verdes, although it did conceptually approve the changes as submitted to the agencies and the Coastal Commission, has now required substantial changes to those plans.

The Project is working with the City at this time on a plan for the canyons. Although we do not have a full analysis available at the current time, we hope to have all of the appropriate review done within a few weeks. At this time, the current proposal has the following elements:

On the east end of the project, at the City's request, the storm drain has been relocated so that it discharges into La Rotonda Canyon instead of Condo Canyon. Our biologist has reviewed this proposal and supports the change (see letter). Our geologist has also reviewed the proposal and supports the change (see letter).

A 5 RPV 9300  
A11  
Exhibit 5 p 3

We have also reviewed this change with our consultant from Glenn Lukos & Associates (specialists for the U. S. Army Corps of Engineers and the water quality agencies) who handled the previous review and approval of the elimination of the tunnels. With his assistance we will be sending these proposed changes to the water quality agencies for review by the end of this week. He believes that these changes will be acceptable to them, and that the response to our request for a review should be relatively quick.

On the west end of the Project, the City would like the project to reduce the amount of water in the portion of Forrestal Canyon adjacent to the residential areas. In effect, the canyon has four sections (see map) – the lower section, middle section, west branch and east branch. Each area is treated differently in the current proposal, as follows:

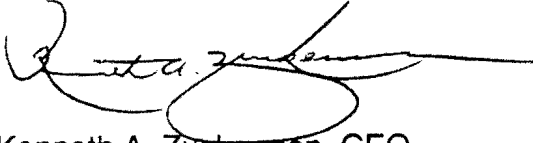
- The lower section would carry virtually the same amount of water that it now carries, and the same amount that was proposed in the plan that was approved by the Commission through Amendment 8.
- The middle section would carry approximately half of the water that it carries now (half of what was approved through Amendment 8), and slightly less than the amount it would have carried with the tunneled storm drains.
- During events up to a 2-year storm, the west branch of the canyon would carry 5% of the water it carries now (approved through Amendment 8); during events between a 2-year and a 50-year storm the canyon would carry a maximum of 18% of the water it carries now. The difference is due to the presence upstream of an overflow structure, which adds additional water to the canyon only in storms larger than the 2-year size.
- The east branch would carry exactly the same amount of water that it carries now, the amount that was approved through Amendment 8.

This plan will undoubtedly be modified in the next few weeks, but everyone involved believes that we are close to a solution. Although the final plan will need further biological and geological analysis, our experts believe that it will improve the stability and biological equilibrium of the canyon. Enclosed you will find letters from our biological and geological consultants approving this plan in concept. In addition, we have reviewed the concept with our consultant for the water agencies and he believes that they will find it acceptable. We expect to have a final plan and more detailed information regarding these issues by April 16.

A5 RPU 93005  
A11  
Exhibit 5 P4

Enclosed you will find letters from the City of Rancho Palos Verdes supporting these changes. We appreciate your help with these revisions. If you have any questions, feel free to call Barbara Dye at my office (265-5525).

Sincerely,



Kenneth A. Zuckerman, CEO

cc Greg Pfof, City of Rancho Palos Verdes  
Mike Sweesy, Dudek & Associates  
Mark Schluter, Converse Consultants  
Paul Brenner, Glenn Lukos & Associates  
Mary Beth Woulfe, U.S. Fish & Wildlife Service  
Liam Davis, Ca. Department of Fish & Game

A 5 RPU A 11

Exhibit 5 p 2



RANCHO PALOS VERDES

DEPARTMENT OF PLANNING, BUILDING, AND CODE ENFORCEMENT

**RECEIVED**  
South Coast Region

MAR 26 1999

CALIFORNIA  
COASTAL COMMISSION

March 25, 1999

Mr. Kenneth A. Zuckerman, CEO  
Ocean Trails LP  
One Ocean Trails Drive  
Rancho Palos Verdes, CA 90275

**Subject: Material Amendments to the Ocean Trails Coastal Permit Regarding Installation of Trails and Boundaries of Halfway Point Park**

Dear Mr. Zuckerman:

Staff has reviewed your March 23, 1999 letter addressed to Pam Emerson of the California Coastal Commission regarding the material amendment to the Ocean Trails Coastal Permit.

Planning Staff concurs with the requested changes as depicted within your March 23rd letter regarding the timing of the completion of trails A(1), A(2), A(3), A(4), A(5), B(1), B(3) and B(4). Additionally, Planning Staff concurs with your requested minor change to the boundaries of Halfway Point Park, as depicted within your March 23<sup>rd</sup> letter.

If you have any questions, please feel free to call me at (310)377-6008.

Sincerely,

Gregory Pfost, AICP  
Senior Planner

**A-5-RPV-93-005 A11**  
Exhibit 6 City of  
Rancho Palos Verdes,  
Approval in concept

cc: Pam Emerson, California Coastal Commission  
Project File

\\MASTADON\GREG PFOST\OCEAN TRAILS\LETTERS\19990325KZ.DOC



RANCHO PALOS VERDES

April 14, 1999

Pam Emerson, Area Supervisor  
California Coastal Commission  
2000 Oceangate, Suite 1000  
Long Beach, CA 90802-4302

**RECEIVED**  
South Coast Region  
APR 20 1999  
CALIFORNIA  
COASTAL COMMISSION

Dear Ms Emerson;

This letter is a follow-up to our recent discussions regarding the Oceantrails Project and the surety the City has received for public works improvements.

At the time the grading plan for phase one was approved, the City of Rancho Palos Verdes required bonds for the roadway improvements. The bond amount includes the cost of installing the bikeway improvements along Palos Verdes Drive South. At this time the bonds are in place and current and the City will not release the bonds until the improvements are in place. Furthermore based on our discussions the City of Rancho Palos Verdes will contact your office prior to the release of the roadway bonds.

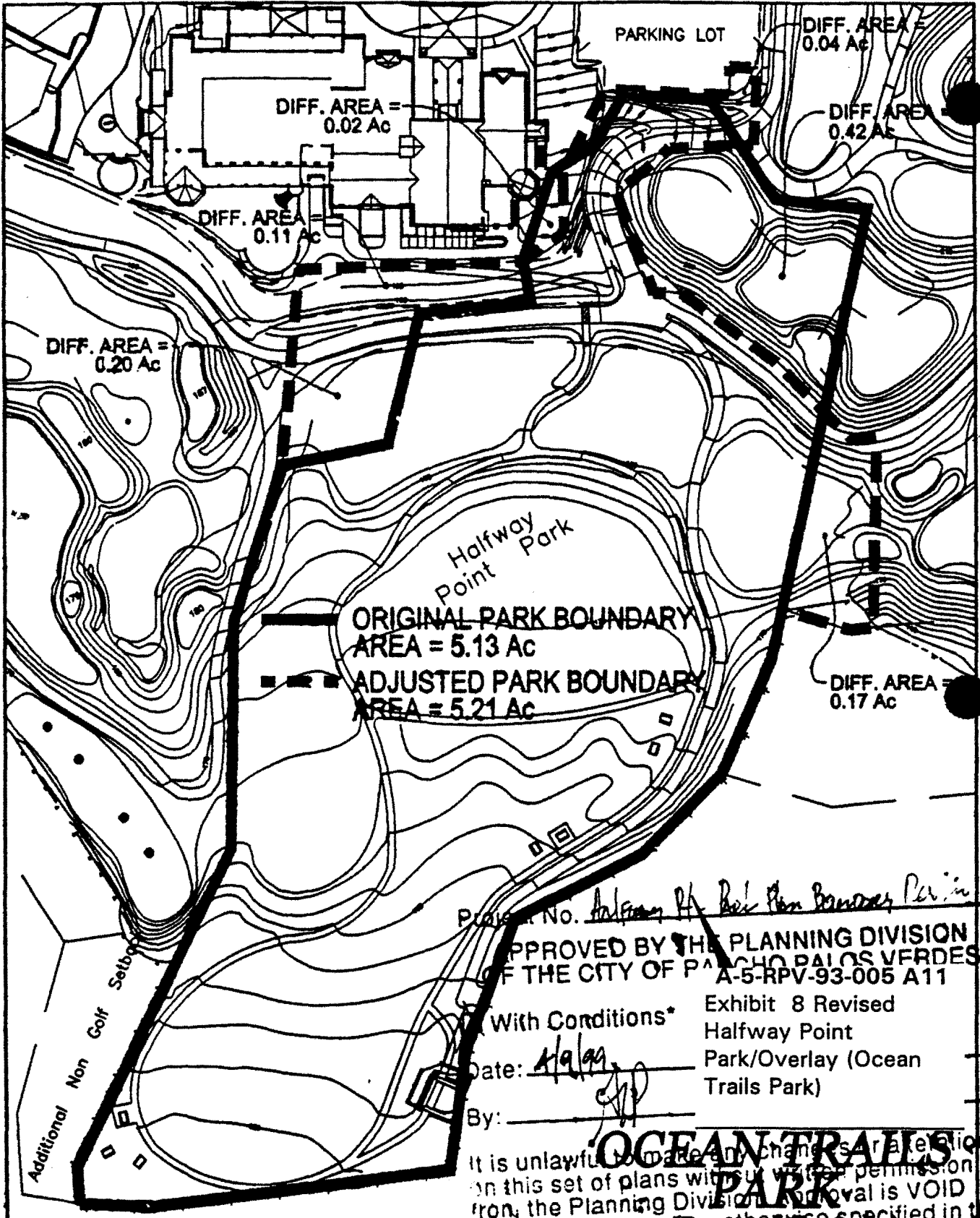
If you have any additional questions please call me at 310-541-6500.

Sincerely,

Dean E. Allison  
Director of Public Works

cc: Greg Pfof  
Barry Dye-Ocean Trails

A-5-RPV-93-005 A11  
Exhibit 7 Letter From  
Rancho Palos Verdes  
Department Of Public  
Works



Project No. Halfway Pt. Park Plan Boundary Per. in

APPROVED BY THE PLANNING DIVISION OF THE CITY OF PARCHO PALOS VERDES A-5-RPV-93-005 A11

With Conditions\* Exhibit 8 Revised Halfway Point Park/Overlay (Ocean Trails Park)

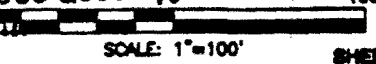
Date: 4/9/99

By: [Signature]

It is unlawful to make any changes or alterations on this set of plans without written permission from the Planning Division. Approval is VOID after 180 days, unless otherwise specified in the (Proposed Contours)

**ESCO** ENGINEERING SERVICE CORPORATION  
 CONSULTANTS IN CIVIL ENGINEERING, LAND PLANNING, SURVEYING  
 8841 AIRPORT BOULEVARD, SUITE 714  
 LOS ANGELES, CALIFORNIA 90048  
 TEL (310) 948-8000 FAX (310) 918-8888

Not valid unless accompanied by a completed clearance form. Revised 4/8/99

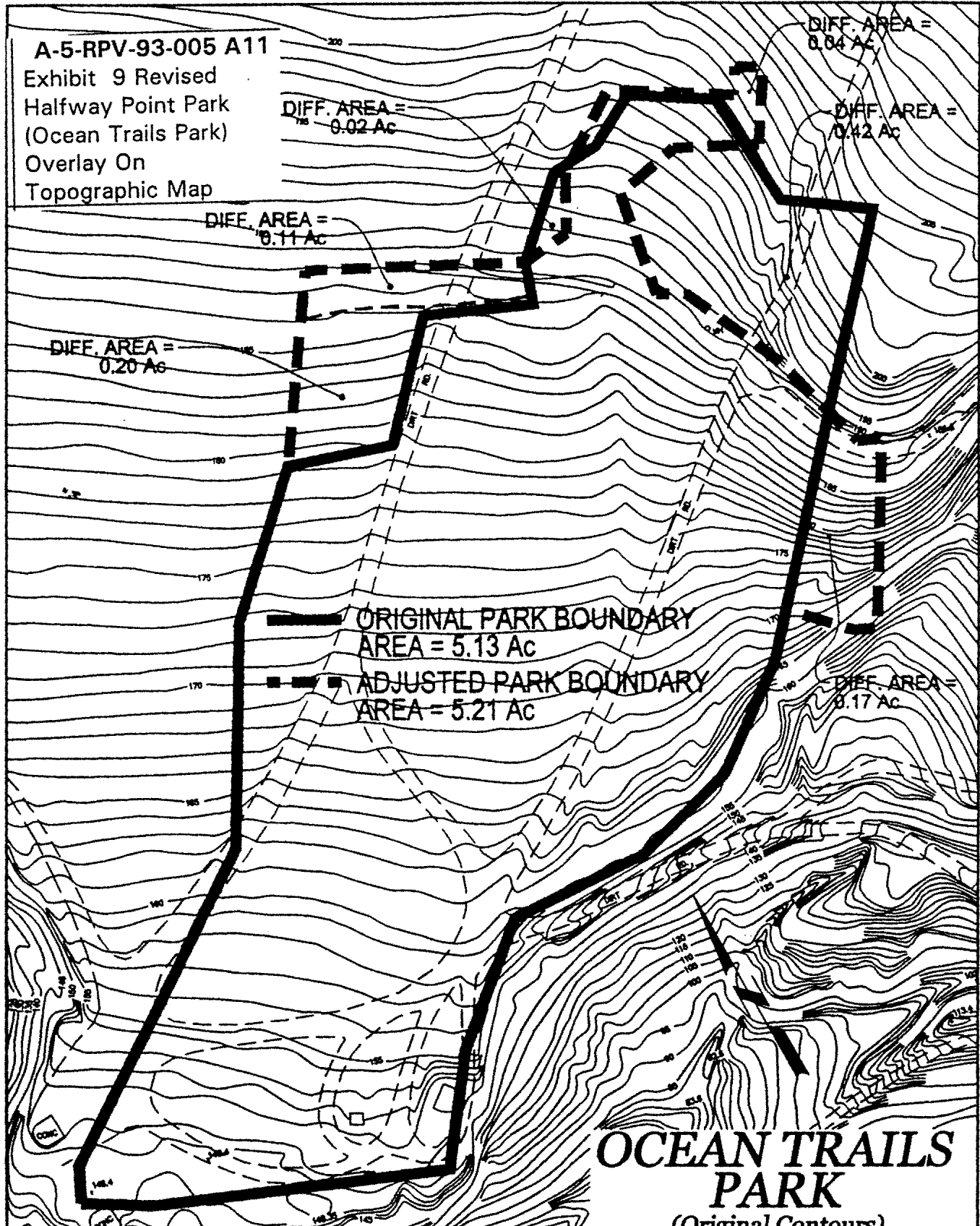


SCALE: 1"=100'

SHEET 1 OF 2



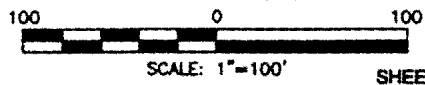
A-5-RPV-93-005 A11  
 Exhibit 9 Revised  
 Halfway Point Park  
 (Ocean Trails Park)  
 Overlay On  
 Topographic Map



— ORIGINAL PARK BOUNDARY  
 AREA = 5.13 Ac  
 - - - ADJUSTED PARK BOUNDARY  
 AREA = 5.21 Ac

**OCEAN TRAILS  
 PARK**  
 (Original Contours)  
 Revised 4/8/99

**ESCO** ENGINEERING SERVICE CORPORATION-CV  
 CONSULTANTS IN CIVIL ENGINEERING, LAND PLANNING & SURVEYING  
 8841 AIRPORT BOULEVARD, SUITE 714  
 LOS ANGELES, CALIFORNIA 90045  
 TEL (310) 348-8030 FAX (310) 218-6993

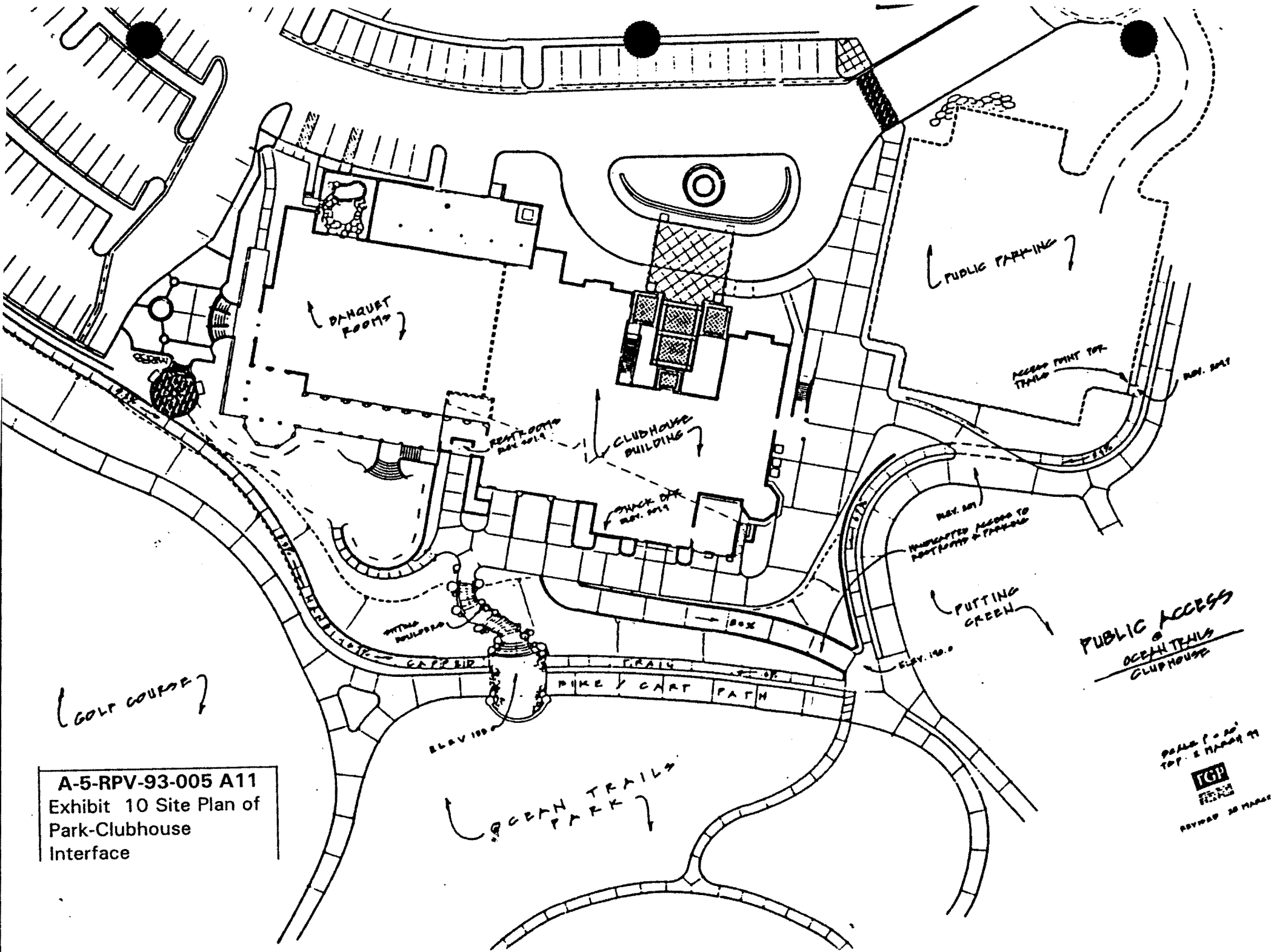


P.C.E. 13086

3/99  
 DATE

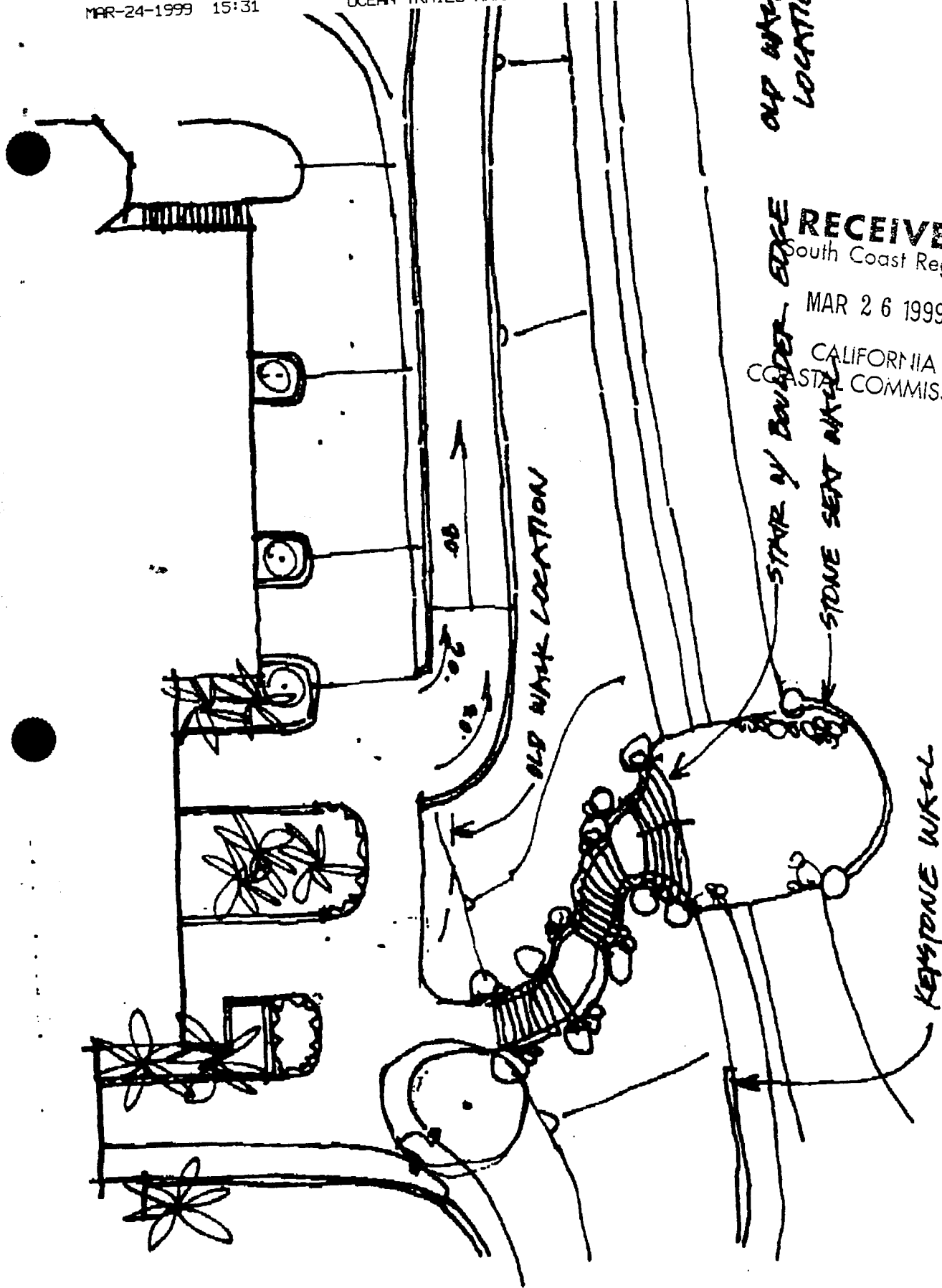
7800-102  
 W.D.

SHEET 2 OF 2



A-5-RPV-93-005 A11  
 Exhibit 10 Site Plan of  
 Park-Clubhouse  
 Interface

SCALE 1" = 20'  
 TOP & MIDDLE 79  
  
 ESTIMATED 28 PAGES



RECEIVED  
 South Coast Region  
 MAR 26 1999  
 CALIFORNIA  
 COASTAL COMMISSION

OLD WALK LOCATION

OLD WALK LOCATION

STAIRS BY BOWDER EDGE

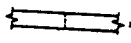





STONE SEAT WALL

KEYSTONE WALK

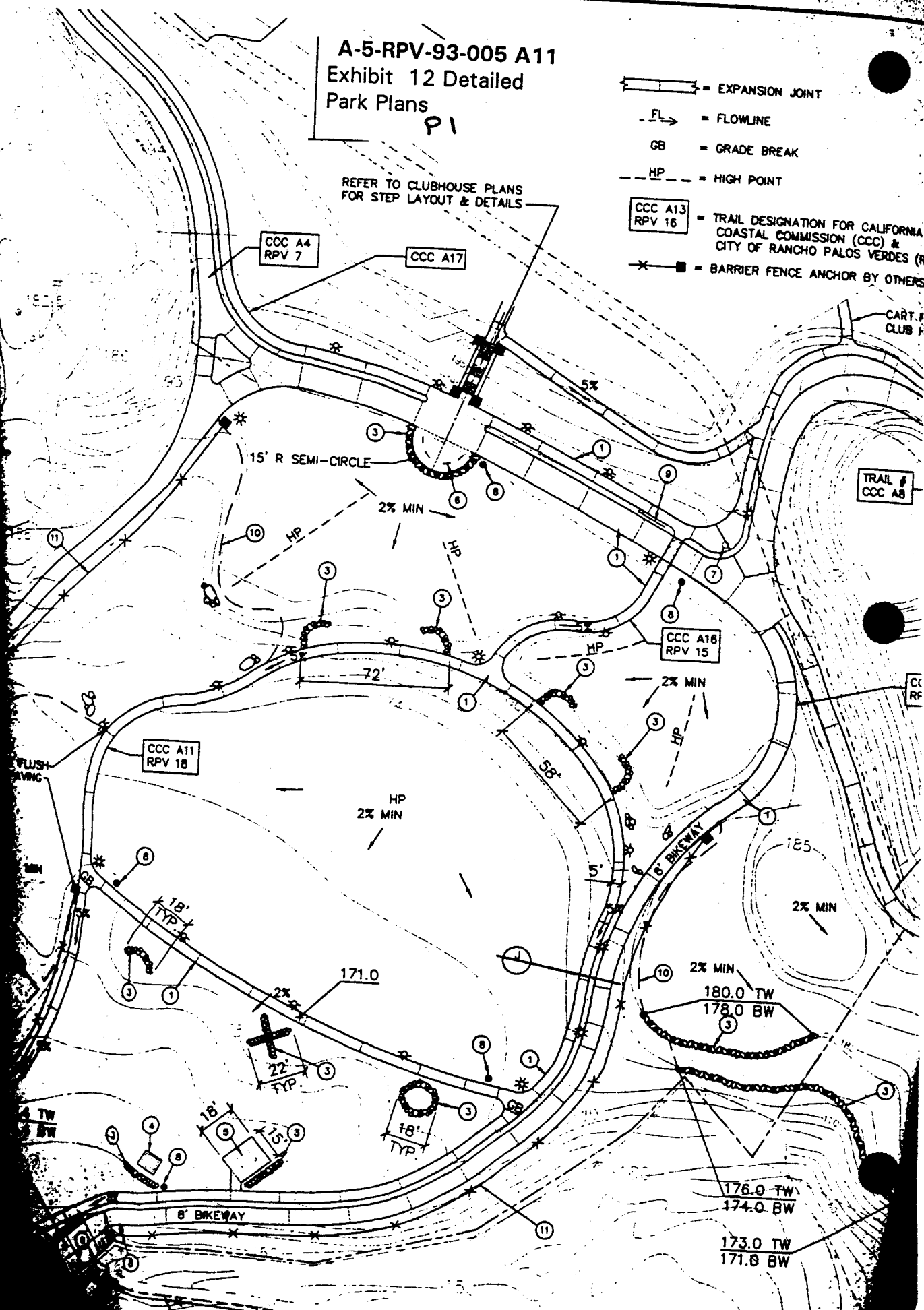
A-5-RPV-93-005 A11  
 Exhibit 11 Drawing Of  
 Proposed Clubhouse  
 Plaza and Stairs

**A-5-RPV-93-005 A11**  
**Exhibit 12 Detailed**  
**Park Plans**

P1

-  = EXPANSION JOINT
-  = FLOWLINE
-  = GRADE BREAK
-  = HIGH POINT
-  = TRAIL DESIGNATION FOR CALIFORNIA COASTAL COMMISSION (CCC) & CITY OF RANCHO PALOS VERDES (RPV)
-  = BARRIER FENCE ANCHOR BY OTHERS

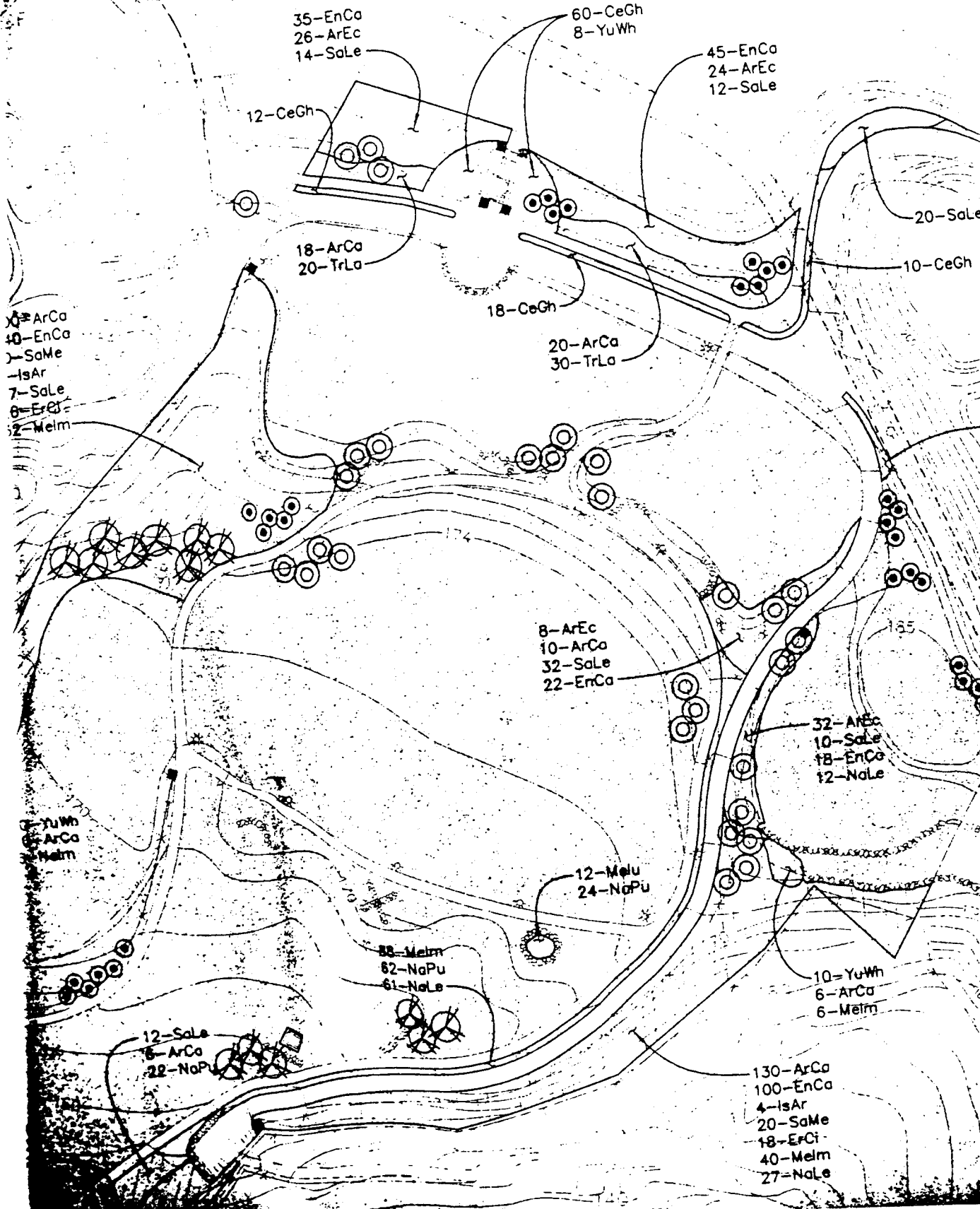
REFER TO CLUBHOUSE PLANS FOR STEP LAYOUT & DETAILS



A5RPV 93 005

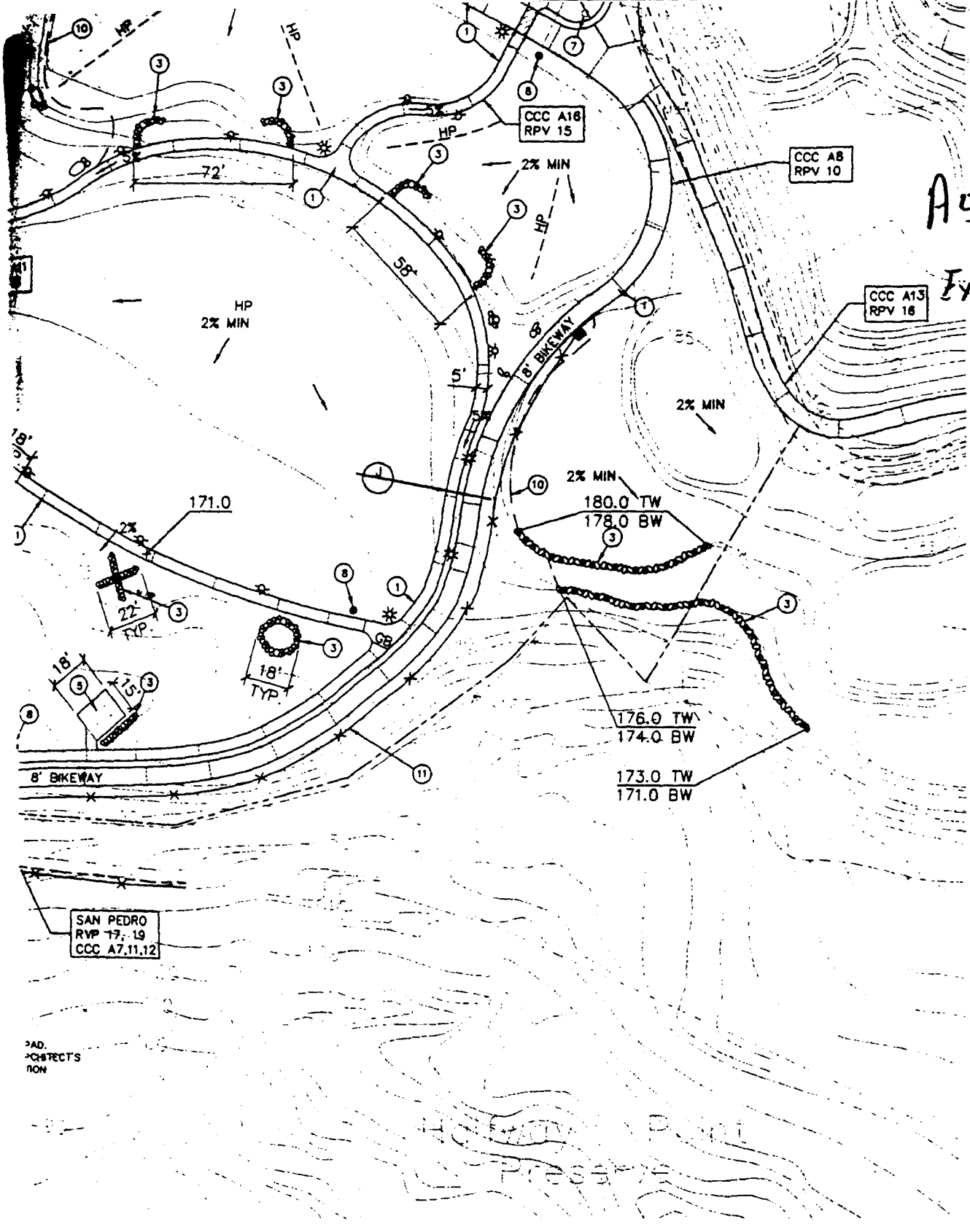
A 11

Exhibit 12 p2



- 9. CLEAN
- 10. REFER
- 11. REFER

A5 RVP 9300  
 A11  
 EYH:TP3

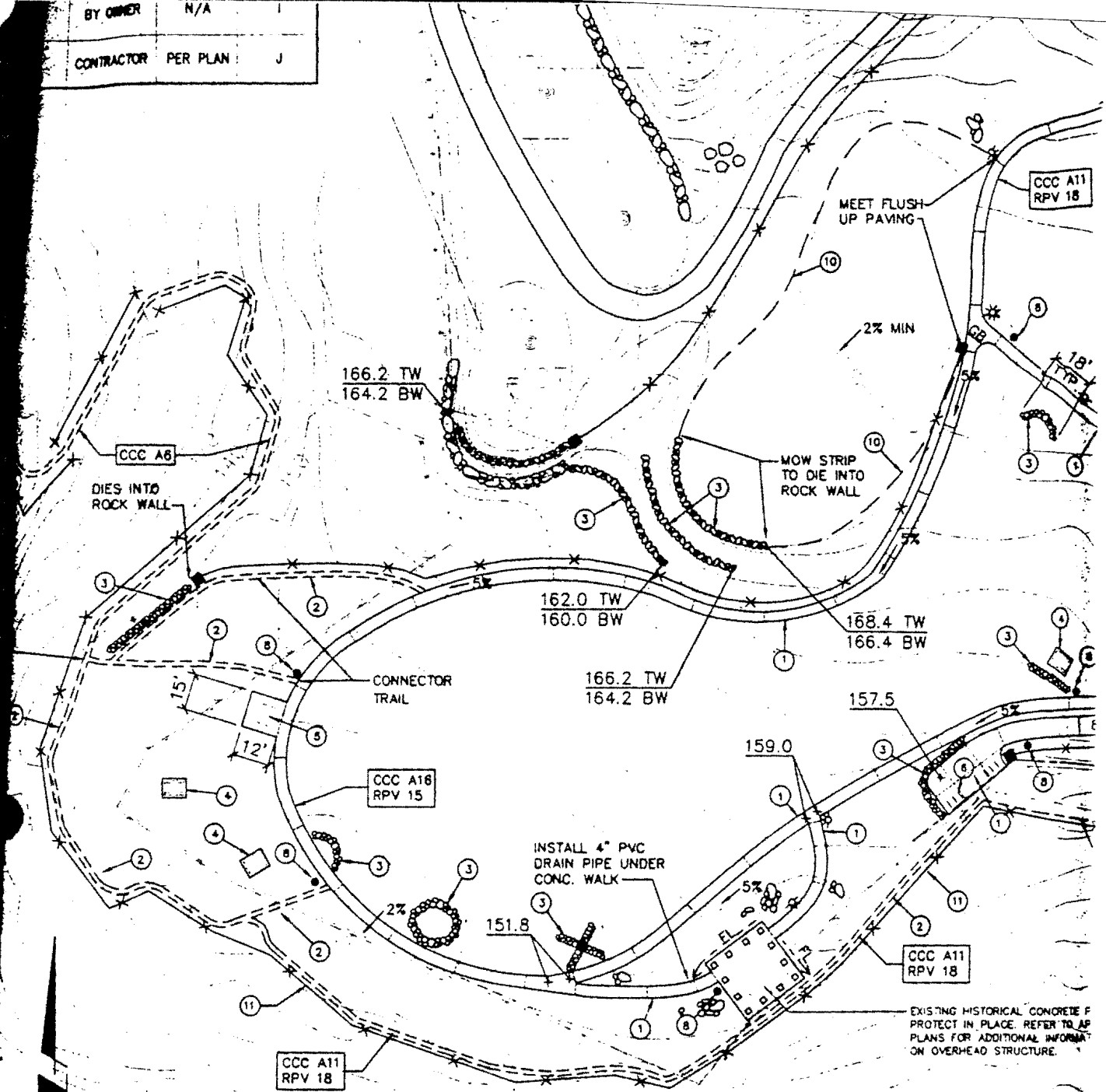


3AD.  
 OBJECTS  
 NON


**OCEAN TRAILS  
 HALFWAY F  
 CONSTRUC**

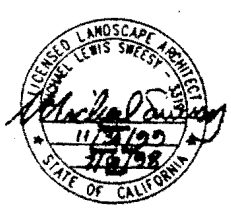
BY OWNER N/A

CONTRACTOR PER PLAN J



A5 RPV 93 DDS  
 A11  
 Exhib 12 p4

06/22/98  
 DESIGNED BY: MS  
 DRAWN BY: PBR  
 CHECKED BY: HW  
 1" = 40'



**DUDEK & ASSOCIATES, INC.**  
 605 Third Street • Encinitas, CA 92024  
 (619) 942-5147

REVISIONS			
NO.	BY	DATE	REMARKS


ITEM # OR SYMBOL	DESCRIPTION	MANUF./MODEL	SUPPLIER	QUANTITY	UNIT
①	CONCRETE PAVING	N/A	CONTRACTOR	PER PLAN	
②	DECOMPOSED GRANITE PATH	N/A	CONTRACTOR	PER PLAN	
③	NATIVE ROCK SEATWALL	ONSITE ROCK	BY OWNER	PER PLAN	SEE COURSE
④	8' RECYCLED PLASTIC PICNIC TABLE-GREY SURFACE PLATE MOUNT ON CONCRETE PAD	DU MOR, INC/100-80PL, WAKEFIELD CO. (714) 552-1130	CONTRACTOR	3	C 1 PER 1 REC
⑤	HANDICAP ACCESSIBLE PICNIC TABLE- GREY SURFACE PLATE MOUNT ON CONCRETE PAD	DU MOR, INC/100-68PL, S-2 SIM. TO E, WAKEFIELD CO., (714) 552-1130	CONTRACTOR	PER PLAN	J DIM. PL
⑥	BICYCLE RACK, GRAPHITE COLOR, EMBEDDED IN CONCRETE	LANDSCAPE FORMS/P19005-EM-55, LAWRENCE CASEY (818) 761-0655	CONTRACTOR	10	
⑦	CONCRETE PEDESTAL DRINKING FOUNTAIN-COLOR TO MATCH CONCRETE PATH	HAWS FCS76, WAKEFIELD CO. P19005-EM-55, LAWRENCE CASEY (818) 761-0655	CONTRACTOR	1	
* ⊛	ALUMINUM LIGHT BOLLARD 180° PATTERN	HADCO/RB71, LIGHTOLIER (619) 576-5300	CONTRACTOR	17	
* ⊛	ALUMINUM LIGHT BOLLARD 360° PATTERN	HADCO/RB71, LIGHTOLIER (619) 576-5300	CONTRACTOR	6	
⑧	TRASH RECEPTACLE, EXPOSED AGGREGATE CONCRETE W/ BLACK FIBERGLASS LID	QUICKCRETE/QR-CAL25W W/ D LID (909) 737-6240	CONTRACTOR	8	
⑨	PARK SIGNAGE	N/A	PER OWNER	1	
⑩	CONCRETE MOW STRIP	N/A	N/A	PER PLAN	
⑪	BARRIER FENCE (NOT IN CONTRACT)	BY OWNER	BY OWNER	N/A	
	CONCRETE PED. & BIKEWAY LAYOUT & FINISH	N/A	CONTRACTOR	PER PLAN	

Exhibit 12 p 5  
A5 QRV 23000  
A4



APPROXIMATE LOCATION OF  
CLOPHOUSE CONNECTOR TRAILS

APPROXIMATE LOCATION OF A 5' WIDE  
PEDESTRIAN/HANDICAPPED ACCESSIBLE  
TRAIL AND A 8' CLASS I BIKE TRAIL

APPROXIMATE LOCATION OF A 5' WIDE  
PEDESTRIAN/HANDICAPPED ACCESSIBLE  
TRAIL, AND A 8' CLASS I BIKE TRAIL

APPROXIMATE LOCATION OF  
A 5' WIDE PEDESTRIAN/  
HANDICAPPED ACCESSIBLE  
TRAIL.

A-5-RPV-93-005 A11  
Exhibit 13 Excerpt  
From Settlement Map  
Showing Halfway Point  
Park

*50' until  
intersection w/  
E. 161  
or are to intersection  
w/ approx 157 center  
then due East to  
Highway Rt 161*

Lot I  
1.0 AC. Min.\*

Lot H  
HALFWAY POINT  
PARK  
5.1 AC.  
Min.\*

Lot F  
3.3 AC.

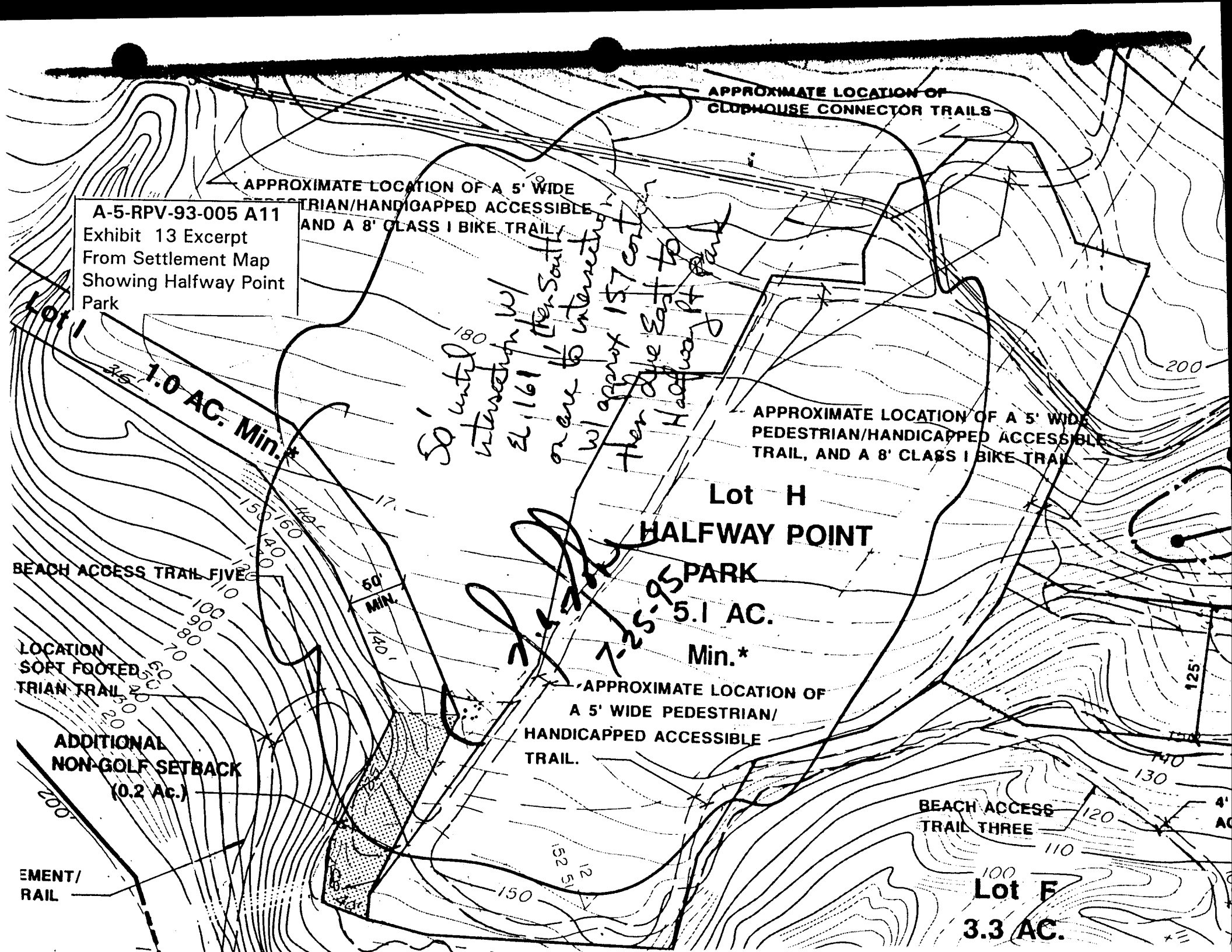
BEACH ACCESS TRAIL FIVE

LOCATION  
SOFT FOOTED  
PEDESTRIAN TRAIL

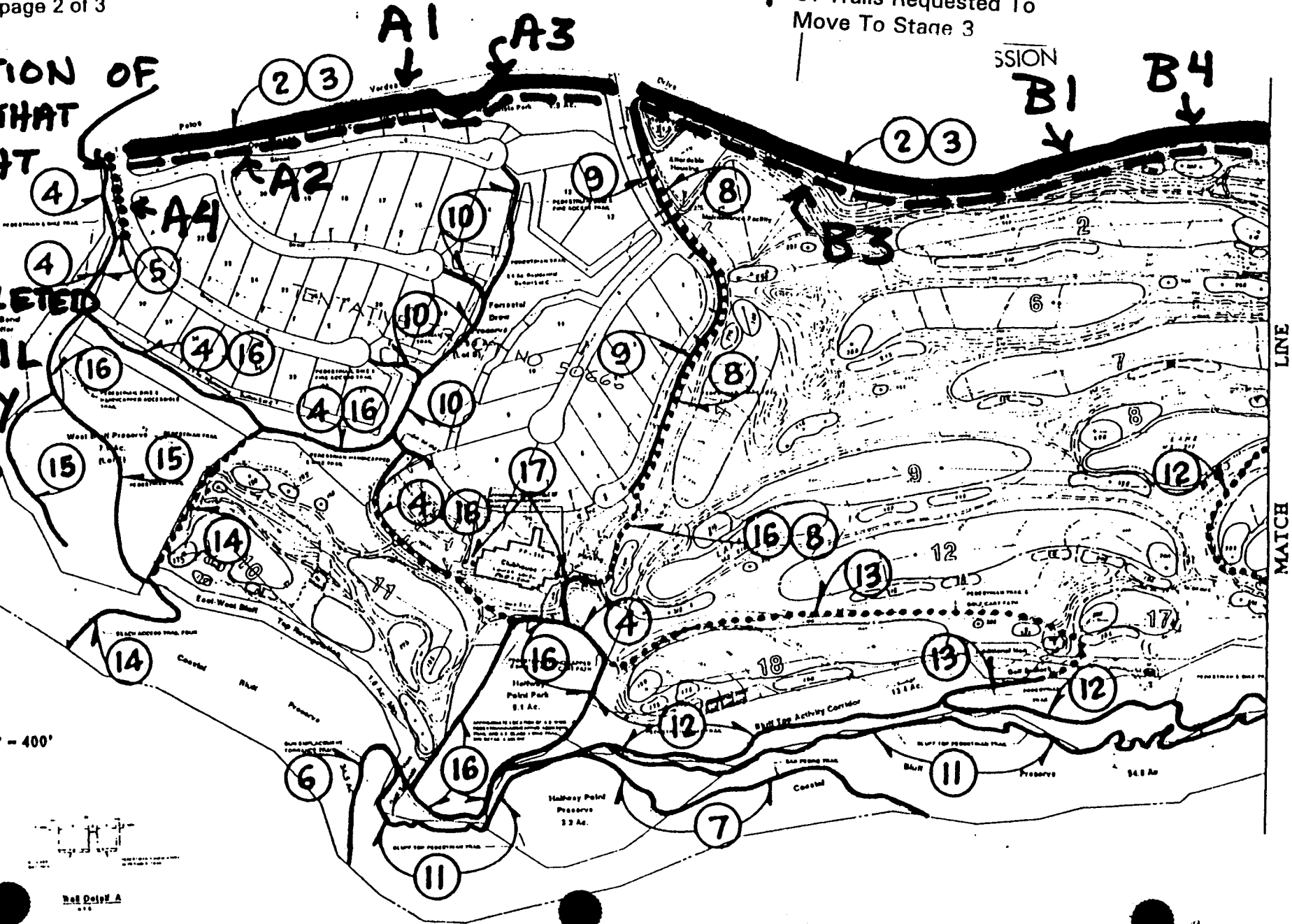
ADDITIONAL  
NON-GOLF SETBACK  
(0.2 Ac.)

BEACH ACCESS  
TRAIL THREE

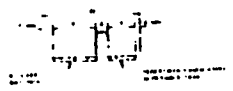
EMENT/  
RAIL



PORTION OF  
A4 THAT  
MIGHT  
NOT  
BE  
COMPLETED  
UNTIL  
EARLY  
2000



SCALE: 1" = 400'



Red Dotted A

EXHIBIT E  
EASEMENT OFFER  
PERMIT NO. A-5-RPV-93-005  
Dedicated Easement  
page 1 of 3

A-5-RPV-93-005 A1  
Exhibit 14 Applicant's  
Map Showing Location  
Of Trails Requested To  
Move To Stage 3 P2

*Ocean Trails*

PALOS VERDES

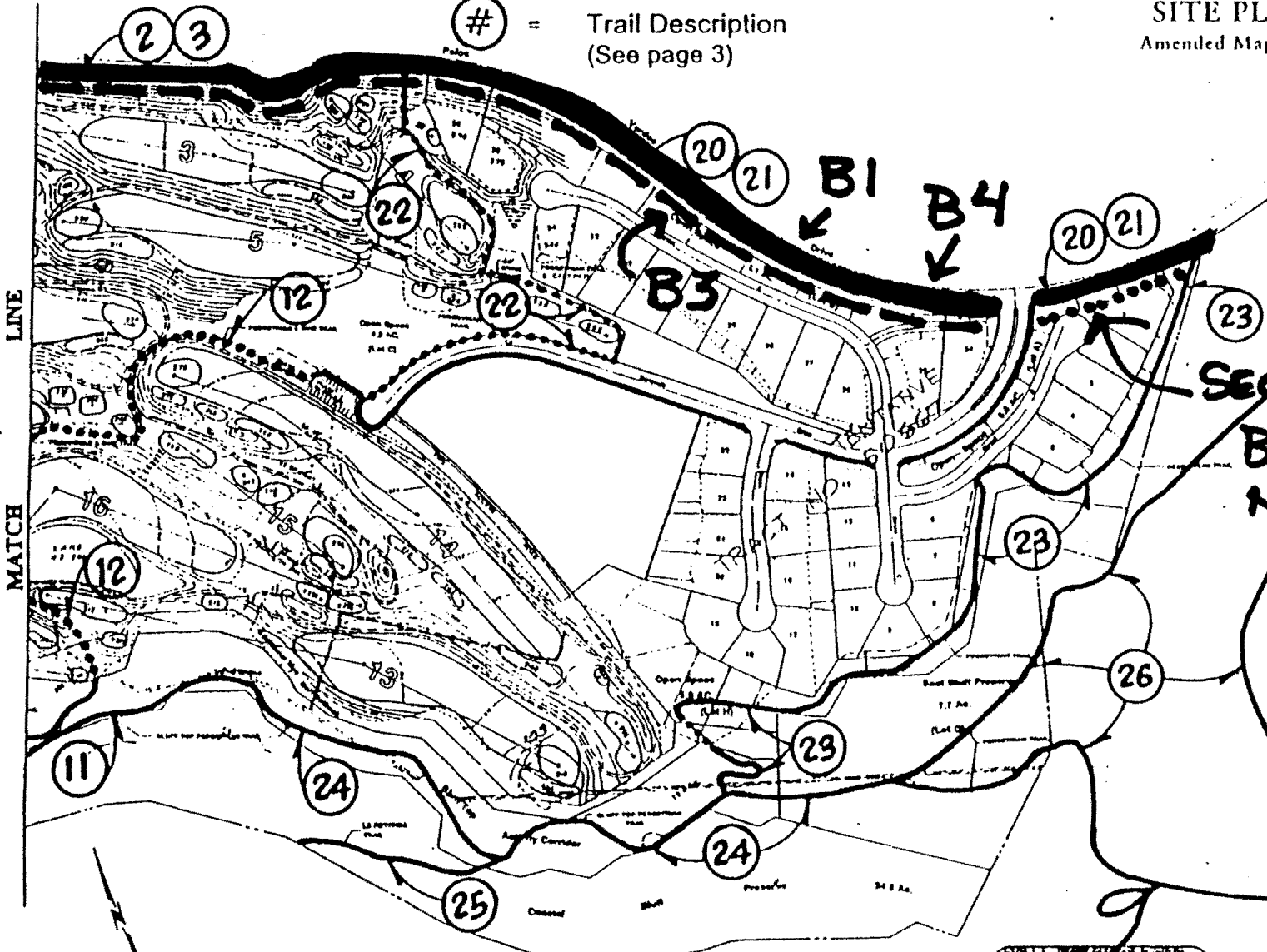
**LEGEND**

- ..... TRAIL EASEMENT TO BE DEDICATED
- TRAIL LOCATION - FOR INFORMATION ONLY, NO EASEMENT DEDICATION REQUIRED
- # = Trail Description (See page 3)

*[Signature]*  
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South Coast Region

SITE PLAN  
Amended Map No. 2 MAR 26 1999

CALIFORNIA  
COASTAL COMMISSION



**GOLF COURSE NOTES:**

- 1. [Illegible]
- 2. [Illegible]
- 3. [Illegible]
- 4. [Illegible]
- 5. [Illegible]
- 6. [Illegible]
- 7. [Illegible]
- 8. [Illegible]
- 9. [Illegible]
- 10. [Illegible]

**SECTION OF  
B3 THAT MIGHT  
NOT BE  
COMPLETED  
UNTIL  
SHORTLY  
AFTER  
GOLF  
COURSE  
OPENS**

Site Date  
19918 Thunderbird  
Cortland 98 14837

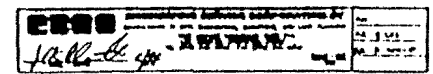
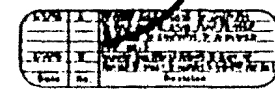
Engineer  
Engineering Services  
9041 Airport Blvd., Suite 201  
Los Angeles, CA 90045  
(310) 344-8830

Owner/Developer  
Santamaria Family Holdings  
19100 Burbank Road, Suite 201  
Burbank 91506, CA 91511  
(818) 344-4433

Palos Verdes Land Holdings  
18300 La Par Road, Suite 111  
Laguna Hills, CA 92653  
(714) 344-4433

This Plan for Conditional Use Permit  
Amended Map No. 2

Lot 10 B.P. 10/10/1993  
Area: 1.7 AC.  
Cont. Interest: 17 Year  
Date: 12/1/93



CCC TASKS TO BE ACCOMPLISHED BEFORE OPENING

Condition #	Requirement	Timing	Status	Parson
	<b>Trails</b>			
3,4	A6. Sunset Trail	Before gc opens	done	BLKD
3,4	A7. Sunrise Trail	Before gc opens	done	BLKD
3,4	A8. El Portal Bikeway	Before gc opens	done	BLKD
3,4	A8. El Portal Sidewalk	Before gc opens	done	BLKD
3,4	A11. Catalina View Trail	Before gc opens	done	BLKD
3,4	A12. Catalina View Bikeway	Before gc opens	done	BLKD
3,4	A13. Flying Golfball Trail	Before gc opens	done	BLKD
3,4	A14. West Bluff Trail	Before gc opens	done	BLKD
3,4	A15. West Bluff Trail	Before gc opens	done	BLKD
3,4	A16. Park Loop Trail	Before gc opens	underway	BLKD
3,4	A17. Clubhouse connector trails	Before gc opens	done	BLKD
3,4	A18. Dudleya Trail	Before gc opens	done	BLKD
3,4	B5. Prickly Pear Trail	Before gc opens	done	BLKD
3,4	B6. Lakewview Trail/Bikeway	Before gc opens	underway	BLKD
3,4	B7. Catalina View Trail	Before gc opens	done	BLKD
3,4	B8. Switchback Trail	Before gc opens	done	BLKD
3,4	B9. Shoreline Park Trails	Before gc opens	done	BLKD
3,4	Install swing gates on A6, A18, & B8	Before gc opens	waiting for materials	JK
1, 4	<b>Parks</b>	Before gc opens		
1, 4	Ocean Trails Park	Before gc opens	underway	TEAM
1, 4	Ocean Trails Drive, including public parking on street	Before gc opens		
1, 4	Six view overlooks	Before gc opens	done	BLKD
1, 4	Habitat & golf course safety fencing	Before gc opens		BLKD&JK
1, 4	Bridge over Forrestal Draw	Before gc opens	done	JK
1, 4	La Rotonda parking lot	Before gc opens	needs slurry	
1, 4	Portuguese Bend Overlook	Before gc opens		
1, 4	East Vista Park	Before gc opens	underway	DP&BLKD
4	Interpretive signage	Before gc opens	underway	
5	Fencing	Before gc opens		JK&BLKD
many	Legal descriptions of easements to CCC	within 5 days of recording of map		KN
6	Docent Program	should be set up by opening	underway	BLKD
6	Revegetation plans implemented according to approved schedule	Per schedule	underway	
6	All revegetation plans to ED	Before gc opens	underway	MS
6	Restoration of impacts from golf course & clubhouse	Before gc opens	done	BLKD
10	All lots & disturbed areas revegetated	At end of rough grading		BLKD
11	Treatment & filtration of parking lot runoff	Plans accepted before construct.		BLKD/DP
19	Signs reviewed and approved by ED	Before gc opens		BLKD
23	Signage, Final Public Amenity Plan	before Feb. 1, 1998	underway	BLKD

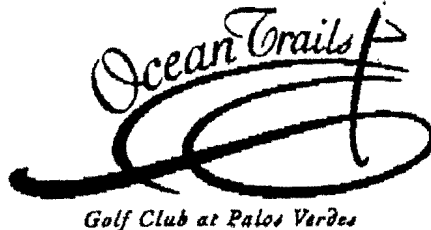
Beforeop

A-5-RPV-93-005 A11  
 Exhibit 15 Applicant's  
 Chart Regarding Status  
 Of Trail Completion

OCEAN TRAILS MANAGEMENT

OCEAN TRAILS MANAGEMENT

APR-06-1999 11:53



A-5-RPV-93-005 A11  
Exhibit 16 Applicant's  
Letter discussing  
timeline for completion  
of road widening  
project

April 19, 1999

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

Dear Ms. Emerson,

The Ocean Trails Project has requested that the timing of several trails be adjusted because of delays in constructing Palos Verdes Drive South (PVDS), which must be rebuilt in order to construct the trails. As a part of the discussion of that issue, the question of how the City of Rancho Palos Verdes will guarantee the completion of PVDS has arisen.

The Project currently has a number of bonds with the City. The first is for improvements, which expressly includes "Installation of PVDS-phase 1" for \$898,543. This bond will only be released "at least one year after the anniversary of the last approval, or if applicable, acceptance by the City of the last of the Improvements secured by such bond and, provided further, that no defect of performance, workmanship or material has been discovered during such one year period and, provided further, that said Improvement is not the subject of additional written agreements between Subdivider and City that either extend said one-year period or require additional security for Subdivider's obligations."

The Project has committed to the following schedule for improvements to PVDS:

	<u>Phase I</u>	<u>Phase II</u>	<u>Phase III</u>
Plans to City	4/21	5/31	6/30
City plan check, revisions			
Permit issued	5/17	6/28	7/26
Bid process complete	5/31	7/12	8/9
Start construction	6/1	7/13	8/10
Complete construction	7/31	9/13	9/10

As you can see, the three phases of the road construction are projected to be completed in quick succession. The Project understands that bonding must be provided for all three phases. This can be accomplished in two ways:

- The City could hold the Phase I bond until the entire road construction project is completed.
- The Project could issue an additional bond for Phases II and III.

The Project is willing to guarantee construction of the road in either way. We are confident that the City, which holds a total of \$12,889,603 in bonds from the Project, will make sure that PVDS is reconstructed as required by the Project's conditions of approval.

Sincerely,



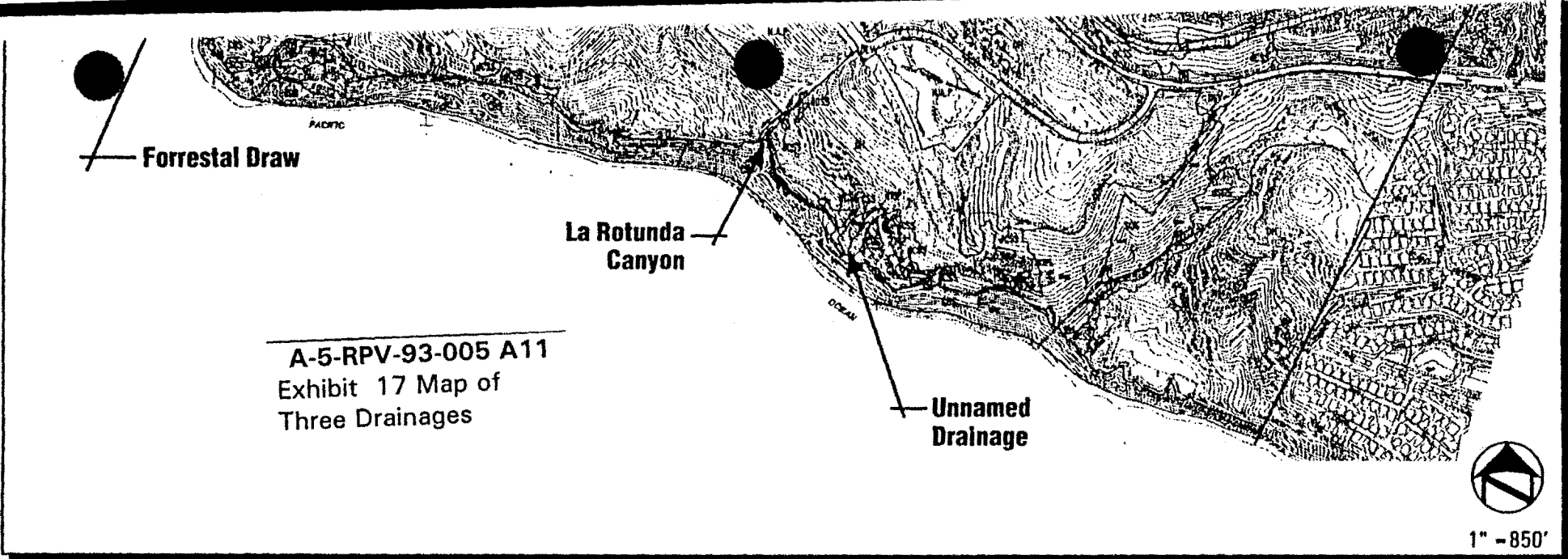
Kenneth A. Zuckerman, CEO  
Ocean Trails, LP

cc Greg Pfost, City of Rancho Palos Verdes  
Dean Allison, City of Rancho Palos Verdes

A5 RPV 93005 A11

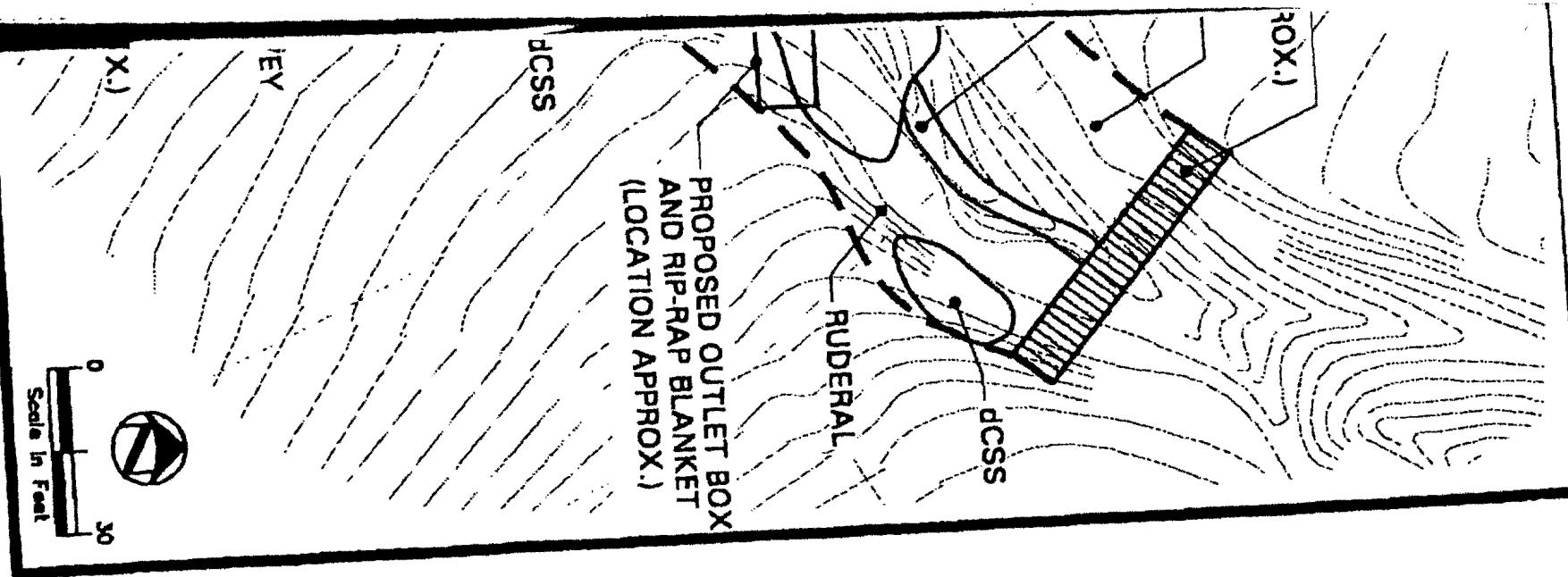
P2

Exhibit 16



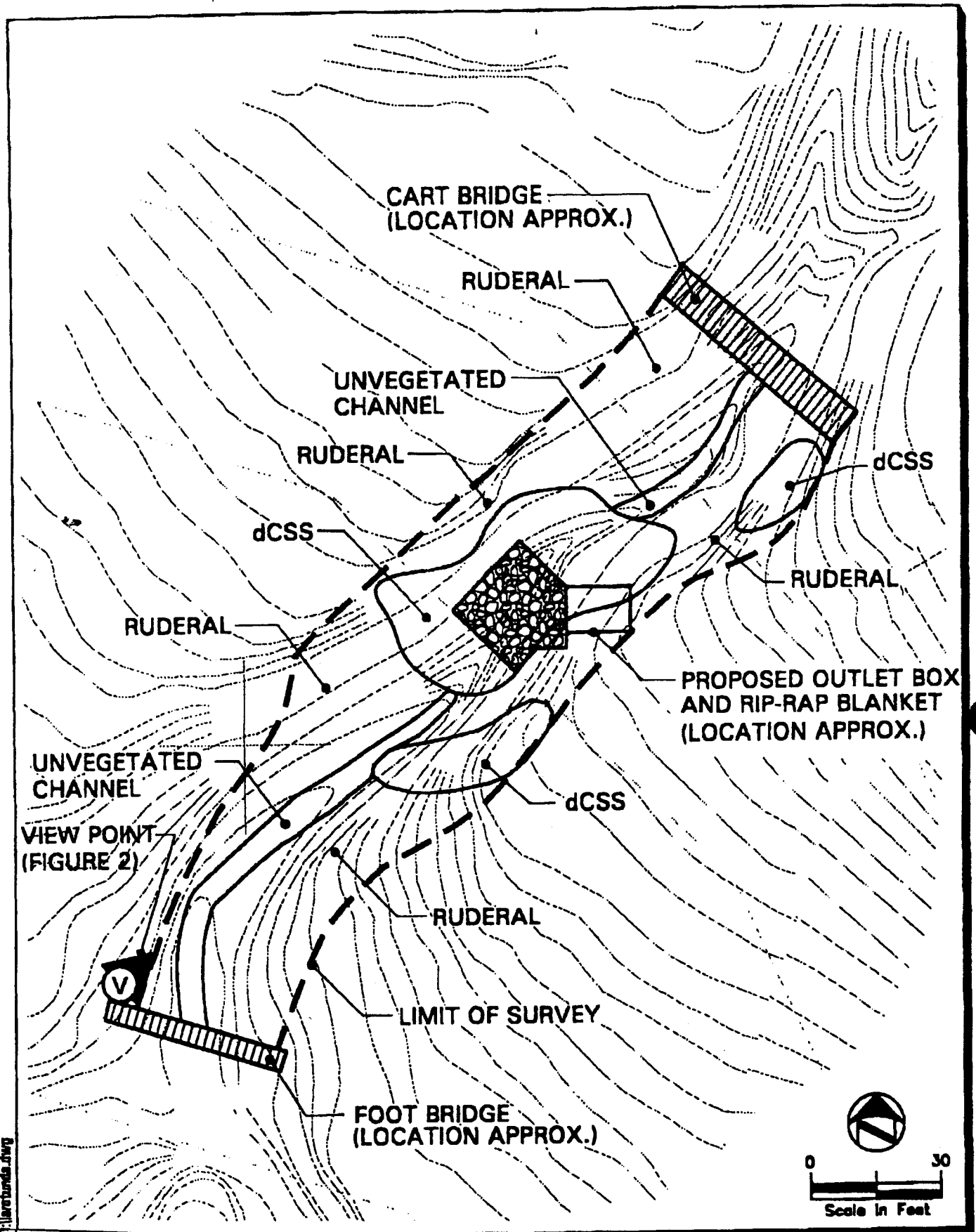
Ocean Trails Drainage Modifications  
Canyon Locations

FIGURE  
1



Ocean Trails - La rotonda Canyon  
Vegetation Map

FIGURE  
1



C:\lrotunda.dwg

A-5-RPV-93-005 A11  
 Exhibit 18 Applicant's  
 consultant, Dudek  
 Associates', Map Of La  
 Rotonda Canyon  
 Vegetation

Ocean Trails - La rotonda Canyon  
**Vegetation Map**

**FIGURE**  
**1**



26 March 1999

RECEIVED 1658-04  
South Coast Regional

APR 12 1999

CALIFORNIA  
COASTAL COMMISSION

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

**Subject:** *Biological & Visual Analysis of the Storm Drain Outlet Plan for La Rotonda Canyon*

Dear Mr. Zuckerman:

At your request, Dudek & Associates, Inc. (DUDEK) has analyzed the proposed storm drain system that will outlet into La Rotonda Canyon. We conclude the project has been designed to avoid significant impacts to biological resources and visual quality.

**Project Description**

The proposed drainage plan will drain a portion of golf course, streets, slopes, existing residential (condos) and new residential lots east of La Rotonda Canyon. This water will be collected and conveyed to an outfall structure to be constructed in La Rotonda Canyon. The outlet structure will be 12 feet wide by 16 feet long and set into the canyon wall. A grouted rip rap energy dissipater approximately 20 feet square will be installed in the flow channel and 4 feet up the opposite canyon wall. Below ground cut-off walls located at the up and downstream edges of the rip rap will contain and protect the rip rap blanket. The following project features will be incorporated into the final design:

- ▶ Colored concrete will be used to construct the outfall structure and rip rap blanket to help blend with the native soil color. Rip rap will utilize native (onsite) rock.
- ▶ Exposed exterior surfaces of the structure will be textured to blend with the native soil and rock.
- ▶ There will be no chain link fence enclosure and no access steps to the structure.
- ▶ Native plantings will be established 50 feet up and downstream of the outlet structure and all other areas within the canyon that are disturbed by construction. The plant material to be established include coastal sage scrub species.
- ▶ Native plants inhabiting more mesic environments such as mule fat (*Baccharis salicifolia*), coyote bush (*B. pilularis*), Mexican elderberry (*Sambucus mexicana*), and sandbar willow (*Salix exigua*) will be established around the structure to screen the outlet structure from public viewpoints.
- ▶ All areas disturbed around the outlet structure will be contour graded to blend with the existing canyon topography.

A-5-RPV-93-005 A11  
Exhibit 19 Dudek  
Associates' letter of  
March 26, 1999  
PAGE 1

**Survey Methods**

Engineering plans titled Storm Drain Plans, Tract #50667 dated 3/99 were reviewed to determine potential impacts to existing onsite biological resources. DUDEK mapped existing vegetation in the La Rotonda Canyon on 23 March 1999. Mapping was conducted by Michael Sweesy. The canyon was surveyed on foot and vegetation was mapped on 1"=50' topographic map (Figure 1).

View analysis was conducted using a visual simulation of the proposed outlet structure superimposed on the portion of La Rotonda Canyon where construction will occur (Figure 2).

**Drainage Analysis and Biological Survey Results**

La Rotonda Canyon 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. The new drainage pipe will add approximately 183 cfs into the canyon during peak flow events. The peak flows of the upper drainage (Lines B & C) and lower drainage (Line H) will not be synchronous and therefore the actual peak flow downstream of the Line H outfall will be somewhat less than the total flow shown in Table 1. The addition of Line H flow into La Rotonda Canyon represents approximately a 50 % increase over existing peak flows.

The flow channel of La Rotonda Canyon is approximately 6'-10' wide and appears to have scoured down to bedrock. The canyon side walls vary from 12'-20' tall. At the proposed location of the outlet structure, canyon walls rise nearly vertical from the flow channel for approximately 4-6 feet and then steeply slope up to the bluff top. The channel bottom is unvegetated except where coastal sage scrub species spill into the canyon from the side slopes. The canyon walls support scattered coastal sage scrub individuals of California sagebrush (*Artemisia californica*), ashy leaf buckwheat (*Eriogonum cinereum*), and bladderpod (*Isomeris arborea*) (Figure 1). Non-native species present include nasturtium (*Tropaeolum majus*), castor-bean, sweet fennel, and annual grasses.

**Table 1. Existing and Proposed Drainage Volumes (Estimated)**

Drain Line LD.	La Rotonda Canyon	
	Existing Runoff	Proposed Runoff
Line H	0 cfs	183 cfs
Line B (1472-1)	193 cfs	193 cfs
Line C (east)	150 cfs	150 cfs
<b>Total Volume</b>	<b>±348 cfs</b>	<b>±526 cfs<sup>1</sup></b>

<sup>1</sup> Actual total peak flow will be slightly less than the total shown due to asynchronous time of concentration for each of the three drain outlets.

A5 RPV 93005A  
 Exhibit 19  
 p 2

## Visual Analysis

The drainage structure was analyzed for visual impacts that may occur to public views of the project area. The outlet structure will be visible from two public view points: a golf cart bridge within Ocean Trails Golf Course upstream of the outfall structure and a pedestrian bridge across La Rotonda Canyon downstream of the outfall structure (*Figure 1*).

Views from the cart bridge to the ocean will not be blocked by the proposed outfall structure. The bridge will be only available to golfers playing at the Ocean Trails. The structure is within 50 feet of the bridge at the canyon bottom and on the periphery of the general ocean view. People traversing the bridge will be traveling 5-6 miles per hour, a speed that limits the view duration. Views from the bridge of a longer duration are limited because stopping on the bridge will not be possible due to cart traffic. Landscape plantings around the outfall structure and rip rap blanket consisting of mule fat, sandbar willow, coyote bush, Mexican elderberry that can attain heights of 5-10 feet will provide a partial screen of the structure and minimize its visibility from the cart bridge.

The view of the outfall structure from the pedestrian bridge is more distant (approximately 120 feet vs. 50 feet) than the view from the cart path (*Figure 1*). The outfall structure appears slightly above the viewpoint elevation (*Figure 2*). Viewers must look up canyon, away from the dominant ocean view to see the outfall structure. Views of the outfall structure may be obtained only from the west end of the bridge, limiting the opportunity and duration of the view. Landscape plantings around the outfall and rip rap blanket as described above will provide a full to partial screen of the outfall feature and minimize its visibility from the pedestrian bridge.

In addition to landscape plantings, colored and textured concrete, and use of native rock will help visually blend the outfall structure with the visual context of the area.

## Discussion

DUDEK has attempted to determine the extent to which the proposed drain plan modification may destabilize the flow channel of La Rotonda Canyon. Our analysis of this canyon suggests there is little potential for soil disturbance caused by channel cutting and canyon wall erosion that could create a condition that favors the establishment of non-native plants. This analysis is based on the presence of a rock bottom in the flow channel.

Approximately 0.05 acre of disturbed coastal sage scrub will be impacted by project implementation. The overall degraded character of the vegetation and small area of impact coupled with native replacement landscaping reduces the impact to a level below that considered to be significant under the California Environmental Quality Act (CEQA)

The California Coastal Commission permit conditions require that drainage outfalls be located away from existing tide pool resources. A report prepared by Alan Miller identified existing tide pool

ASRPV 93005A  
Exhibit 19  
p 3

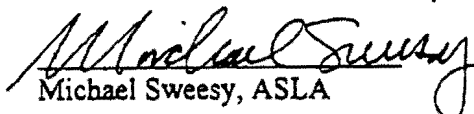
resources and concluded that the original tunnel locations were too close to these marine features. The consultant recommended alternative drainage locations to introduce storm water from Ocean Trails into the marine environment. The recommended drainage locations correspond with the existing canyon channels such as La Rotonda Canyon. 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 La Rotonda Canyon will not be significantly impacted due to replacement landscape plantings using native coastal sage scrub and other appropriate native species. Construction of an outfall structure and erosion control blanket will not result in a significant loss of native habitat when all project features are implemented.
2. No significant impacts to visual resources from public viewpoints will occur as a result of this project when all project features are implemented.

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

cc: Barbara Dye, Ocean Trails, L.P.  
Kea Newville, ESCO-CV

Attachments: Figures 1-2

A 5 RPV 93005A11  
Exh. b. 1 19  
P 4



## MEMORANDUM

DATE: April 12, 1999  
TO: Pam Emerson  
FROM: Barbara Dye  
RE: Storm drains

I thought it might be helpful for me to summarize the status of the two storm drain issues:

### 1. La Rotonda Canyon

The location of the outfall has been moved from Condo Canyon to La Rotonda Canyon at the request of the City. This moves it from a non-jurisdictional to a jurisdictional watercourse, but does not increase the size of the outfall or the flow significantly. We have submitted applications for permit amendments to the U.S. Army Corps of Engineers (which has approved the change), the Regional Water Quality Control Board, and the California Department of Fish & Game's Marine Resources Division. If we receive the remaining two approvals before April 20, the RPV City Council will vote on an Addendum to the EIR at its Council meeting that night.

### 2. Forrestal Canyon

We are still working with the City to finalize a plan for this canyon. Current plans differ from the previous plans in the amount of water in the canyon and the location of the outfall(s). We will be meeting with the City and the resource agencies over the next few weeks to finalize a plan.

The previous CCC approval states that "the applicant may opt to route drainage through the canyons as described in the conceptual drawings dated 3/2/98." This language could be modified by removing the phrase "as described in the conceptual drawings dated 3/2/98," and further on the phrase "as shown on the preliminary plans dated 3/2/98 submitted along with amendment 8 of this permit."

The new condition could be modified to read "In lieu of the tunneled pipes, the applicant may opt to route drainage through the canyons. Prior to authorization of use of any on-site canyon for project drainage, the applicant shall provide working drawings, approved by the City Engineer of the City of Rancho Palos Verdes, the U.S. Army Corps of Engineers, the Regional Water Quality Control Board, the California Department of Fish and Game, and

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A-5-RPV-93-005 A11  
Exhibit 20 Applicant's  
memorandum  
concerning drainages

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the U.S. Fish & Wildlife Service. The Executive Director may authorize discharge of all storm water and storm-related treated golf course runoff through the canyons, provided that:

- a) the drainage projects require no additional significant channelization within the canyons,
- b) that the projects place no more than 15% more hardscape within the canyons than the amount proposed in the drawings submitted with Coastal Amendment 8 of this permit.
- c) that the applicant agrees to replace any identified willow habitat at no less than a 2:1 ratio, as proposed in the Glenn Lukos Associates application dated April 16, 1998.

A5 RPV 93005 A11

Exhibit 20

P. 32

**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)
<b>Drainage A</b>			
Storm Drain Line A	30	795	525
Storm Drain Line D	22	176	0
<b>Drainage B</b>			
Storm Drain Line B	105	315	0
Storm Drain Line C	28	196	0
<b>TOTALS</b>	<b>185</b>	<b>1,482</b>	<b>525</b>

**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 A11  
 Exhibit 21 Lukos  
 Associates, April 16,  
 1996 impact to  
 drainages



**DEPARTMENT OF THE ARMY**  
 LOS ANGELES DISTRICT, CORPS OF ENGINEERS  
 P.O. BOX 332711  
 LOS ANGELES, CALIFORNIA 90063-2325  
 April 8, 1999

REPLY TO  
 ATTENTION OF:

Office of the Chief  
 Regulatory Branch

Zuckerman Building Company  
 c/o Glenn Lukos Associates  
 Attn: P. Brenner  
 23441 S Pointe Dr Ste 150  
 Laguna Beach, California 92653-1551

Dear Mr. Zuckerman:

Reference is made to your request of April 2, 1999 to amend Permit No. 97-00156-AOA which authorized you to impact 0.24 acres of waters of the United States for grading activities and the placement of storm drains associated with the construction of 75 residential homes, a public golf course and several parks in two unnamed tributaries to the Pacific Ocean in the City of Rancho Palos Verdes, Los Angeles County, California.

Under the provisions of 33 Code of Federal Regulation 325.7(b), your permit is modified as follows:

You are hereby authorized to impact an additional 0.01 acres (a total of 0.25 acres of waters of the United States) for the relocation of the storm drain outlet in La Rotonda Canyon (Drainage B) associated with the above Ocean Trails development project.

The terms and conditions of Permit No. 97-00156-AOA, except as changed herein, remain in full force and effect.

Please note that a copy of this letter is being forwarded to those agencies on the enclosed list.

Sincerely,

Richard J. Schubel <sup>for</sup>  
 Chief, Regulatory Branch

Enclosure

A-5-RPV-93-005 A11  
 Exhibit 22 Corps  
 letter, April 8, 1999,  
 allowing relocation of  
 storm drain



**DEPARTMENT OF FISH AND GAME**

Environmental Services Division  
330 Golden Shore, Suite 50  
Long Beach, California 90802  
(310) 590-5137



June 1, 1998

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

Dear Mr. Zuckerman:

We have reviewed your request to amend Streambed Alteration Agreement, 5-460-96, to alter the streambed for the Rancho Palos Verdes Project development including 75 home sites, low income housing units, 18-hole golf course, public parks and trails, and the preservation of natural open space preserves permanently impacting 0.52 acres of streambed (0.36 acres of riparian habitat), as described in the plans submitted with the Operator's original notification within two unnamed drainages, tributary to the Pacific Ocean in Los Angeles County. The project is located between Palos Verdes Drive South and the Pacific Ocean with the Los Angeles City boundary located to the east and existing residential uses located to the west.

Pursuant to Fish and Game Code Section 1600 et seq. this letter, when countersigned by you, amends our agreement as follows:

## 1.) Change the name of the Operator to:

Kenneth A. Zuckerman, Managing Member  
Ocean Trails, L.P.  
a California Limited Partnership  
By Ocean Trails Management LLC,  
a California Limited Liability Company, General Partner

## 2.) Change the names of the unnamed drainages A and B as follows:

- a.) Change Drainage A to Forrestal Draw
- b.) Change Drainage B to La Rotunda Canyon

## 3.) Change the project description as follows:

a.) Eliminate construction of the underground storm drains and redirect water flows into Forrestal Draw (Drainage A). No additional impacts to the drainages would occur as the result of the elimination of the storm drain.

b.) Add the installation of two storm drain outlets within Forrestal Draw including energy dissipaters and rip rap, impacting a total of 971 square feet of streambed and associated habitat. Of the 971 square feet of impacts, 525 square feet

consists of riparian habitat (arroyo willows); the remaining 446 square feet is unvegetated.

c.) Relocate storm drain outlet Line B within La Rotunda Canyon. As a result, the storm drain Line B would be extended approximately 105 linear feet downstream of its originally proposed location, impacting an additional 315 square feet of streambed (with no riparian vegetation) within La Rotunda Canyon.

d.) Add the installation of storm drain outlet Line C including energy dissipaters and rip rap within Drainage B, impacting an additional 196 square feet of streambed with no native riparian vegetation present.

e.) Plant California and coastal bulrush instead of cattails in the three lakes that will serve as part of the mitigation.

- 4.) The Operator shall not impact more than 0.55 acre of streambed and associated riparian habitat (0.37 acres of riparian habitat). This represents a total of 0.03 acres of additional impacts from the original notification (0.01 acres of riparian habitat).
- 5.) As mitigation, the Operator shall (1) vegetate the lakes with an additional 0.15 acre of freshwater marsh (in addition to the 0.65 acre previously required) and (2) vegetate 0.15 acre of shore adjacent to the lakes with willows. Therefore, a total of 0.95 acres of riparian revegetation will be conducted for impacts to streambeds and riparian habitat. This represents a 2.5:1 replacement-to-impact ratio for riparian habitat

The Operator shall also implement the mitigation required in the original Agreement including the 2.76 acres of openwater habitat and the preservation of 0.22 acre of streambed within the Switchback Area.

- 6.) The Operator shall replace all willows with a 3-inch DBH or greater at a 3:1 replacement-to-impact ratio.
- 7.) The Operator shall remove all non-native vegetation within Forrestal Draw and La Rotunda Canyon Drainages and shall dispose of it in a manner and location which prevents its reestablishment. All temporarily disturbed areas shall be revegetated with native species to reduce erosion potential.
- 8.) Removal of nonnative vegetation shall be done annually, as needed, for a minimum period of five years to ensure removal is successful.

This letter also extends the period during which activities otherwise authorized by the Agreement may continue. The new termination date of the Agreement is December 30, 1999.

A5 RPV93005A11  
Exhibit 23  
P

Be advised that all terms of Agreement 5-460-96 remain in force throughout the new term of the agreement. A copy of said agreement, construction plans, AND THIS AMENDMENT / EXTENSION LETTER must be kept on site and be shown upon request to Department personnel during all periods of work.

Two copies of this letter are being sent to you. PLEASE RETURN ONE SIGNED ORIGINAL to the Department of Fish and Game, at P.O. Box 6907, Laguna Niguel, CA 92607.

If you have further questions, please contact me at (714) 831-7335.

*Leslie S. Mac Nair*

Leslie S. Mac Nair  
Environmental Specialist III  
Environmental Services, Region 5

CONCURRENCE: \_\_\_\_\_ DATE: \_\_\_\_\_

*AS RPV-93-005 A11  
Exhibit 23*

*P 2*

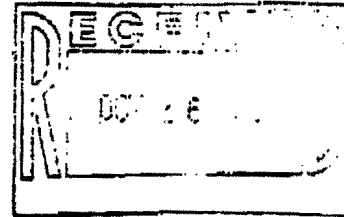


U.S. Fish & Wildlife Service  
2730 Loker Avenue West  
Carlsbad, CA 92008  
(619) 431-9440  
FAX: (619) 431-9618



CA Dept. of Fish & Game  
1416 Ninth Street  
PO Box 944209  
Sacramento CA 94244-2090  
(916) 653-9767  
FAX: (916) 653-2588

October 16, 1998



Mr. Kenneth A. Zuckerman, CEO  
Ocean Trails, LP  
3850 Paseo del Mar  
Rancho Palos Verdes, CA 90275

**Progress Status Of Ocean Trails Required Project Mitigation  
and Ocean Trails' Permission Request To Grade Project Area (VTTM50666)**

Dear Mr. Zuckerman:

The U. S. Fish and Wildlife Service (Service) and the California Department of Fish and Game's (Department) Natural Community Conservation Planning (NCCP) program staffs have reviewed both your separate June 19, 1998 letters to the Wildlife Agencies and your August 27, 1998 letter to Pam Emerson (California Coastal Commission). Both letters were reports to the Wildlife Agencies and California Coastal Commission on the current Ocean Trails mitigation status as agreed to in the implementation of the Ocean Trails Project (Project). Satisfaction of these time sensitive mitigation requirements would allow the Wildlife Agencies to issue approval for the next phase of the Ocean Trails Project Grading Program.

Your June 19, 1998 letter informed us that particular revegetation areas were either ahead, on time or behind in schedule. On August 18, 1998, Mary Beth Woulfe (Service) and Liam Davis (Department), met and toured the Project site with Barbara Dye and Mike Sweesy (Ocean Trails consultants), to evaluate both the progress of the revegetation mitigation and the status of the other Project requirement conditions.

The Wildlife Agencies have determined that the initiation of the Phase II grading will result in the completion of all of the park and trail improvements. Also, Ocean Trails has complied with the Condition 4.B Second Stage requirements. We are in agreement that the project has satisfied the requests of the California Coastal Commission's Conditions 8D5 (A) and (B) as specified in the Ocean Trails August 27, 1998 letter, as being in accordance with the Project mitigation requirements.

We recognize that the presence of on site gnatcatchers created constraints in revegetation efforts and concur with Ocean Trails assessment that next year's mitigation commitments can be met on schedule. It is our understanding that the next phase of grading will include only two stages: Stage 1 will include only the golf course area, golf maintenance area, eastern residential

A-5-RPV-93-005 A11  
Exhibit 24 USFWS and  
California DFG, Letter,  
October 16, 1998  
release of project Phase  
II.

Mr. Kenneth A. Zuckerman  
October 2, 1998  
Page 2

area and Halfway Point Park. Stage 2 will include the Golf clubhouse area and western residential area. The Wildlife Agencies concur with the progress made by Ocean Trails and we approve the next phase of the Grading Program in Tract VTTM50666 and understand that all grading will be outside of the gnatcatcher breeding season.

The Wildlife Agencies appreciate working with Ocean Trails, L. P. on conservation planning issues. If you have any questions or comments, please contact Mary Beth Woulfe, Fish and Wildlife Biologist (Service) at (760) 431-9440 and Liam Davis, NCCP Associate Wildlife Biologist (Department) at (619) 467-4207.

Sincerely,



Jim A. Bartel  
Assistant Field Supervisor  
U. S. Fish and Wildlife Service

*David M. Larkhead*  
for Gail Presley  
NCCP Program Manager  
California Department of Fish and Game

cc: Department (B.Tippets, L.Davis)  
Service (M.Woulfe)  
California Coastal Commission (P.Emerson)  
City of Rancho Palos Verdes (C.Petru)  
Ocean Trails, L.P. (B.Dye)  
Dudek & Associates (M.Sweesy)

a:\oceantrailsgradingprogram lhd/mbw

A-5-RPV-93-005 A11  
Exhibit 24 USFWS and  
California DFG, Letter,  
October 16, 1998  
release of project Phase  
II *pr*

TOTAL P.02

# 10 - 99 HOME SUBDIVISION

## STANDARD URBAN STORM WATER MITIGATION PLAN

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### DEFINITION

Any subdivision lot being developed for 10 to 99 single-family or multi-family homes.

### GOALS

- Prevent potential pollutants from entering the storm drain system and ultimately impacting receiving waters.
- Reduce amount of runoff.
- Eliminate non-stormwater discharges to the storm drains.

### REQUIREMENTS

Developers will be required to incorporate Best Management Practices (BMPs) 1 through 10 into project plans and designs. Where the developer believes that a BMP is not appropriate or applicable to a specific project, the developer will be required to provide an explanation.

#### 1. CONSERVE NATURAL AREAS

During the site planning stage it is important to minimize the potential environmental impacts of construction. The following items should be considered and, if applicable, implemented in the site layout:

- Concentrate or cluster development on one part of a site while leaving the remaining land in a natural undisturbed condition.
- Limit clearing and grading of native vegetation at a site to the minimum amount needed to build lots, allow access, and provide fire protection.
- Maximize trees and other vegetation at each site by planting additional vegetation, clustering tree areas, and promoting the use of native and/or drought tolerant plants. Wherever practical, promote natural vegetation by using parking lot islands and other landscaped areas.
- Preserve riparian areas and wetlands.

A-5-RPV-93-005 A11  
Exhibit 25 "Draft  
Standard Urban Storm  
Water Mitigation Plan"

Treatment Control BMPs

All runoff from the site must be treated prior to discharging into stormwater conveyance systems. The following are examples of Treatment Control BMPs that can be used for this purpose (See Table 1: Suggested Resources for additional sources of information):

- Vegetated swales and strips
- Extended detention basins (also known as dry detention basins)
- Infiltration basins
- Infiltration trenches
- Wet ponds
- Constructed wetlands
- Oil/Water separators and water quality inlets
- Media filtration
- Bioretention facility

**3. PROTECT SLOPES AND CHANNELS**

If applicable, the project plans must include BMPs to decrease the potential of slopes and/or channels from eroding and impacting stormwater runoff:

- Avoid disturbing steep or unstable slopes.
- Avoid disturbing natural drainage channels.
- Safely convey runoff from the tops of slopes and stabilize disturbed slopes.
- Stabilize permanent channel crossings.
- Energy dissipaters, such as riprap, must be installed at the outlets of new storm drains, culverts, conduits, or channels that enter unlined channels in accordance with applicable specifications to minimize erosion.

AS RPV 93005 A11  
Exhib. 125  
P2

## 6. PROPERLY DESIGN COMMON TRASH STORAGE AREAS

Loose trash and debris can be easily transported by the forces of water or wind into nearby storm drain inlets, channels, and/or creeks. All common trash container areas must meet the following requirements:

- Trash container areas must have drainage from adjoining roofs and pavement diverted around the area(s).
- Trash container areas must be screened or walled to prevent off-site transport of trash, and must have a solid roof or awning.

## 7. PROVIDE EFFICIENT IRRIGATION

Non-stormwater and dry weather flows caused by overwatering can lead to the transport of stormwater pollutants such as sediments, nutrients, and pesticides. In order to reduce the potential of these types of flows, the following must be incorporated:

- Design timing and application methods of irrigation water to minimize the runoff of excess irrigation water into the storm water drainage system.
- Irrigation systems must be designed so areas which have different water use requirements are not mixed on the same station, to avoid overwatering problems.
- Employ rain shutoff devices to prevent irrigation after significant precipitation and to shut off before runoff occurs.
- All planter areas designed with a shrub density that may cause excessive spray interference of an overhead irrigation system must utilize drip irrigation.
- Flow reducers or shutoff valves triggered by a pressure drop must be used to mitigate broken heads or lines.

AS RPV 93005  
A11  
Exh. b. T 25  
p3