

CALIFORNIA COASTAL COMMISSION

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 Staff Report: July 17, 2003
 Hearing Date: August 5, 2003
 Commission Action:



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STAFF REPORT: REVISED FINDINGS

LOCAL GOVERNMENT: City of Rancho Palos Verdes

LOCAL DECISION: Approval with Conditions **RECORD PACKET COPY**

APPEAL NUMBER: A-5-RPV-02-324

APPLICANT: Destination Development Corp.

AGENTS: Michael Mohler, David Bartlett, Timi Hallem, Luce Forward, Susan Hori, Christine Iger, Nancy Lucast, Dan Weinstein and Julio Ramirez

PROJECT LOCATION: 6610 Palos Verdes Drive South, City of Rancho Palos Verdes, Los Angeles County

PROJECT DESCRIPTION: Construction of a 582 room resort: (400 hotel rooms, 50 three-keyed "casitas", and 32 "villas",) golf practice facility, club house, conference center, 4 restaurants, related commercial uses, public trails; 100 public parking spaces, open space and 784,550 cubic yards of grading on a 102.1 acre site. The proposed project includes Tentative Parcel Map No. 26073; which creates four parcels.

DATE OF COMMISSION ACTION: June 11, 2003

COMMISSIONERS ON PREVAILING SIDE: Commissioners Burke, Desser, Hart, Iseman, Kruer, McClain-Hill, Peters, Potter & Chairman Reilly

SUMMARY OF STAFF RECOMMENDATION:

Staff is recommending that the Commission, after public hearing, adopt the following revised findings in support of the Commission's June 11, 2003 approval. On that date the Commission approved the project as recommended by Commission staff except for three changes: the Commission approved a resort pool facility with public restrooms and snack bar ("lower pool facility") on a graded bench on the bluff face, the Commission allowed recreational turf around the hotel and allowed a historic grove of Canary Island palms to remain adjacent to the bluff, all of which Commission staff had recommended be removed from the project plans. The Commission's approval includes special conditions that assure public access to proposed trails, assure that the golf facility and restaurants are open to the general public, require details of the applicant's proposed plans to restore habitat for the endangered El Segundo blue butterfly and is consistent with the certified LCP. Bluff face grading will be permitted in order to develop trails, install drainage devices and to construct the lower pool facility. However the Commission and the applicant agreed to remove practice golf holes and turf area on the bluff face. The Commission

approved switchbacks on the bluff face to accommodate an ADA compliant public access trail to the lower pool facility and then extending to beach level. The Commission approved the proposed trails through the site, but established specific dimensions for the trails and required that the applicant offer easements over the trails for public access thereto and maintenance thereof and easements over other open space, which allows the accepting public agency to enter the easement area to maintain it. In order to assure slope stability, the approved permit requires efficient irrigation throughout the golf areas and turf areas surrounding the hotel structures, and the use only low water use plants for landscaping over the rest of the site. The applicant proposed to preserve coastal bluff scrub habitat on the westerly bluff face, to enhance habitat on a thirty-foot wide "buffer" strip on the bluff top adjacent to the preservation area, and to plant coastal sage scrub on a 50-foot wide strip adjacent to the buffer, on a strip along Palos Verdes Drive South and on the face of the eastern bluff. The Commission accepted this proposal but required a detailed enhancement/restoration plan and also required that no invasive plants be used anywhere on the site. However, the Commission did allow an exception to allow a historic grove of Canary Island palms, located along the western bluff edge, to remain. As conditioned, the project is consistent with the public access and recreation policies of the Coastal Act and with the policies of the certified Local Coastal Program adopted to improve public access, protect natural habitat, protect public views and encourage visitor-serving facilities. The motion to carry out the staff recommendation is on **Page 3 and 4**.

SUBSTANTIVE FILE DOCUMENTS:

1. Local Coastal Development Permit (CDP) No. 166.
2. City of Rancho Palos Verdes Certified Local Coastal Program.
3. Destination Development Corporation – Geotechnical Consultation, Law/Crandall Project 70131-2-0076.0002.
4. Long Point Resort Hotel City Council Project Resolution No. 2002-71 and 2002-70 dated August 28, 2002.
5. Jurisdictional Delineation for Long Point, City of Rancho Palos Verdes, Los Angeles County, California, Glenn Lukos Associates, May 30, 2001 (Revised January 14, 2003).
6. Modified Project Description (A-5-RPV-02-324), Destination Development Corp., March 25, 2003.
7. City of Rancho Palos Verdes response letter regarding revetment/rock slope, March 24, 2003.
8. Standard Urban Storm Water Mitigation Program (SUSMP), The Keith Companies, May 15, 2003.
9. Master Drainage and Hydrology Report, The Keith Companies, March 24, 2003.
10. Site Grading Plan (Scale: 1"-100') including a Detail of Lower Pool Area and SUSMP Site Plan, The Keith Companies, March 17, 2003.
11. Long Point Marine Resources Report, Coastal Resources Management, March 24, 2003.
12. Geotechnical response to information request from the California Coastal Commission, Matec (formerly Law/Crandall), March 28, 2003.
13. Integrated Pest Management Program, James Connolly Consulting, Ltd., March 28, 2003.
14. Biological Resources Update for the Coastal Bluffs of the Resort Hotel Area Long Point Project Site, A-5-RPV-02-324, Bon Terra Consulting, March 27, 2003.
15. Conceptual Planting Plan and Zone Legend (Sheet LP-1) and Planting Legend and Notes (Sheet LP-2), Burton Associates, March 27, 2003.
16. City of Rancho Palos Verdes Guidelines for Disability Accessibility

17. Exotic Pest Plants of Greatest Ecological Concern in California, The CalEPPC List, October, 1999.
18. Recommended List of Native Plants for Landscaping in the Santa Monica Mountains, California Native Plant Society, February 5, 1996.
19. CNPS Guidelines for Landscaping to Protect Native Vegetation from Genetic Degradation, California Native Plant Society, December 1, 2001.
20. City of Rancho Palos Verdes Natural Communities Conservation Plan (NCCP) Proposal.
21. Long Point Resort Public Benefits Summary, December 24, 2002.
22. Coastal Development Permits A5-RPV-93-005, A5-RPV-91-46 and 5-96-282.
23. Ocean Trails Invasive Plant List, 1997.
24. A Guide to Estimating Irrigation Water Needs of Landscape Plantings in California, WUCOLS III, University of California Cooperative Extension and California Department of Water Resources, <http://www.owue.water.ca.gov/docs/wucols00.pdf>
25. The California Exotic Pest Plant Council List, 1999.

APPEAL PROCEDURES

After certification of Local Coastal Programs, the Coastal Act provides for limited appeals to the Coastal Commission of local government actions on coastal development permit applications. Locally issued coastal development permits may be appealed if the development is located within the appealable areas established in Coastal Act Section 30603. These include areas located between the sea and the first public road paralleling the sea or within three hundred feet of the mean high tide line or inland extent of any beach or top of the seaward face of a coastal bluff, or within 100 feet of wetlands. Developments approved by counties may be appealed if they are not designated "principal permitted use" under the certified LCP. Finally, local government action on applications for developments that constitute major public works or major energy facilities may be appealed, whether approved or denied by a city or a county [Coastal Act Section 30603(a)]. The development approved in Coastal Permit No. 166 is located in an appealable area because it is located within three hundred feet from the inland extent of the beach and between the first public road and the sea. When the Commission found the appeal of the local permit for this development raised a substantial issue, the local coastal permit was nullified, and the Commission now acts on the matter de novo. The standard of review for the de novo permit is the access and recreation policies of the Coastal Act and the policies of the certified Local Coastal Program.

STAFF RECOMMENDATION:

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

MOTION:

"I move that the Commission adopt the revised findings in support of the Commission's action of June 11, 2003 in approving coastal development permit application A-5-RPV-02-324 with conditions."

Staff recommends a **YES** vote on the motion. Passage of this motion will result in the adoption of revised findings as set forth in this staff report. The motion requires a majority vote of the members from the prevailing side present at the June 11, 2003 hearing, with at least three of the

prevailing members ^{of} voting. Only those Commissioners on the prevailing side of the Commission's action are eligible to vote on the revised findings.

RESOLUTION TO ADOPT REVISED FINDINGS:

The Commission hereby adopts the findings set forth below for the Commission's June 11, 2003 action approving coastal development permit application A-5-RPV-02-324 with conditions on the grounds that the findings support the Commission's decision made on June 11, 2003 and accurately reflect the reasons for it.

II. STANDARD CONDITIONS

1. **Notice of Receipt and Acknowledgment.** The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. **Expiration.** If development has not commenced, the permit will expire two years from the date this permit is reported to the Commission. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. **Interpretation.** Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
4. **Assignment.** The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
5. **Terms and Conditions Run with the Land.** These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

III. SPECIAL CONDITIONS

1. DETAILED REVISED/FINAL PLANS

A. **PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT,** the permittee shall submit, for the review and approval of the Executive Director, revised, detailed final plans for all development approved in this permit. The revised plans shall have been approved by the City of Rancho Palos Verdes, and shall conform to the requirements of the special conditions of this permit and indicate the final scale, location and elevation of all development. The plans shall include all development, including grading, staging, signage, structures, open space, parks, drainage facilities, landscaping, trails and trail corridors (including their widths) and roads, and shall be consistent with the following criteria:

- 1) Bluff face protection. No development, with the exception of the following and grading necessary for the approved trails and drainage facilities, shall occur seaward of the Coastal Setback Line established in the certified Local Coastal Program (CSL).
 - (a) Revegetation/habitat enhancement consistent with the requirements of Special Conditions 7 and 8 below;
 - (b) Grading necessary for the ADA accessible public trail to the beach and Shoreline Access Ramp 1. Prior to the issuance of the coastal development permit, the City of Rancho Palos Verdes shall certify that both the "ADA Accessible Trail" and the connecting trail, to the beach level, Shoreline Access Ramp 1, comply with California Disability Accessibility Guidelines and/or the California Department of Parks and Recreation "Proposed Guidelines for Developed Outdoor Recreation Areas, Regulatory Negotiation Committee Report".
 - (c) Construction of a hotel pool, public restroom, public snack bar and a public viewing deck on an existing graded bench area on the eastern bluff face consistent with project plans submitted by the applicant dated July 15, 2002, also known as the "Lower Pool" facility.
 - (d) Construction of public trails and bike ways found in the Long Point Resort New Public Trails Plan shown in Exhibit 3;
 - (e) Installation of storm water conduits and Outfalls "B" and "C" shown on the S.U.S.M.P. Site Plan dated May 15, 2003;
 - (f) Removal of broken storm water drains identified for abandonment in "SUSMP" plan dated May 15, 2003; and
 - (g) Installation of the fence delineating areas where no grading is permitted to take place, consistent with Special Condition 5A below.
- 2) Pursuant to this requirement:
 - (a) The applicant shall eliminate all golf putting greens that are located seaward of the Coastal Setback Line.
 - (b) The applicant shall eliminate all grading for the hotel patio seaward of the Coastal Setback Line.
 - (c) The filter ("Stormfilter Unit 1") for Drainage "C", relocated inland of the Coastal Setback Line, shall be designed and built so as not to be visible from the beach or public trails.
 - (d) Drainage line "B" shown on the face of the bluff shall be installed by drilling so that no pipes are visible from the beach. Outfall "B" shall be relocated west of the proposed location, as needed, in order to insure that the line can be drilled through competent bedrock material.
 - (e) Drainage line "C" shall be installed by trenching to the beach, with vertical shoring used on the side walls to minimize disturbance.
 - (f) Beach level dissipaters and outlets shall be constructed using native stone and/or concrete colored to blend in with adjacent rock.
- 3) Bluff Edge and Coastal Setback Line (CSL). All final grading plans shall delineate the Coastal Setback Line as designated in the certified LCP and the upper edge of the bluff defined consistent with the California Code of Regulations Section 13577(h).

- 4) Grading plans. Final grading plans shall be at a scale no less than 1:1200 (one inch to 100 feet). The grading plan shall include all trails, roads and final pads and shall conform to Condition 1A above.
- 5) View Corridors and Height. The plans shall show the pad elevations, building envelopes and elevations of all structures. In order to protect public automobile and pedestrian views from Palos Verdes Drive South, and pedestrian views from public trails to and along the bluffs and from beaches, the heights and view corridor dimensions shall be consistent with all view corridor and height requirements imposed by the City of Rancho Palos Verdes in its August 28, 2002 action on the Conditional Use Permit No. 215 and Coastal Development Permit No. 166.
- 6) Trails, Parks, and Streets. The plans shall show trails, parks, and streets consistent with specifications in Special Conditions 2A, B and D.

B. The permittee shall undertake development in accordance with the approved final plans. Any proposed changes to the approved final plans shall be reported to the Executive Director. No changes to the approved final plans shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

2. PUBLIC ACCESS AND RECREATION/EASEMENT OFFERS

PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall execute and record document(s) 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 access and passive recreation over (i) the approved public trails and trail corridors and park areas generally described by the applicant in Page 5 of the Public Benefits Summary dated December 24, 2002 and the Site Grading Plan dated March 17, 2003 and (ii) the roads and parking lots described in Section D of this condition. The areas to be offered are listed below in Sections A, B and D of this condition and shown on Exhibits 3 and 4. Passive use, includes but is not limited to, picnicking, viewing, sitting and hiking, but does not include organized sports. The easements shall include the right of the accepting agency to enter the easement areas and repair the trails or park in the event the applicant/owner fails to maintain or repair those facilities as determined by the Executive Director and/or the accepting agency.

The recorded document(s) shall include legal descriptions of both the permittee's entire parcel(s) and the easement areas. The recorded document(s) shall also reflect that development in the offered area is restricted as set forth in the Special Conditions of this permit. The offer shall be recorded free of prior liens and encumbrances that 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. The offer shall be binding on all successors and assignees, and shall be irrevocable for a period of 21 years, such period running from the date of recording.

A. Public Trails:

- (1) Long Point Bluff Top Trail: A 4-foot wide trail in a 10-foot wide corridor, extending from the northwestern corner of the site, adjacent to the Point Vicente Fishing Access, running parallel to the bluff edge and stopping at the southern tip of the ADA Compliant Trail and at the beginning of the existing shoreline access ramp that continues down to the beach.
- (2) Long Point Bluff Top Trail, Vanderlip Link: An ADA compliant, 6-foot wide trail in a 10-foot wide corridor that continues from the top of the ADA Compliant Trail described below in (5), running seaward of the Eastern Casitas, along the top of the bluff and connecting to the off-site Vanderlip Trail.
- (3) Marineland Trail: A mixed bicycle and pedestrian 10-foot wide trail in a 16-foot wide corridor, extending from the northwestern corner of the site, adjacent to the Point Vicente Fishing Access, running east, parallel and adjacent to Palos Verdes Drive South and terminating at the western edge of the resort's main entrance at the northeastern corner of the site.
- (4) Flowerfield trail: A 4-foot wide trail in a 10-foot wide corridor, extending from the northern end of the Resort Entry Trail, running east to the eastern edge of the property and continuing south and terminating on the southeast corner bluff top and connecting to the off-site Vanderlip Trail that continues down coast. This trail also connects to the Long Point Bluff Top Trail.
- (5) ADA-Compliant Coastal Access For Disabled: An ADA compliant 6-foot wide trail in a 100-foot corridor (area on bluff face identified for grading proposed switchbacks), extends from the resort public parking area, runs seaward, adjacent to the lower pool facility and terminates at the eastern shoreline access ramp, Shoreline Access Ramp 1.
- (6) Resort Entry Trail: A mixed bicycle and pedestrian 10-foot wide trail in a 16-foot wide corridor, extending from Palos Verdes Drive South, running seaward along the western edge of the resort entry road, terminating at the hotel.
- (7) Shoreline Access Ramp 1: An ADA compliant, 4-foot wide ADA access way in a 10-foot wide corridor located at the southern tip of the ADA accessible trail described in (5) above and connecting the ADA accessible trail to the beach level at the southeastern corner of the project site.
- (8) Shoreline Access Ramp 2: A two-foot wide access way in a 10-foot wide corridor that provides shoreline access, connecting the Long Point Bluff-Top Trail to the beach at the southern tip of the property.

B. Parks:

- (1) Public Bluff Top Park: 2.2 Acre Park at the bluff edge adjacent to the Point Vicente Fishing Access in the northwestern portion of the site.
- (2) Beach: All areas owned by the applicant located between the beach level property line (mean high tide) and a line drawn approximately at the toe of the bluff.

C. The easement for public access and passive recreation required to be offered pursuant to this Special Condition over the areas listed in sections 2A and 2B shall be subject to the limitation that it not provide for such access or recreation in those areas during the period between one hour after sundown each day and one after before dawn the next day.

D. Public streets and parking areas.

- (1) The revised plans required by Special Condition 1 shall delineate all streets and parking areas of the project, including but not limited to, the following:
 - (a) The 50-car parking lot adjacent to the Point Vicente fishing access.
 - (b) The eastern parking lot in its entirety.
- (2) Streets, Roads and Public Parking Areas shall be provided as described on Tentative Parcel Map 26073, dated May, 2002, and Long Point Parking Study Plan dated July 11, 2002 and shall be for public street purposes including, but not limited to, pedestrian, bicycle and vehicular access.

E. Parking shall be provided as described in the applicant's Parking Study Plan dated July 11, 2002 and the applicant's submittal dated March 25, 2003. All streets and roads shall be open for use by the general public 24 hours per day.

F. Final design and Construction. The applicant shall construct the trails and park consistent with the specifications of this permit and of the City of Rancho Palos Verdes. If the requirements of the City conflict with the requirements of this permit, the conditions of this permit shall prevail.

- (1) Consultation during design of the ADA accessible trail and Shoreline Access Ramp 1. Prior to providing final designs of the ADA accessible trails, the applicant shall consult with the California Department of Parks and Recreation and local mobility and disabled rights advocate groups to assure that the trail will be usable by members of such groups. If there is any disagreement between the permittee and the City of Rancho Palos Verdes concerning the appropriate design of the trail, the Executive Director shall resolve the dispute consistent with the need for public safety, the protection of resources, the provision of maximum access and the feasibility of any alternative.
- (2) Before occupancy of the hotel or restaurant and before opening the three-hole golf facility and driving range for play, the Executive Director shall certify in writing that the trails and park are complete, open and have been accepted by the City of Rancho Palos Verdes or other public or private nonprofit agency that is able to operate the trails consistent with this permit.
- (3) Fencing plan. Prior to issuance of a coastal development permit, the applicant shall prepare a fencing plan consistent with the public access policies of this permit for the review and approval of the Executive Director. With the exception of pool fences, fences shall be open appearing and no more than 42 inches high. Fencing shall be constructed of materials that allow views through them (such as glass panels or wrought iron). Use of fencing shall be minimized and shall be employed only for public safety and to protect habitat areas from disturbance.

G. Development Restrictions:

- (1) Public Trails and Bikeways
 - (a) The permittee shall not interfere with the public's right of access over the public trails or bikeways identified in Special Condition 2A, above, during their hours of operation (from one hour before dawn to one hour after sundown). The permittee may close the bluff edge and bluff face trails

and prohibit access to those areas from one hour after sundown to one hour before dawn.

- (b) No development, as defined in Section 30106 of the Coastal Act, shall occur within the access corridors identified above in Section A of this condition and as described and depicted in an exhibit attached to the Notice of Intent to Issue Permit (NOI) that the Executive Director issues for this permit except for the following development: grading and construction necessary to construct and maintain the trails, bikeways and other development approved by this permit, maintenance of development authorized by this permit that the Executive Director determines does not include significant grading or landform alteration; maintenance of public access and recreation facilities and appurtenances (e.g. signs, interpretive facilities, benches, safety fencing), planting and removal of vegetation consistent with the special conditions of this permit, underground utilities, drainage devices, and erosion control and repair provided that development that diminishes public access through any identified corridor shall be prohibited. This restriction shall apply to the following areas: The lands for public trails and bikeways, as depicted on final plans approved by the Executive Director but generally depicted on Long Point Resort, Public Benefits Summary, dated December 24, 2002 and Long Point Site Grading Plan, dated March 17, 2003.

(2) Public Park Areas

- (a) The permittee shall not interfere with the public's right of access over the park areas identified in Special Condition 2B, above, during their hours of operation (from one hour before dawn to one hour after sundown).
- (b) No development, as defined in Section 30106 of the Coastal Act, shall occur within the public park areas identified in Section B and as described and depicted in an exhibit attached to the Notice of Intent to Issue Permit (NOI) that the Executive Director issues for this permit except for the following development: grading and construction necessary to construct the trails, public access and recreation facilities and appurtenances (e.g. signs, interpretive facilities, view points, benches, picnic tables, shade structures, safety fencing), vegetation planting and removal, underground utilities, drainage devices, and erosion control and repair provided that development that diminishes public access through any identified corridor shall be prohibited. This restriction shall apply to the following areas: The lands for public park areas, as depicted on final plans approved by the Executive Director but generally depicted on Long Point Resort, Public Benefits Summary, dated December 24, 2002 and Long Point Site Grading Plan, dated March 17, 2003.

(3) Public streets and parking areas

- (a) Long term or permanent physical obstruction of streets, roads and public parking areas in Tentative Parcel Map 26073, dated May 2002 and Parking Study Plan dated July 11, 2002 shall be prohibited. Public entry controls (e.g. gates, gate/guard houses, guards, signage, etc.) and restrictions on use by the general public (e.g. preferential parking districts, guests-only parking periods/permits, etc.) associated with any streets or public parking areas shall be prohibited.

(4) **PRIOR TO ISSUANCE BY THE EXECUTIVE DIRECTOR OF THE NOTICE OF INTENT TO ISSUE A COASTAL DEVELOPMENT PERMIT FOR THIS PERMIT (NOI)**, the applicant shall submit for the review and approval of the Executive Director, and upon such approval, for attachment as an exhibit to the NOI, formal legal descriptions of the portions of the subject property affected by this Section G of this condition, as generally described above and shown on Exhibits 3 and 4 attached to the findings in support of approval of this permit.

H. The permittee shall undertake development in accordance with the approved final plans in Special Condition 2F(3). Any proposed changes to the approved final plans shall be reported to the Executive Director. No changes to the approved final plans shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

3. **HABITAT ENHANCEMENT AND PROTECTION/EASEMENT OFFERS**

A. **PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicant shall execute and record document(s) 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 habitat restoration/enhancement and protection areas including: all areas listed below in Section A and as identified on the Long Point Resort Landscape Improvements Plan dated March 26 and 27, 2003 as depicted in Exhibits 6 and 7. The easement shall include the right of the accepting agency to enter the easement area and repair the habitat area if the permittee fails to maintain the restoration/enhancement and protection areas as required in Special Condition 7.

The recorded document(s) shall include legal descriptions of both the permittee's entire parcel(s) and the easement areas. The recorded document(s) shall also reflect that development in the offered area is restricted as set forth in the Special Conditions of this permit. The offer shall be recorded free of prior liens and encumbrances that 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. The offer shall be binding on all successors and assignees, and shall be irrevocable for a period of 21 years, such period running from the date of recording.

- (1) Habitat Restoration/Enhancement and Protection Areas: All areas seaward of the Coastal Setback Line (CSL), except for the subterranean areas identified for Drainages "B" and "C", and the areas identified for the lower pool facility, the "Lookout Bar" in its present configuration and the ADA compliant access trail.
- (2) Zone A, preserved naturalized vegetation zone (on the bluff face).
- (3) Zone B, the Coastal Bluff Scrub and Coastal Sage Scrub Zone: An approximately 80-foot wide restoration/buffer area, extending along the bluff top from the Long Point (just north of the "Lookout Bar") to the Point Vicente fishing access, also described as "buffer" and "enhancement" areas.

- (4) Zone C, the Enhanced Native Planting Zone: a strip of coastal sage scrub and “accent trees” adjacent to Palos Verdes Drive South from the Point Vicente fishing access parking lot to the entry road.
- (5) Zone D, the area surrounding the ADA compliant trail.

B. Development Restrictions:

- (1) Irrespective of whether the easement is accepted, the permittee and its successors shall maintain the areas described above in Special Condition 3A as habitat.
- (2) All planting within habitat areas shall conform to the requirements of Special Condition 7 addressing the preservation and/or planting of habitat and restoration areas, except that the applicant may retain the landmark grove of Canary Island palm trees located adjacent to the western bluff face.
- (3) No development, as defined in Section 30106 of the Coastal Act shall occur in habitat protection areas as described and depicted in an exhibit attached to the Notice of Intent to Issue Permit (NOI) that the Executive Director issues for this permit except for habitat restoration, fencing and informational signs, approved drainage devices, designated trails and the viewing areas all as approved in this permit and identified in Exhibits 3 and 4.
- (4) **PRIOR TO ISSUANCE BY THE EXECUTIVE DIRECTOR OF THE NOTICE OF INTENT TO ISSUE A COASTAL DEVELOPMENT PERMIT FOR THIS PERMIT (NOI)**, the applicant shall submit for the review and approval of the Executive Director, and upon such approval, for attachment as an Exhibit to the NOI, formal legal descriptions of the portions of the subject property affected by this condition in Section B, as generally described above and shown on Exhibits 6 and 7 attached to the findings in support of approval of this permit.

4. **PARKING MANAGEMENT PLAN**

A. **PRIOR TO THE ISSUANCE OF COASTAL DEVELOPMENT PERMIT**, the applicant shall submit a parking management plan for the review and approval of the Executive Director that ensures the provision of no fewer than 1075 parking spaces on the property subject to this permit as a whole. These parking spaces include no fewer than fifty (50) public parking spaces within the eastern parking area adjacent to the trail head of the ADA compliant trail described in Special Condition 2A(5) and The 50 public spaces in the lot adjacent to the Point Vicente fishing access. Spaces on the on-site eastern parking lot shall be available from one hour before dawn until one hour after dusk. The plan shall include:

- (1) Signage on site identifying public parking and hours available in the public parking areas;
- (2) A written policy indicating that valets shall not park cars in these areas;

- (3) Signs shall indicate that if public spaces are occupied the public is welcome to park in any unoccupied space within the eastern 128-car parking easement area.
- (4) All contracts with conferences and weddings and other special events shall require that these programs direct attendees to areas outside of the public parking area.
- (5) Contracts shall provide that weddings, conferences and other events that increase parking demand over the number of spaces provided on site shall provide off-site valet parking or other methods to preserve no less than 50 parking spaces in the eastern parking lot for beach and trail visitors.

B. The permittee will undertake development and continue to operate in accordance with the approved final plans. Any proposed changes to the approved final plans shall be reported to the Executive Director. No changes to the approved final plans shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

5. **MANAGEMENT /MAINTENANCE OF FACILITIES**

A. Construction Requirements:

- (1) Except as specified in Special Condition 1, before the commencement of demolition, construction or grading; a visible hazard fence shall be placed delineating the areas of approved grading, which shall be no less than 20 feet inland of the habitat restoration/enhancement and protection areas and no less than 30 feet inland of the edge of the bluff where there are no habitat restoration/enhancement and protection areas (Exhibits 6 and 7).
- (2) Said fence may be temporarily moved or adjusted to accommodate construction of approved trails or drainage devices, but heavy equipment storage or stockpiling shall not occur in the areas listed above, in Section A(1).
- (3) The applicant shall also place fencing to delineate all areas outside of the area identified for grading for the ADA accessible trail.
- (4) The Executive Director shall confirm in writing that the fencing is consistent with the condition. If the proposed fence is inconsistent with the adopted conditions of the permit, the permittee shall change the design to comply with the conditions, or if the inconsistency is due to a situation not anticipated in the Commission's action, submit an application to amend the permit.
- (5) No sediment shall be permitted to discharge onto the beach or intertidal area.

B. The permittee shall be responsible for maintaining the park, trails and habitat areas required in this permit and shall reimburse the accepting agency for costs incurred when/if the accepting agency takes over the maintenance of the public trails, park and/or habitat restoration/enhancement and protection areas. Prior to issuance of or transfer of this permit the permittees shall acknowledge in writing:

- (1) Nothing in this permit shall prevent the owner of land that is covered by this permit and is for sale, as a condition of sale, from requiring each buyer to contribute its fair and reasonable share of the costs of the maintenance of the area to the hotel operator to collect funds and carry out maintenance of the areas pursuant to Special Condition 5F below and to manage and maintain the

area and drainage system in accordance with the terms and conditions of this coastal development permit. Nothing in this restriction condition imposes the obligation on the owner of an individually owned unit (a "casita" or "villa") to personally work on the streets, park or habitat areas.

- (2) The applicant and individual owners or lessees shall not install or maintain any invasive plant that is not indigenous to the Palos Verdes peninsula anywhere on the property as required in Special Conditions 7 and 8 of this permit and as shown on the 1997 Ocean Trails Invasive Plant List.

C. The permittee and its successors shall ensure that the entire storm water system, including but not limited to pipes, outfalls, stormfilters, trash traps, drainage systems, oil/water separators, Best Management Practices and other programs and devices required to protect habitat in ocean waters and tide pools are maintained, in good and working condition. This obligation includes obligations for regular and ongoing maintenance and cleaning and for replacement of damaged or aging elements of the system. The accepting agency (City of Rancho Palos Verdes) shall maintain all public trails, park, public parking and habitat restoration/enhancement and protection areas as required by this permit when/if the permittee fails to do so.

D. Public and commercial recreation facilities. The resort, including the restaurants, health spa, banquet facilities, clubhouse and golf practice facility will remain as commercial visitor-serving facilities open to the general public, and any proposed change in the level of public use will require an amendment to this permit. The trails and public parking areas as identified in Special Condition 2 shall remain open to the general public with no fee for use. The public shall receive equal priority with hotel guests for use of all public facilities.

- (1) The permittee is required to maintain no fewer than 100 public parking spaces, consisting of 50 parking spaces adjacent to the Point Vicente Fishing Access and no fewer than 50 parking spaces located in reasonable proximity to the ADA accessible trail for public use of trails, parks and the beach.
 - (a) No fee shall be charged for the public's use of this parking. If hotel and restaurant visitors occupy the fifty (50) "public spaces" within the eastern 128-car parking easement area, other spaces within the eastern 128-car parking easement area shall be identified as public parking available to the public by clear and directional signage.
 - (b) No more than three special events that result in closure of this parking shall occur during any calendar year. Permitted special events shall be available to the general public, but they may charge a fee. No more than one of these events shall occur between the week before Memorial Day and the week after Labor Day. Operators of the event shall provide alternate parking for beach users and shall not interfere with the public's access to the public park, trails along the bluff and from the bluff top to the beach.
- (2) The permittee shall notify all tenants and all future buyers that the ADA compliant trail and other trails and access points will be used by the public to access fishing, surfing, diving and kayak areas, and such activities are frequently undertaken at early hours of the morning.

- (3) **CASITA BUILDINGS ADJACENT TO TOP OF SHORELINE ACCESS ADA COMPLIANT TRAIL.** The permittee shall install soundproofing such as thermal insulation and double-paned glass on these buildings.
- (4) **CLUBS PROHIBITED.** No club or other arrangement that will restrict use of the golf course by the general public shall be permitted.
- (5) **OPERATIONS.** The permittee and its successors in interest shall open these facilities as identified in the Long Point Resort Public Benefits Summary, dated December 24, 2002, to the public from one hour prior to dawn to one hour following dusk. No fee or validation shall be required for use of these facilities.
- (6) **PUBLIC USE.** The restaurants, overnight facilities, health spa, Lookout Bar, banquet facility and golf practice facility shall be open to the general public.
- (7) **SIGNS.** The designated public parking lots, restrooms and public access trails 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 trail entrances and the resort entrance.
- (8) **CASITA AND VILLA OCCUPANCY RESTRICTION.** The Executive Director shall accept no amendment authorizing the sale of independent units ("casitas" and "villas") unless it is proposed that they are to be operated by the hotel as limited occupancy resort condominiums pursuant to a restriction whereby owners shall not occupy their units for more than 29 consecutive days and no more than 60 days per year for the Casita owner and no more than 90 days per year for the villa owner. When not occupied by an owner, each unit will be part of the hotel leasing pool. All units shall be available for rental to the general public when not occupied by the unit owner. No portion of the project may be converted to time-share, full-time occupancy condominium, apartment, or other type of project that differs from the approved limited occupancy project without an approved amendment to this coastal development permit.

E. Other agreements. 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 facility, 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 for review and approval with evidence of such consistency prior to their execution.

F. PRIOR TO ISSUANCE OF COASTAL DEVELOPMENT PERMIT A-5-RPV-02-324, the applicant shall submit a written agreement, subject to the review and approval of the Executive Director, that requires the owner of the property to have the hotel operator physically maintain and keep in good repair all public trails, habitat, recreation facilities and drainage systems. The agreement shall apply to all parcels created by Tentative Parcel Map No. 26073 and to any parcels created by any subsequent division of the land covered

by the map including subdivision for condominium purposes. The agreement shall acknowledge all the responsibilities and limitations of this permit.

G. The permittee shall undertake all development and construct and operate all facilities on the property consistent with these restrictions.

6. TRAIL REPLACEMENT

A. By acceptance of this permit, Coastal Development Permit A-5-RPV-02-324, the applicant acknowledges and agrees that if any of the bluff top trails (Long Point Bluff Top Trail, the ADA-Compliant Coastal Access Trail and the trail link between Long Point Bluff Top Trail and the Vanderlip Trail, an offsite trail) fails, and cannot be reasonably repaired within two weeks of damage, the applicant shall submit a report to the Executive Director for a determination of whether a permit amendment is necessary within two weeks of the event. If the Executive Director determines that an amendment is needed, the applicant agrees to submit an amendment application within two (2) months of the date the Executive Director notifies the applicant in writing that a permit amendment is necessary, and complete all replacement trails within one (1) year of time amendment is approved unless the Executive Director grants an extension for good cause. Said replacement trail(s) will be proposed in a safe area between the bluff edge and the structures. In such relocation the applicant shall take all reasonable measures to assure the public safety from golf balls. No cage or "slinky" shall be permitted in lieu of golf facility redesign. The design for such trails shall be accompanied by redesign and relocation, as necessary, of other improvements on the property, including the golf practice facility. The trail redesign or relocation shall provide the same quality of trail and level of access and shall provide access to and from the same areas as the original trail.

7. RESTORATION AND ENHANCEMENT OF HABITAT AREAS

PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit a restoration and enhancement final plan for protection, enhancement and restoration of habitat areas described in Special Condition 7B. The plan shall be prepared by a licensed landscape architect or restoration specialist in consultation with the project biological consultant for the review and approval of the Executive Director. Prior to submittal of the plan to the Executive Director, the project geotechnical engineering and geologic consultants, the City of Rancho Palos Verdes geotechnical consultant, the Los Angeles County Fire Department and the Resources Agencies shall review the plans to ensure that the plans are in conformance with the project geologist and geotechnical engineer, the City and County consultants and public agencies' recommendations assuring public safety, the protection of endangered species and the protection of the near shore environment. The applicant shall provide, as part of the habitat and restoration plan, a plan and an agreement, for the review and approval of the Executive Director, for collecting seeds and cuttings from locally native plants found on this and adjacent properties. Seed collection shall be consistent with the approved plan. The habitat restoration/enhancement final plan shall conform with the following requirements:

A. Preparation/format of plan: The plan shall include, at a minimum, the following components:

- (1) A summary and map, based on the Final Environmental Impact Report (EIR) for the Long Point Resort Project, dated July 31, 2001 and the Addendum to

- the Certified EIR dated August 21, 2002 showing which species of native plants are found on the site and the topography of the developed site.
- (2) A survey of intact nearby bluff face and bluff top habitats, showing in each instance the degree of coverage, the species mix and the type of soil, the degree of sun exposure and the sources of moisture available for each habitat.
 - (3) A list of goals for each of the habitat, enhancement and restoration areas listed in Special Condition No. 3, including but not limited to the needs of the El Segundo blue butterfly, migrating needs of coastal sage scrub species such as the coastal California gnatcatcher, and fire protection. Such goals shall be established in part by the performance of test plots.
 - (4) A list of goals for timing and coverage. Timing and coverage shall be based on the expected growth rate of the plants the applicant proposes to use and the typical coverage of nearby sites in the bluff top and bluff face plant communities similar to the area addressed by the proposed plan.
 - (5) Plans and measures to slow surface erosion appropriate to the expected growth rate of the plants. Alternative erosion control measures shall be identified and maintained until coverage is adequate to prevent surface erosion.
 - (6) A map and separate list consistent with subsection B below, showing the species, size, and number of all plant materials proposed to be installed including the common and scientific name of the plant and whether or not the plant is native to the Palos Verdes Peninsula plant community, whether the plant appears on any of the lists of invasive plants shown in Special Condition 7C(5)(c) including the 1997 Ocean Trails Invasive Plant list, the area devoted to the plant and the type of installation proposed. The map shall show all other features such as proposed trails and hardscape.
 - (7) A map showing proposed temporary irrigation. Temporary, above ground (e.g., "monitored drip") irrigation to allow the establishment of the plantings is allowed, but no permanent irrigation is permitted in habitat areas.
 - (8) A schedule for installation of plants;
 - (9) A plan for site preparation indicating (1) method of cultivation, (2) soil preservation and (3) any herbicides proposed to be used and methods of application; and
 - (10) A maintenance plan.

B. (Unless otherwise specified, the areas below are those identified on the Long Point Resort Landscape Improvement Plans dated March 26 and 27, 2003). Plans for the following areas shall conform with the following criteria:

- (1) All areas seaward of the edge of the bluff including but not limited to Zone A Preserved Naturalized Vegetation Zone (6.7 acres of habitat on the bluff face). The applicant shall identify and if feasible remove aggressive invasive plants listed by the California Exotic Pest Plant Council. In areas disturbed by excavation, the applicant shall replant with plants of the coastal bluff scrub community.
- (2) Zone B, the Coastal Bluff Scrub and Coastal Sage Scrub Zone: An 80-foot wide "buffer" and "enhancement" area extending from the edge of the bluff inland and from the northwestern corner of the site, adjacent to the Point Vicente Fishing Access parking lot consisting of 1.05 acre of natural habitat

- consisting of coastal bluff scrub, and a landmark grove of Canary Island palms of approximately .15 acre. The applicant shall not disturb native vegetation. Except for the existing group of Canary Island palms located along the western bluff top and adjacent to the Long Point Bluff Top Trail, the applicant shall remove those invasive plants listed on the Ocean Trails list of invasive plants (1997) and on the California Exotic Pest Plant Council list of invasive plants. Plantings shall consist of coastal sage scrub plant species native to Rancho Palos Verdes and suitable to El Segundo blue butterfly. The first 30-foot wide "buffer" area of Zone B, adjacent to the bluff edge shall be fenced to discourage human encroachments. The applicant shall use *Eriogonum parvifolium* and shall not use *Eriogonum fasciculatum*. No "accent trees" are permitted in this area with the exception of the existing landmark grove of Canary Island palms. The applicant shall use only local seeds and cuttings.
- (3) Drainage Line "C": All surface area disturbed by the installation of Drainage Line "C" shall be revegetated with locally collected seed and cuttings of coastal bluff scrub species native to Rancho Palos Verdes. No *Eriogonum fasciculatum* shall be used.
 - (4) Existing drainage channel in southeastern corner of site: Invasive plants as identified on the "Ocean Trails list" shall be removed within 30 feet of the drainage. The applicant shall install riparian species native to Rancho Palos Verdes obtained, as feasible, from local cuttings.
 - (5) Eastern Bluff Area: that part of the Eastern Bluff Area formerly identified as "Naturalized Coastal Grass Planting Zone with Native Accents" (also known as "Zone D") and the portions of "Zone H" or "turf zone" located seaward of the coastal setback line on the Long Point Resort Landscape Plan dated March 26 and 27, 2003, shall be restored with coastal bluff scrub (CBS) including *Eriogonum cinereum*; a 1.5 acre area of adjacent bluff face slopes also within the Eastern Bluff Area shall be restored with coastal sage scrub species native to Rancho Palos Verdes and suitable to El Segundo blue butterfly, from local seed and cuttings. No trees, no turf and no *Eriogonum fasciculatum* shall be employed.
 - (6) Zone C Roadside Enhanced Native Planting Zone. Applicant shall install plants adjacent to Palos Verdes Drive South that provide food and cover for wildlife, including gnatcatchers, migration between the nearby offsite habitat areas to the northeast and northwest under consideration for inclusion in the City's Natural Communities Conservation Plan (NCCP) Program as depicted in Exhibit 24. Species outside of expected shade canopies shall be predominantly coastal sage scrub plants. Tree canopies shall be limited to ten percent of the area. All plant materials shall be native to the Palos Verdes peninsula.

C. General Provisions for the Project Site

- (1) Planting will maintain views from Palos Verdes Drive South and to and along the bluffs and shall be consistent with the preservation of public views through the view corridors identified in the certified LCP for the project site.
- (2) Time limits for installation and completion of re-vegetation and enhancement of the bluff face, bluff ADA Compliant Trail and coastal bluff scrub and coastal sage scrub enhancement areas (includes Zones A, B, C and areas expected to be disturbed by grading.): The applicant shall provide a timetable

consistent with the following: consistent with the experience of other projects in the area; for review and approval of the Executive Director; the surveys conducted as a result of the requirements of subsection A above; and with the results of test plots in the identified areas.

- (a) The applicant may begin securing seeds and cuttings of native CBS materials found on the site and on the Palos Verdes peninsula within ten days of the Commission's action on this permit.
 - (b) Before the first rainy season following the issuance of the permit, the applicant shall remove invasives in the habitat restoration/enhancement and protection areas (Zones A, B, C and areas expected to be disturbed by grading).
 - (c) With the exception of areas identified for grading the ADA Compliant Trail and for disturbance for drainage lines, the applicant shall install the plants in the coastal bluff scrub enhancement areas Zones A, B and C within ten days after the second rain in the first rainy season after issuance of the coastal development permit. Installation shall continue until the end of the rainy season.
 - (d) In the case of areas approved for grading, the Drainage line "B" and Zone D, the area disturbed by grading for the ADA compliant trail on the bluff face and in a 1.5 acre area of bluff face adjacent to the trail and its supporting slopes, the applicant shall reserve topsoil and shall install plants at the beginning of the first rainy season after grading is complete. The applicant shall remove invasives and install plants of the coastal bluff scrub and coastal sage scrub communities before grading and install plants after the second rain in the first winter after the completion of grading of the bluff face access facilities.
- (3) All required plantings shall be maintained in good growing condition throughout the life of the project, and whenever necessary, shall be replaced with new plant materials to ensure continued compliance with the habitat enhancement restoration plan. Invasive plants identified above shall be removed.
- (4) Pursuant to this requirement, all landscape personnel shall be provided training, and understandable manuals concerning the plant materials on the site and the requirements of this condition.
- (5) Except for the existing landmark grove of Canary Island palms located along the western bluff top and adjacent to the Long Point Bluff Top Trail, the permittee shall not install or allow to persist plants that are incompatible with habitat restoration and protection of native butterflies that have been identified anywhere on the property. These incompatible plants include:
- (a) *Eriogonum fasciculatum* (California buckwheat)
 - (b) *Eucalyptus spp.*
 - (c) Invasive plants. Such plants are those identified on the "Ocean Trails Invasive Plant List" a list prepared for a project in Rancho Palos Verdes in consultation with the resources agencies, in the California Native Plant Society publication "California Native Plant Society, Los Angeles -- Santa Monica Mountains Chapter handbook entitled Recommended List of Native Plants for Landscaping in the Santa Monica Mountains, February 5, 1996, and/or those species listed by the California Exotic Plant Pest Council (UC Davis) on any of their watch lists as published in 1999 and as updated periodically (See exhibit 25).

- (6) The applicant shall use no insecticides. Any herbicides proposed for use and the methods of application shall be identified in initial plans. The Executive Director shall reject any chemicals that may adversely impact off shore habitat or that are persistent or that are listed as inconsistent with habitat or water quality in Special Conditions 7, 9 and 20 below.

D. Monitoring. The applicant will actively monitor the site for three years after permit issuance, remove non-natives in habitat areas identified in Special Condition 7B and reinstall plants that have failed.

- (1) The applicant will inspect the site no less than every 30 days during the first rainy season (November-March), and no less than every 60 days during the first year, every three months thereafter or on a maintenance schedule provided as part of the habitat enhancement/ restoration plan, whichever is more frequent. A written record of such inspection shall be prepared.
- (2) If shown to be necessary by the inspections, the applicant shall remove invasive plants and replace plants that fail to establish.
- (3) On two occasions, three years and again five years from the date of the implementation of the restoration plan, the applicants shall submit for the review and approval of the Executive Director, a habitat area monitoring report, prepared by a licensed Landscape Architect that certifies the on-site habitat restoration is in conformance with the restoration plan approved pursuant to this Special Condition. The monitoring report shall include photographic documentation of plant species and plant coverage.
- (4) If the restoration/enhancement monitoring report indicates the habitat restoration/enhancement and protection areas are not in conformance with or has failed to meet the performance standards specified in the restoration and enhancement plan approved pursuant to this permit, the applicant, or successors in interest, shall submit a revised or supplemental restoration plan for the review and approval of the Executive Director. The revised restoration plan must be prepared by a licensed Landscape Architect and shall specify measures to remediate those portions of the original plan that have failed or are not in conformance with the original approved plan.

E. The permittee shall undertake development in accordance with the approved habitat restoration and enhancement final plan. Any proposed changes to the approved final plan shall be reported to the Executive Director. No changes to the approved final plan shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

8. **LANDSCAPE PLAN FOR GOLF COURSE AND TRANSITIONAL AND ORNAMENTAL PLANTING ZONES**

PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit a final landscape plan prepared by a licensed landscape architect in consultation with the project biological consultant for the review and approval of the Executive Director.

The plan shall apply to the areas identified as Zones D, E, F, G and H on the landscape plan. Prior to submittal of the plan to the Executive Director, the project geotechnical engineering and geologic consultants, the City of Rancho Palos Verdes geotechnical consultant, the Los Angeles County Fire Department and the Resources Agencies shall review the plans to ensure that the plans are in conformance with the project geologist and geotechnical engineer, the City and County consultants and public agencies' recommendations assuring public safety, the protection of endangered species and the protection of the near shore environment. The landscape plan shall conform with the following requirements:

A. Preparation/format of plan: The plan shall include, at a minimum, the following components:

- (1) A map and separate list showing the species, size, number of all plant materials proposed to be installed including the common and scientific name of the plant and whether or not the plant is native to the Palos Verdes Peninsula, the area devoted to the plant and the type of installation proposed. The plan shall show other landscape features such as proposed trails and hardscape.
- (2) A map showing proposed permanent irrigation for approved golf areas and for approved turf areas located around the hotel structures (portions of "Zone H" landward of the coastal setback line and temporary irrigation.
- (3) A list of goals for timing and coverage and of measures to slow surface erosion. Timing and coverage shall be based on the expected growth rate of the plants the applicant proposes to use and the typical coverage of the plants that are proposed. Alternative erosion control measures shall be identified and maintained until coverage is adequate to prevent surface erosion.

B. Plans shall conform with the following criteria:

- (1) Hotel/Resort Area Zones E, F, G, H and Zone D areas that are not located on the eastern bluff area as defined by the Coastal Setback Line and as described in Special Condition No. 7B(5) (excluding golf and turf areas located inland of the coastal setback line and located outside all habitat areas): All plantings shall consist of Palos Verdes natives and/or low and very low water use plants as defined by the University of California Cooperative Extension and the California Department of Water Resources in their joint publication: "*Guide to Estimating Irrigation Water needs of Landscape Plantings in California*" for Region 3. Conventional lawn areas shall be prohibited.
- (2) Golf and Turf areas or those portions of "Zone H" that are located inland of the coastal setback line (not on the eastern bluff and outside of the habitat areas). The applicant shall provide evidence that proposed grass species is not invasive. No turf or golf holes shall be installed anywhere on the eastern bluff.
- (3) Ponds. Applicant shall install no less than 9 feet by 24 feet (area of lost habitat at the northwestern cement v-ditch identified in the Jurisdictional Delineation for Long Point, dated May 30, 2001 (Revised January 14, 2003) of mule fat and riparian species adjacent to pond areas.

C. General Provisions for the Project Site

- (1) Planting will maintain views from Palos Verdes Drive South and to and along the bluffs and shall be consistent with the preservation of public views through the view corridors identified in the certified LCP for the project site.
- (2) With the exception of the golf facility and turf areas surrounding the hotel structures, the applicant shall install no permanent irrigation system on the project site. Temporary, above ground (e.g., "monitor drip") irrigation to allow the establishment of the plantings is allowed.
- (3) The applicant shall install efficient computerized irrigation systems in the golf and hotel turf areas. A professional golf course irrigation designer licensed in the State of California shall design the irrigation system. The irrigation system shall include, but not be limited to, the following components:
 - (a) The irrigation design will use current technology that maximizes control and efficiency of irrigation water.
 - (b) The irrigation design will use data collected from on-site and local weather stations to determine evapotranspiration and irrigation requirements for turfgrass species used at the site.
 - (c) The sprinkler spacing, nozzle type and design will be such that maximum efficiency is achieved.
 - (d) A golf and turf approved area irrigation computer program will assist the superintendent in irrigation scheduling, pump efficiency, and record keeping.
- (4) The permittee shall not install or allow to persist plants that are incompatible with restoration and protection of native butterflies that have been identified anywhere on the property. These include:
 - (a) *Eriogonum fasciculatum* (California buckwheat)
 - (b) *Eucalyptus spp.*
 - (c) Invasive plants as defined in Special Condition 7 above.

9. INTEGRATED PEST MANAGEMENT PLAN

A. **PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicant shall submit, for review and approval of the Executive Director, a final revised Integrated Pest Management Plan (IPM Plan). The final plan shall demonstrate substantial conformance with the Proposed Long Point Destination Resort Integrated Pest Management Plan, dated March 28, 2003, prepared by James Connolly Consulting, Ltd, (Proposed IPM Plan). Where the "Proposed IPM Plan" is inconsistent with the specific requirements of this condition, this condition shall prevail. The plan shall also be in substantial conformance with the following requirements:

The IPM Plan shall favor non-chemical strategies over chemical strategies for managing pests on site. Chemical strategies shall only be employed after all other strategies have been used and proven ineffective. This shall be demonstrated by providing written notice to the Executive Director of the non-chemical strategies that were used, the reasons for their ineffectiveness, and the chemical strategies that are being considered. If the IPM is inconsistent with the conditions of this permit, the permit conditions shall prevail.

- (1) This IPM Plan shall be designed and implemented for all of the proposed landscaping/planting on the project site and shall include an analysis of the benefits of the selected landscaping materials on the native wildlife species that may use this vegetation. Any more restrictive provisions that apply specifically

to the habitat restoration/enhancement and protection areas pursuant to Special Condition No. 7, above, apply either in addition to the provisions of this IPM plan or, in the event of a conflict, in place of any such conflicting provisions of this IPM Plan. The measures that the applicant shall employ include but are not limited to the following:

- (a) Introduction of native natural predators. Native, non-invasive bacteria, viruses and insect parasites shall be considered and employed as a pest management measure, where feasible.
 - (b) Weeding, hoeing and trapping manually.
 - (c) Use of non-toxic, biodegradable, alternative pest control products.
 - (d) No insecticides may be employed anywhere at the site in order to protect the El Segundo Blue butterfly, a federally endangered native species of California, that has been found at the site.
 - (e) In the golf area only, when pesticides and/or herbicides are deemed necessary in conjunction with the IPM program, the following shall apply:
 - (i) All state and local pesticide handling, storage, and application guidelines, such as those regarding timing, amounts, method of application, storage and proper disposal, shall be strictly adhered to.
 - (ii) Pesticides consisting of or containing chemicals listed on the California Clean Water Act Section 303(d) List of Water Quality Limited Segments (California 303(d) List) as causing an exceedance of water quality standards in the receiving waters for this site shall not be employed. The 1998 California 303(d) list includes DDT under "Long Point Beach", indicating that DDT is causing impairment of the waters of Long Point Beach adjacent to the development. "Santa Monica Bay Offshore and Nearshore" (which includes the waters adjacent to the development) is listed for DDT and chlordane. The 2002 California 303(d) list, which is pending approval by the US Environmental Protection Agency, makes no changes to these listings. In addition, none of the following chemicals (known as the Group A Pesticides or Chem A list), which have been found to impair waters tributary to Santa Monica Bay and in some cases are banned by the US Environmental Protection Agency, shall be employed: aldrin, chlordane, dieldrin, endrin, heptachlor, heptachlor epoxide, hexachlorocyclohexane (including lindane), endosulfan and toxaphene.
- (2) Time Limits for Hotel Landscaping. Final landscaping for all areas addressed in this condition shall be completed prior to the occupation of the adjoining hotel/restaurant structures approved by this permit.

B. Monitoring. The applicant will actively monitor the site for five years after permit issuance, remove invasive plants noted above and reinstall plants that have failed.

- (1) Five years from the date of the implementation of the landscaping plan, the applicants shall submit for the review and approval of the Executive Director, a landscape monitoring report, prepared by a licensed Landscape Architect that

certifies the on-site landscaping is in conformance with the landscape plan approved pursuant to this Special Condition. The monitoring report shall include photographic documentation of plant species and plant coverage.

- (2) If the landscape monitoring report indicates the landscaping is not in conformance with or has failed to meet the performance standards specified the landscaping plan approved pursuant to this permit, the applicant, or successors in interest, shall submit a revised or supplemental landscape plan for the review and approval of the Executive Director. The revised landscaping plan must be prepared by a licensed Landscape Architect and shall specify measures to remediate those portions of the original plan that have failed or are not in conformance with the original approved plan.

C. The permittee shall undertake development in accordance with the approved final plan. Any proposed changes to the approved final plan shall be reported to the Executive Director. No changes to the approved final plan shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

10. SIGNAGE

PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall provide a signage plan for the review and approval of the Executive Director. The plan shall provide at a minimum:

A. The project identification sign at Palos Verdes Drive South shall include notice of the public park, the public parking, and the presence of public trails.

- (1) The project identification sign shall be visible and legible from Palos Verdes Drive South.
- (2) The wording "public parking/beach access" shall appear on the sign in a typeface that is equal or larger in size to the words identifying the commercial facilities, such as resort or golf.

B. Signs identifying public parking areas and trail heads shall be present on the site in sufficient number to direct the public to these facilities.

- (1) Such signs shall be easily legible and no less than 30 inches by 24 inches and
- (2) Such signs shall direct the public to available parking and trails.

C. Interpretive signs/cautionary signs; the permittee may place small low-key interpretive and cautionary signs near habitat areas and near the bluff edge and at the entrance to steep trails.

D. The permittee shall undertake development in accordance with the approved final plan. Any proposed changes to the approved final plan shall be reported to the Executive Director. No changes to the approved final plan shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

11. **PROJECT LIGHTING**

- A. **PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicant shall provide lighting plans for the review and written approval of the Executive Director. The plans shall provide:
- (1) Illumination shall be at the lowest levels that will still provide the amount necessary for safety.
 - (2) No lights, with the exception of low intensity path lights, shall spill over into the buffer area.
 - (3) Exterior building lights and path lights shall be directed downward so that direct spillover outside the immediate area of the buildings shall not exceed ten feet.
 - (4) No night work or night construction lighting shall be permitted.
- B. The permittee shall undertake development in accordance with the approved final plans. Any proposed changes to the approved final plans shall be reported to the Executive Director. No changes to the approved final plans shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

12. **IN-LIEU FEE FOR THE PROVISION OF LOWER COST VISITOR ACCOMMODATIONS**

For purposes of this condition, the acronym "LAC-AYH" means the Los Angeles Council of American Youth Hostels, Inc., and the term "AYH Agreement" refers to the June 26, 2002 agreement between the Coastal Commission and LAC-AYH.

Prior to the issuance of this coastal development permit, but only after the Executive Director of the Coastal Commission has indicated, in writing, that the Commission has entered into an agreement (the "New Agreement") modeled upon the AYH Agreement, the applicant shall provide, through a financial instrument subject to the review and approval of the Executive Director, a mitigation fee of not less than \$540,000 payable to the public agency or private non-profit association designated, in writing, by the Executive Director (including, but not necessarily limited to, LAC-AYH) to be used generally for the acquisition of land and/or construction of a low-cost visitor serving hostel facility in the urban coastal area of Los Angeles County and specifically in accordance with the terms and conditions of the New Agreement.

13. **CONFORMANCE OF DESIGN AND CONSTRUCTION PLANS TO GEOTECHNICAL REPORT AND REQUIREMENTS OF CITY GEOTECHNICAL REVIEW**

A. All final design and construction plans, including foundations, grading and drainage plans, shall be consistent with all recommendations contained in Geotechnical Review of the Proposed Grading Plan for Destination Development, *Destination Development Corporation – Geotechnical Consultation*, Law/Crandall Project 70131-2-0076.0002, all subsequent, supplemental recommendations identified in the geologic reports listed under Substantive File Documents in the Commission Staff Report dated May 21, 2003, and the specific requirements of the City of Rancho Palos Verdes addressing geologic safety/site stability. **PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the permittee shall submit, for the Executive Director's review and approval, evidence that an

appropriate licensed professional has reviewed and approved all final design and construction plans and certified that each of those final plans is consistent with all of the recommendations specified in the above-referenced geologic evaluations approved by the California Coastal Commission for the project site.

B. The applicant shall amend its final plans so that the underlying soils are protected from increased saturation by the following methods:

- (1) Implementation of water-efficient, computerized irrigation system as described in Special Condition 8.C.(2) and (3) for the golf course and turf areas surrounding the hotel structures outside of the habitat restoration areas.
- (2) The applicant shall install separate water meters for pools and for permanent and temporary supply lines for irrigation. Permanent lines are only acceptable in hotel/golf turf areas; and on the major supply lines for each group of individual structures. All such lines shall incorporate (i) alarms that sound if there is a significant change in the rate or duration of flow or gross quantity of water in a particular period without a manual override in advance and (ii) automatic cutoff if the duration and rate of flow exceeds that anticipated by more than 100% or by a rate determined by the project geologist to be hazardous.

C. The permittee shall undertake development in accordance with the approved final plans. Any proposed changes to the approved final plans shall be reported to the Executive Director. No changes to the approved final plans shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

14. ASSUMPTION OF RISK, WAIVER OF LIABILITY AND INDEMNITY

By acceptance of this permit, the permittee acknowledges and agrees (i) that the site may be subject to hazards from landslide, bluff retreat, erosion, and earth movement; (ii) to assume the risks to the permittee and the property that is the subject of this permit of injury and damage from such hazards in connection with this permitted development; (iii) to unconditionally waive any claim of damage or liability against the Commission, its officers, agents, and employees for injury or damage from such hazards; and (iv) to indemnify and hold harmless the Commission, its officers, agents, and employees with respect to the Commission's approval of the project against any and all liability, claims, demands, damages, costs (including costs and fees incurred in defense of such claims), expenses, and amounts paid in settlement arising from any injury or damage due to such hazards.

15. NO FUTURE SEAWARD EXTENSION OF SHORELINE PROTECTIVE DEVICE

A. By acceptance of this permit, the applicant agrees, on behalf itself and all successors and assigns, that no future repair or maintenance, enhancement, reinforcement, or any other activity affecting the shoreline protective device, installed prior to Feb. 2 1973, as described and depicted on an Exhibit attached to the Notice of Intent to Issue Permit (NOI) that the Executive Director issues for this permit, shall be undertaken if such activity enlarges the footprint of the subject shoreline protective device either seaward or laterally. By acceptance of this permit, the applicant waives, on behalf of itself and all

successors and assigns, any rights to such activity that may exist under Public Resources Code Section 30235.

- (1) Inspection/Repair of Revetment. The applicant shall have an inspection of the existing riprap revetment completed by a licensed civil or geotechnical engineer prior to the issuance of the coastal development permit. Based on the inspection and in conjunction with construction, the applicant shall be responsible for repositioning any rocks onto the revetment that have migrated onto the beach to assure beach encroachment has been minimized. The inspection shall be completed within 30 days of Commission action on this permit. The repositioning of rocks shall be completed within 30 days of commencement of construction.

B. PRIOR TO THE ISSUANCE BY THE EXECUTIVE DIRECTOR OF THE NOI FOR THIS PERMIT, the applicant shall submit for the review and approval of the Executive Director, and upon such approval, for attachment as an Exhibit to the NOI, a formal legal description of the shoreline protective device approved by Commission staff report dated May 21, 2003, as generally described above and shown on Exhibit 8c attached to this staff report, showing the footprint of the device and the elevation of the device referenced to NGVD (National Geodetic Vertical Datum).

16. SHORELINE PROTECTION MONITORING PLAN

A. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit a monitoring plan, prepared by a licensed civil or geotechnical engineer for the review and written approval of the Executive Director. The plan shall be sufficient to assess the performance of the existing revetment and shall include at a minimum:

- (1) A description of the approved shoreline protection device;
- (2) A discussion of the goals and objectives of the plan, which shall include maintenance of the revetment to assure its optimum designed performance without adversely affecting surrounding development or public access along the coast, public views, or fill of tidelands.
- (3) Provisions for taking measurements of the reconfigured revetment documenting the location of the toe, sides and elevation of the revetment and the alignment of the 8 foot-wide public access path between the existing restaurant and patio areas and the revetment. The plan shall identify exactly where such measurements will be taken, e.g. by reference to benchmarks, survey positions, or points shown on an exhibit, and the frequency with which such measurements will be taken;
- (4) Provisions for submission of "as-built" plans for the repaired revetment and public access path, showing the permitted structures in relation to the existing topography and showing the measurements described in subsection (3) above, within 30 days after completion of construction of the repairs to the revetment and removal of obstructions in the public access path;
- (5) Provisions for inspection of the condition of the shoreline protection device by May 1 of every year by a licensed civil or geotechnical engineer, including the scope and frequency of such inspections.

- (6) Provisions for submittal to the Executive Director by May 1 of every 3 years and after every major storm (greater than 25 year event) for the life of the structure of a monitoring report that has been prepared by a licensed civil or geotechnical engineer. Each monitoring report shall contain the following:
- (a) An evaluation of the condition and performance of the approved shoreline protection device, including an assessment of whether any weathering or damage has occurred that could adversely impact future performance of the device,
 - (b) All measurements taken in conformance with the approved monitoring plan,
 - (c) A description of any migration or movement of rock that has occurred on the site, and
 - (d) Recommendations for repair, maintenance, modifications or other work to the device.
- B. If a monitoring report contains recommendations for repair, maintenance or other work, the permittee shall contact the Coastal Commission District Office to determine whether such work requires a coastal development permit.
- C. The permittee shall undertake development in accordance with the approved final plans. No changes to the approved final plan shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is legally required.

17. NO FUTURE BLUFF OR SHORELINE PROTECTIVE DEVICE

- A. By acceptance of this Permit, the applicant agrees, on behalf of itself and all successors and assigns, that no bluff or shoreline protective device(s) shall ever be constructed to protect the development approved pursuant to Coastal Development Permit No. **A-5-RPV-02-324** including, but not limited to, (582 room resort, golf practice facility, club house, conference center, 4 restaurants, related commercial uses, public trails; 100 public parking spaces and open space) in the event that the development is threatened with damage or destruction from waves, erosion, storm conditions, bluff retreat, landslides, or other natural hazards in the future. By acceptance of this Permit, the applicant hereby waives, on behalf of itself and all successors and assigns, any rights to construct such devices that may exist under Public Resources Code Section 30235.
- B. By acceptance of this Permit, the applicant further agrees, on behalf of itself and all successors and assigns, that the landowner shall remove the development authorized by this Permit, including (describe the development, e.g., the house, garage, foundations, and septic system), if any government agency has ordered that the structures are not to be occupied due to any of the hazards identified above. In the event that portions of the development fall to the beach before they are removed, the landowner shall remove all recoverable debris associated with the development from the beach and ocean and lawfully dispose of the material in an approved disposal site. Such removal shall require a coastal development permit.

18. FUTURE DEVELOPMENT RESTRICTION

This permit is only for the development described in Coastal Development Permit No. A-5-RPV-02-324. Pursuant to Title 14, California Code of Regulations, sections 13250(b)(6) and 13253(b)(6), the exemptions otherwise provided in Public Resources Code, Sections 30610(a) and 30610(b) shall not apply. Accordingly, any future improvements to the development described in this permit, including but not limited to repair and maintenance identified as requiring a permit in Public Resources Code, Sections 30610(d) and Title 14, California Code of Regulations, Sections 13252(a)-(b), shall require an amendment to Permit No. A-5-RPV-02-324 from the Commission or shall require an additional coastal development permit from the Commission or from the applicable certified local government, unless the Executive Director of the Commission determines that no amendment or new permit is required.

19. EROSION CONTROL DURING CONSTRUCTION

A. Erosion and siltation control. Prior to the commencement of grading, 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 15th of each year of construction, the applicant shall provide to both the City and the Executive Director for their joint review and approval, interim (time period prior to completion of project) erosion and sediment control plans that will prevent siltation and/or deposition of construction debris onto the beach, tide pools and habitat areas adjacent to the site. All sediment, construction debris, and waste products should be retained on-site until they can be removed to an approved disposal location. The approved plans shall be subject to the following requirements and include the following components:

1. Erosion on the site shall be controlled to avoid adverse impacts to beaches, intertidal and habitat areas. This shall include erosion due to on-site drainage or on-site release of water or off-site water that travels through on-site drainage channels, construction activities, and the existence of roads and graded pads on the site. The applicant shall take all safe and reasonable measures to control siltation attributable to a landslide or other earth movement.
2. The following temporary erosion control measures shall be used during construction activity: a combination of temporary measures (e.g., geo-fabric blankets, spray tackifiers, silt fences, fiber rolls, sand bags and gravel bags), as appropriate, during each phase of site preparation, grading and project construction, except that straw bales shall not be employed. The applicant shall also provide containment methods to prevent manmade debris and/or chemicals from slope stabilization from entering the intertidal or offshore waters.
3. Following construction and throughout the interim period, erosion on the site shall be controlled to avoid adverse impacts on dedicated trails, public roadways, beaches, tide pools and habitat areas.
4. A copy of the Storm Water Pollution Prevention Plan (SWPPP) and any amendments thereto, prepared for compliance with the State Water Resources Control Board General Construction Activity Permit, which specifies BMPs appropriate for use during each phase of site preparation, grading and project construction, and procedures for

their installation, based on soil loss calculations. The submitted calculations will account for factors such as soil conditions, hydrology (drainage flows), topography, slope gradients, vegetation cover, use of chemicals or fixatives, the type of equipment or materials proposed for use near shoreline areas and groundwater elevations.

5. A site plan showing the location of all temporary erosion control measures. Such site plan may acknowledge that minor adjustments in the location of temporary erosion control measures may occur if necessary to protect downstream resources. Such measures shall be noted on project grading plans.
6. A plan to mobilize crews, equipment, and staging areas for BMP installation during each phase of site preparation, grading and project construction, with timing of deployment based on the forecast percentage of rainfall occurrence. The plan shall also address provisions for delivery of erosion prevention/control materials, or access to onsite supplies including specifications for adequate storage capabilities.
7. A plan for landscaping, consistent with Special Conditions No. 7, 8 and 9.
8. Limitations on grading activities during the rainy season, from October 15 to April 15 of each year, wherein grading may only occur in increments as determined by the City Engineer so that exposed soils do not exceed what is proposed in the interim erosion control plans. Should grading take place during the rainy season (October 15 - April 15), 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 throughout the development process to control erosion, and to trap and remove manmade debris, coarse sediment and fine particulates from runoff waters leaving the site during construction activity, prior to such runoff being conveyed off site. All areas disturbed, but not completed, during the dry season, including graded pads, shall be stabilized in advance of the rainy season.

B. The permittee shall undertake development in accordance with the approved final plans. Any proposed changes to the approved final plans shall be reported to the Executive Director. No changes to the approved final plans shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

20. WATER QUALITY

- A. **PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicant shall submit, for the review and approval of the Executive Director, a final revised Standard Urban Storm Water Mitigation Program (SUSMP) (i.e., site-specific water quality management plan) for the post-construction project site. The revised SUSMP shall be prepared by a licensed water quality professional and shall include project plans, hydrologic calculations, and details of the structural and non-structural Best Management Practices (BMPs) that shall be included in the project.

The final SUSMP shall be reviewed by the consulting engineering geologist to ensure conformance with geotechnical recommendations. The final SUSMP shall demonstrate substantial conformance with the Standard Urban Storm Water Mitigation Program (SUSMP) for Long Point Destination Resort dated May 15, 2003, prepared by The Keith Companies. In

addition to the specifications above, the plan shall be in substantial conformance with the following requirements:

1. Best Management Practice Specifications

- a. Site Design, Source Control, and Treatment Control BMPs shall be designed to reduce, to the maximum extent practicable, the volume, velocity and pollutant load of storm water and nuisance flow leaving the developed site.
- b. Runoff shall be conveyed off site in a non-erosive manner.
- c. Energy dissipating measures shall be installed at the terminus of outflow drains, where necessary to prevent erosion.
- d. Following construction, erosion on the site shall be controlled to avoid adverse impacts on dedicated trails, public roadways, beaches, tide pools and habitat areas.
- e. The BMPs shall be selected to address the pollutants of concern for this development, including, but not limited to, sediments, nutrients, pesticides, fertilizers, metals, petroleum hydrocarbons, trash and debris, and organic matter.
- f. Source control BMPs shall be preferred over treatment control BMPs.
- g. Maintain, to the maximum extent practicable, pre-development peak runoff rates and average volume of runoff;
- h. Runoff from all new and redeveloped surfaces (e.g., roads, parking lots, maintenance areas) shall be collected and directed through a system of appropriate structural BMPs.
- i. Post-construction structural BMPs (or suites of BMPs) shall be designed to treat or filter the volume of water resulting from 3/4 of an inch of rainfall in a 24-hour period over the entire tributary drainage area. (The Los Angeles Regional Water Quality Control Board has determined that in the Los Angeles area this is equivalent to the amount of storm water runoff produced by all storms up to and including the 85th percentile, 24-hour storm event for volume-based BMPs, and/or the 85th percentile, 1-hour storm event, with an appropriate safety factor [i.e., 2 or greater], for flow-based BMPs.)
- j. The structural BMPs shall be constructed prior to or concurrent with the construction of infrastructure associated with the development within Tentative Parcel Map No. 26073. Prior to the occupancy of the resort structures approved by this permit, the structural BMPs proposed to service those structures and associated support facilities shall be constructed and fully functional in accordance with the final SUSMP approved by the Executive Director.
- k. All structural and non-structural BMPs shall be maintained in a functional condition throughout the life of the approved development to ensure the water quality special conditions are achieved. Maintenance activity shall be performed according to the specifications in the SUSMP. At a minimum, maintenance shall include the following:
 - (1) All structural BMPs shall be inspected, cleaned and repaired, as needed prior to the onset of the storm season, no later than October 1st of each year; after every major storm event; and at least once during the dry season;
 - (2) Debris and other water pollutants removed from structural BMP(s) during clean-out shall be contained and disposed of in a proper manner.

- (3) It is the applicant's responsibility to maintain the drainage system and the associated structures and BMPs according to manufacturer's specification and to ensure maximum pollutant removal efficiencies.
- (4) Wetlands vegetation installed within the wet ponds shall be monitored and maintained in a manner that ensures successful establishment of the vegetation and ongoing ability of the vegetation to remove pollutants for the life of the development. All such maintenance shall be conducted under the supervision of a qualified wetlands biologist or qualified professional for the life of the development.
- (5) Adequate storage capacity shall be maintained above the permanent "pool" in the wet pond in order to detain stormwater runoff and promote pollutant settling.
- (6) Should any of the project's surface or subsurface drainage/filtration structures or other BMPs fail or result in increased erosion, the applicant/landowner or successor-in-interest shall be responsible for any necessary repairs to the drainage/filtration system and restoration of the eroded area. Should repairs or restoration become necessary, prior to commencement of such repair or restoration work, the applicant shall submit a repair and restoration plan to the Executive Director to determine if an amendment or new coastal development permit is required to authorize such work. If the Executive Director determines that an amendment or a new permit is required to authorize the work, no such work shall begin or be undertaken until it is approved in accordance with the process outlined by the Executive Director;
- (7) Should a qualified water quality professional(s) determine that the Recommended Maintenance Procedures as proposed in the SUSMP need to be revised due to site-specific data, the applicant shall submit revisions and supporting information describing the reason for the revisions for review and approval of the Executive Director.

2. Nuisance Flow (Low Flow) Pumped to a Wet Pond

- a. All nuisance flow (low flow) shall be pumped to and treated by Wet Pond 1 ("Wet Pond A") on a year round basis.
- b. The applicant shall submit final design specifications for the installation of the low flow diversion pump(s). Prepared by a licensed water quality professional, the design shall demonstrate sufficient sizing of pump(s) and/or pump structures to divert all dry weather/nuisance flows from the storm drain system.

3. Restaurants

- a. Wash down areas for restaurant equipment and accessories and food preparation areas shall be designed to meet the following:
 - (1) The area shall be self-contained, equipped with a grease interceptor, and properly connected to a sanitary sewer. The grease interceptor shall have the capacity to capture grease to the maximum extent practicable.
 - (2) If a wash area is to be located outdoors, it shall be covered, paved, have primary containment, and be connected to the sanitary sewer.
 - (3) The grease interceptor shall be regularly maintained according to manufacturer's specifications to ensure maximum removal efficiencies.

- (4) The applicant shall be responsible for ensuring that restaurant owners, managers, and staff are educated about the use and maintenance of grease interceptors, as well as BMPs designed to limit, to the maximum extent practicable, the contribution of pollutants from restaurants, wash areas, loading areas, trash and recycling storage areas.
- (5) The applicant shall not use or distribute any polystyrene or foamed polystyrene product (including, but not limited to, foamed polystyrene cups, plates, and "to go" food boxes).
- (6) Informational signs around the establishments for employees and customers about water quality and the BMPs used on-site shall be provided.
- (7) The above restaurant management practices shall be incorporated into a lease agreement with the concessionaire or operator of such facilities so that such requirements are binding upon them.

4. Trash and recycling containers and storage areas

The applicant shall construct trash and recycling containers and storage areas that, if they are to be located outside or apart from the principal resort structures, are fully enclosed and water-tight in order to prevent stormwater contact with waste matter which can be a potential source of bacteria, grease, and particulates and suspended solids in runoff, and in order to prevent dispersal by wind and water. Trash container areas must have drainage from adjoining roofs and pavement diverted around the areas and must be screened or walled to prevent off-site transport of trash.

5. Sweeping

The applicant shall, on a weekly basis, sweep the parking areas and roads to remove sediment, debris, and vehicular residues. Washing-down of impervious surfaces is prohibited, unless these nuisance flows are captured and treated on site by diversion to Wet Pond "A" and do not contribute any additional pollutants to the runoff.

6. Pools, Spas, and Fountains

Pool, spa, and fountain water shall not be discharged into the storm drain system, the Pacific Ocean, or any other receiving water. For maintenance and repair of the pool, spa, and fountain structures, BMPs shall be utilized to ensure no pollutants are discharged to receiving waters. If drainage is necessary, pool and fountain water shall only be drained into a pipe connected to the sanitary sewer system.

7. Education and Training

- a. Annual verbal and written training of employees, tenants, landscapers, BMP maintenance crews, property managers and other parties responsible for proper functioning of BMPs shall be required.
- b. Outdoor drains shall be labeled/stenciled to indicate whether they flow to an on-site treatment device, a storm drain, or the sanitary sewer, as appropriate.
- c. Storm drain stenciling ("No Dumping, Drains to Ocean" or equivalent phrase) shall occur at all storm drain inlets in the development.
- d. Informational signs about urban runoff impacts to water quality and the BMPs used on-site shall be provided (e.g., at trail heads, at centralized locations near storm drain inlets, near the wet ponds, etc.).

- e. The applicant or responsible party shall be responsible for educating all landscapers or gardeners on the project site about the IPM program and other BMPs applicable to water quality management of landscaping and gardens. Education shall include distribution of written materials, illustrations and verbal instruction.

B. Water Quality Monitoring Program

PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit, for review and approval of the Executive Director, a revised final Water Quality Monitoring Program Plan (monitoring plan), designed to characterize and evaluate the potential effects of stormwater and dry weather runoff from the proposed development on receiving waters. The final plan shall demonstrate substantial conformance with the Monitoring Program included in chapter VI of the Standard Urban Storm Water Mitigation Program (SUSMP) for Long Point Destination Resort dated March 14, 2003 and revised May 15, 2003, prepared by The Keith Companies, and it shall be consistent with the requirements of these special conditions:

1. Water quality monitoring shall comply with the following requirements:
 - (a) The monitoring plan shall identify the pollutants of concern for this site (or any appropriate indicator parameters) that will be monitored. The Monitoring Plan shall identify a process for adding to or deleting parameters from the plan.
 - (b) The plan shall specify sampling protocols to be used for each water quality parameter. Measurements must be precise enough to evaluate whether receiving waters are meeting applicable water quality standards.
 - (c) The plan shall specify the sampling locations (e.g., upgradient site boundary, wet ponds, discharge points).
 - (d) The plan shall specify the sampling frequencies (e.g., baseline, dry weather, first flush, subsequent storm events).
2. The Monitoring Program plan shall include a map of the proposed sampling locations.
3. Annual reports and semiannual updates containing data and analytical assessment of data in comparison to any applicable water quality objectives and other criterion specified herein, shall be submitted to the Executive Director of the Commission and to the Los Angeles Regional Water Quality Control Board after all construction approved by this permit has been completed.

- C. The permittee shall undertake development and shall operate the site in accordance with the approved final plans. Any proposed changes to the approved final plans shall be reported to the Executive Director. No changes to the approved final plans shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

21. UNITED STATES ARMY CORPS OF ENGINEERS APPROVAL

PRIOR TO COMMENCEMENT OF CONSTRUCTION, permittee shall provide to the Executive Director a copy of a permit issued by **United States Army Corps of Engineers**, or letter of permission, or evidence that no permit or permission is required. The applicant shall inform the Executive Director of any changes to the project required by the **United**

States Army Corps of Engineers. Such changes shall not be incorporated into the project until the applicant obtains a Commission amendment to this coastal development permit, unless the Executive Director determines that no amendment is legally required.

22. RETENTION OF LOCAL GOVERNMENT CONDITIONS OF APPROVAL

Nothing in this action is intended to or does change any action taken by the local government, including the conditions of approval for CDP No. 166 approved by the Rancho Palos Verdes City Council on August 28, 2002, except as explicitly stated herein or to the extent that any such conditions are in conflict with the Commission's special conditions listed herein. For purposes of condition compliance, the City of Rancho Palos Verdes shall remain responsible for reviewing and determining compliance with special conditions imposed through CDP No. 166 as contained in Exhibit 2.

23. INSPECTIONS

The Commission staff shall be allowed to inspect the site and the project during its development, subject to 24-hour advance notice.

24. COMPLIANCE

All development must occur in strict compliance with the proposal as set forth in the application for permit, subject to any changes approved in this permit and any amendments and subject to any revised plans provided in compliance with the Commission's special conditions and any other special conditions noted above. Any proposed change from the approved plans must be reviewed and approved by the Executive Director to determine if an amendment is necessary. Pursuant to this, all development/uses on site shall conform to the proposed project description as submitted, dated March 25, 2003, including but not limited to a public golf practice facility, 582-room hotel with health spa, restaurants and banquet facilities, four public access trails, a connecting trail to the existing offsite adjacent Vanderlip Trail and no fewer than one hundred (100) public parking spaces, as modified by the Commission's action. If there are inconsistencies, the conditions of this permit shall prevail.

25. PROOF OF LEGAL ABILITY TO COMPLY WITH CONDITIONS

PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the permittee shall provide 1) proof of undivided legal interest in all the properties subject to this permit, or 2) proof of the permittee's ability to comply with all the terms and conditions of this coastal development permit.

26. SURRENDER OF ALL PREVIOUS PERMITS APPLYING TO THIS PROPERTY INCLUDING CDP NO. A-5-RPV-91-046

PRIOR TO ISSUANCE OF THIS COASTAL DEVELOPMENT PERMIT, the applicant(s) and all legal owners of the property shall surrender in writing all rights to construct under all previous coastal development permits that apply to this property including but not limited to Coastal Development Permit A-5-RPV-91-046.

27. FUTURE SUBDIVISION/TRACT MAPS

PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant permittee shall acknowledge in writing that all future tract maps, including a tract map to enable the sale of the “independently” owned units, the casitas and the villas, will require an amendment to this coastal development permit.

28. BUYER'(S) ACKNOWLEDGMENT

- A. **PRIOR TO ISSUANCE OF THIS COASTAL DEVELOPMENT PERMIT**, the owner(s) of the property that is the subject of this permit shall agree that before any sale or transfer of any of that property or any interest in that property that occurs before completion of all public amenities required in this permit and establishment of habitat restoration areas required in this permit (collectively, the “Improvements”), the owner-seller shall secure a letter from the buyer of the property (1) acknowledging (a) that the conditions imposed by this permit, as amended, run with the land, (b) that the use and/or development of the land is restricted by the special conditions of the permit and restrictions recorded on the property pursuant thereto, and development of the property is contingent on the implementation of habitat preservation and enhancement described in the final habitat restoration plan and the construction and opening to the public of public trails and other public access and recreation amenities, (c) that pursuant to the special conditions of the permit and the special offers recorded pursuant thereto or otherwise required in this coastal development permit, the public has certain rights with respect to future use of project streets and trails; and (2) agreeing that, prior to any further sale or transfer of any of the property or any interest in the property that occurs before completion of the Improvements, that that buyer-turned-seller shall secure from its buyer a letter to the same effect.
- B. Subsequent to the issuance of this coastal development permit, and prior to the sale or transfer of any of the property or any interest in the property that is the subject of this permit that occurs before completion of all of the Improvements, the owner of the property being sold shall secure a letter from the buyer (1) acknowledging (a) that the conditions imposed by this permit, as amended, run with the land, (b) that the use and/or development of the land is therefore restricted by the special conditions of this permit and restrictions recorded on the property pursuant thereto, and development of the property is contingent on the implementation of habitat preservation and enhancement described in the final habitat restoration plan and the construction and opening to the public of public trails and other public access and recreation amenities, and furthermore, (c) that pursuant to the special conditions of the permit and the special offers recorded pursuant thereto or otherwise required in this coastal development permit, the public has certain rights with respect to future use of project streets and trails; and (2) agreeing that, prior to close of escrow on any further sale or transfer of any of the property or any interest in the property that occurs before completion of the Improvements, that that buyer-turned-seller shall secure from its buyer a letter to the same effect.
- C. A copy of such letter(s) shall be provided to the Executive Director, and the Planning Director of the City of Rancho Palos Verdes before close of escrow.

29. GENERIC DEED RESTRICTION

PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit to the Executive Director for review and approval documentation demonstrating that the landowners have executed and recorded against the parcel(s) governed by this permit a deed restriction, in a form and content acceptable to the Executive Director: (1) indicating that, pursuant to this permit, the California Coastal Commission has authorized development on the subject property, subject to terms and conditions that restrict the use and enjoyment of that property; and (2) imposing the Special Conditions of this permit as covenants, conditions and restrictions on the use and enjoyment of the Property. The deed restriction shall include a legal description of the entire parcel or parcels governed by this permit. The deed restriction shall also indicate that, in the event of an extinguishment or termination of the deed restriction for any reason, the terms and conditions of this permit shall continue to restrict the use and enjoyment of the subject property so long as either this permit or the development it authorizes, or any part, modification, or amendment thereof, remains in existence on or with respect to the subject property.

IV. FINDINGS AND DECLARATIONS

The Commission hereby finds and declares:

A. Project Description and Area History

The applicant proposes to construct a 582-room resort: (400 hotel rooms and 82 units consisting of 50 three-keyed "casitas", and 32 "villas" that the applicant will eventually propose to sell as condominium units), a driving range/golf academy and a three-hole practice course (ranging between a par 3 through a par 5) on the 102.1 acre Long Point site at 6610 Rancho Palos Verdes Drive South in the City of Rancho Palos Verdes (Exhibit 1). The project includes a 68,000 square-foot banquet facility/conference center, 8,000 square-foot golf school/golf club house, convenience services/retail sales, 20 to 25,000 square-foot spa/fitness center, two tennis courts, four restaurants, public trails and park areas (2.2 acres), coastal access points, 100 public parking spaces and 975 resort/golf parking, natural open space and habitat areas (7.9 acres). The public golf practice facility will occupy 32.5 acres of the site. The proposed grading on site is 784,550 cubic yards (392,275 of cut and 392,275 of fill), which includes 801 cubic yards (268 of cut and 533 of fill) of grading on the eastern bluff face to accommodate a resort pool, snack bar and restrooms and a separate public snack bar, viewing deck and public restroom area. The proposed project includes a tentative parcel map, which creates four separate parcels: Parcel 1 consisting of the resort site (88 acres); Parcel 2 consisting of 36 resort casitas located at the western side of the site (6.3 acres); Parcel 3 consisting of 14 resort casitas located at the eastern side of the site (1.7 acres); and Parcel 4 consisting of 32 resort villas located at the northern side of the site (6.5 acres). The condominium units ("casitas" and "villas") will require a separate tract map and an amendment to this permit.

The site forms a triangular peninsula that is seaward of Palos Verdes Drive South. It is the former Marineland Aquatic Park property that closed down in 1985. The site consists of flat graded areas and steep cliffs that support coastal bluff scrub habitat areas for the endangered El Segundo blue butterfly. The site has some existing development including large surface parking lots, vacant buildings and the Catalina Room banquet facility. Urgency Ordinances adopted by the Rancho

Palos Verdes City Council upon the closure of Marineland established a requirement for coastal access and public parking on the Long Point property. The parking and coastal access remain open during daytime hours 8:30 a.m. and 4:00 p.m.

Previous Project On Site

On September 11, 1991, the Commission approved a similar project at this site with special conditions regarding the establishment of a public parking and recreational area, signage, conformance with city conditions, a trail connection to Point Vicente and an in-lieu payment to mitigate the loss of low cost visitor-serving opportunities (A-5-RPV-91-46). The previous approval was for a commercial/recreational development, which included a 9-hole golf course, 450 room hotel, conference facilities, restaurant, tennis court complex, retail facility, trails and parking at the 6610 Palos Verdes Drive South property in Rancho Palos Verdes. A one-year extension request is currently pending.

Current Project History

Initially the applicant applied for a coastal permit for a considerably larger, slightly different project. On October 9, 2001 the City of Rancho Palos Verdes Planning Commission approved a project that consisted of a 550-room (400 guest rooms and 50 3-keyed casitas) resort hotel and conference center, 32 private villas, and a nine-hole golf course on 168.4 acres of land. The project was to be located on two distinct geographical areas: 103.5 acres of privately owned land located at 6610 Palos Verdes Drive South and formerly occupied by Marineland and 64.9 acres of publicly-owned land generally located at 30940 Hawthorne Boulevard and commonly known as Upper Point Vicente.

On June 18, 2002 the Rancho Palos Verdes City Council determined that the proposed development on the Upper Point Vicente area would not be permitted, conceptually approved the reduced project and directed Staff to prepare the appropriate Resolutions and Conditions of Approval. The applicant then returned with a revised project excluding the City property (Upper Point Vicente) and proposing a resort hotel/practice golf facility at the former Marineland site. The City Council held four noticed public hearings to consider the revised project and ultimately approved it on August 28, 2002 (Exhibit 2).

At the conclusion of the August 28, 2002 public hearing, the City Council found that the proposed project was consistent with the goals and policies of the City of Rancho Palos Verdes certified LCP. The Council also adopted a Statement of Overriding Considerations, and a Mitigation Monitoring Program in connection with CUP No. 215, Grading Permit No. 2229, Variance No. 489, Coastal Development Permit No. 166 and Tentative Parcel Map No. 26073 for a proposed hotel and related uses to be known as the Long Point Destination Resort. However, the City has not received an application for a Final Tract Map created to enable the sale of the independently owned units, the casitas and the villas.

B. Public Access

Section 30210 of the Coastal Act states:

In carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall

be provided for all the people consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse.

Section 30211 of the Coastal Act states:

Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.

The City's certified Local Coastal Program (LCP) reflects the linear nature of the City's coastal zone, which is a flat coastal plain that ends in unstable cliffs. The unstable cliffs often have sensitive habitat and throughout the City, the public jogs/walks along the tops of the cliffs and gains access to the beach over steep trails. The LCP addressed this by identifying corridors for access, habitat and views.

The Corridors (Access Corridor) Element of the Land Use Plan portion of the certified LCP states:

Continuity of pathways between major access corridors, open spaces, etc., should be provided within private developments, but designed so as to retain privacy for adjacent residences within these developments.

The Corridors (Natural Corridor) Element of the certified LCP states:

Natural Corridors should, where desirable and feasible, be utilized as pedestrian access corridors providing access to the coastal bluff area and public use areas, and should have appropriate design treatment to insure pedestrian safety as well as retention and enhancement of the natural features.

The Corridors Element of the certified LCP states:

It is the policy of the City to: Require development proposals within areas which might impact corridors to analyze the site conditions in order to mitigate impacts and obtain feasible implementation of all corridor guidelines.

Policy No. 2 of the Urban Environment Element of the certified LCP states:

It is the policy of the City to encourage new developments adjoining public trails to design internal trails to link with the public trails.

PUBLIC TRAILS

The LCP designates a primary path and trail along Palos Verdes Drive South and a secondary path and trail at the eastern boundary of the property. When discussing this site, the LCP did not necessarily assume that the Marineland site would not change but it did assume that any development following would be a similar visitor-serving recreation use, providing public parking for existing public trails.

The proposed project would add to the existing trails on the site. The City has found in previous actions that there has been continued public access on the site since the closing of the Marineland Park. Currently there is one public trail leading down a maintenance road at the eastern end of

the property to the beach. The applicant is proposing to establish approximately 3.8 acres (4 miles) of dedicated public trails and trail corridors, including an ADA compliant trail from the bluff top to the beach (Exhibits 3 and 4). A linkage between the Long Point site trails connecting to an existing regional trail, the Vanderlip Trail is also proposed. The Vanderlip Trail is an off-site regional trail that is located adjacent to the southeast corner of the site and continues down coast along the bluff top.

The project plans provided by the applicant show four main public pedestrian trails:

1. The Long Point Bluff-Top Trail begins at the Fisherman's Access Lot, which is seaward and adjacent to Palos Verdes Drive South (northeast corner of the site). It extends south and east along the bluff top through the Long Point property. The plan shows the trail continuing, parallel to the bluff edge and seaward of the hotel, terminating at the southeastern coastal access point (Exhibit 3). Minor grading is proposed to make the trail easier and more gradual. A second segment of the Long Point Bluff-Top Trail connects from the top of the ADA Compliant Trail and extends along the top of the bluff, seaward of the East Casita accommodations, connecting to a north/south trail along the down coast property line identified as the Flowerfield Trail, and also connecting to the existing Vanderlip Trail which continues east, along the bluff tops (Exhibit 3).
2. The ADA accessible trail begins at the proposed public parking area to the east of the hotel, continues seaward down the face of the bluff by way of switchbacks to a pad constructed by Marineland to support seawater tanks and the location of the proposed lower pool facility. Major grading will be necessary to construct the trail. This trail connects to a former maintenance road, identified as Shoreline Access Ramp 1 on the Long Point Resort Public Benefits Summary, dated December 24, 2002, which the City believes is ADA accessible for vigorous users and extends to the beach (Exhibit 3).
3. The Flowerfield Trail begins at the hotel entrance way and extends east to the eastern property line and continues south along the property line until reaching the Long Point/Vanderlip Trail link.
4. The Marineland Trail, a combined bike/pedestrian trail, runs parallel to Palos Verdes Drive South, extending from the northeastern corner of the site, adjacent to the Fisherman's Access Lot and terminating at the resort entrance way. The Marineland Trail links existing off-site trails that run along Palos Verdes Drive South (Exhibit 3).

The applicant also proposes a bike/pedestrian "resort entry trail" that is open to the public that runs along the resort entry road terminating at the main hotel. In addition to new trails, the applicant proposes to maintain the existing shoreline access trail at the southeast corner of the site (Shoreline Access Ramp 1) and to improve an additional bluff to beach coastal access way at the southern tip of the site (Shoreline Access Ramp 2 – See Exhibit 3). According to the applicant, all new trails will be ADA accessible with a few exceptions: the west portion of the Long Point Bluff-Top Trail, the Shoreline Access Ramp 2 at the tip of Long Point, in the center of the site, which is a narrow switchback down the cliff, and the entry road trail. All trail surfaces are proposed to be constructed with stabilized decomposed granite or other "acceptable surface". New pedestrian trails are proposed at 4-foot wide within a 6-foot easement and combined bike/pedestrian trails are proposed to be 5-foot wide within 8-foot easement. The Commission notes that the bicycle/pedestrian trail widths of 5 feet proposed by the applicant are narrower than the typical combined bike/pedestrian trail width described in the certified LCP, which are designed for two-way passage. The Commission requires that the combined bike/pedestrian trails be consistent with Caltrans standards for a heavily used, two way mixed pedestrian and bicycle trail, which is a 10-foot wide trail (16-foot wide corridor) for two-way passage. Los Angeles County

indicates that it will accept an 8-foot two way bicycle trail but, according to Barry Kurtz, a Senior Transportation Consultant with Los Angeles County,

"According to Caltrans' Bikeway Planning and Design Chapter 1000 of Caltrans' Design Manual, the minimum width of a Class I Bikeway (an off-road bike path) is 8 feet (or 2.4 m), with 2-foot (0.6 m) shoulders for a total of 12 feet. However, the Manual states, "Where heavy bicycle volumes are anticipated and/or significant pedestrian traffic is expected, the paved width should be greater than 2.4 m, preferably 3.6 m or more." Because of the heavy demand, the South Bay Bike Trail (SBBT) along the beach and through the Marina is 16 feet wide. I've noticed the SBBT in Santa Monica south of the pier is wider than 16 feet and has a separate pedestrian path adjacent to the bike path. I believe any bike path with significant pedestrian volumes should have an adjacent pedestrian path because the non-bikers tend to take over." (Barry Kurtz, May 21, 2003)

The Commission is imposing special conditions that require the applicant to carry out the establishment of the trails as proposed in letters from Destination Development to the Coastal Commission dated March 25, 2003 and May 13, 2003 and in accordance with project plans provided to the Commission by the applicant and in conformance with conditions imposed by the City of Rancho Palos Verdes (CDP No. 166) on August 28, 2002 that are not in conflict with this permit (Exhibits 2, 9 and 10). The Commission is also imposing special conditions that require the applicant to 1) increase the widths of the improved trails and the width of the corridors 2) keep the public trails open and safe during construction of the hotel and golf areas; 3) replace the bluff top trails and coastal access ways if at any point they are damaged by bluff failure or erosion; 4) submit formal legal descriptions of the public trails, park and bikeways for the purpose of acknowledging what areas will be open to the public and that no development, as defined in Section 30106 of the Coastal Act, shall occur within those described areas except as authorized in this permit and 5) execute a recorded deed restriction to ensure the trails continue to be open to the public during the life of this development. In addition, Special Condition 2 requires that the project include a dedication of easements over the privately owned beach area, public trails, public access ramps, and the passive public park area for the purpose of protecting public access to and the use of these areas. Only as conditioned does the Coastal Commission find the project to be consistent with the certified Local Coastal Program (LCP) and the public access policies of the Coastal Act.

PARKING

The proposed project is a commercial recreational use that includes a hotel resort with amenities for the public and resort guests. To accommodate all patrons, the applicant is proposing 975 parking spaces for the resort and golf facility and 100 parking spaces designated for use by the public (1,075 spaces total). Proposed parking consists of 490 on-grade surface stalls, 375 structure stalls and 60 subterranean stalls. The 100 public parking spaces are proposed as surface parking divided up as follows: 1) 50 general public spaces to be located adjacent to the Fisherman's Access Lot in the northeastern corner of the site and 2) 50 general public parking spaces in the project's eastern lot, located near the head of the ADA compliant public coastal access trail that combined with an existing shoreline access ramp, leads down to the beach at the southeast corner of the site – See Exhibit 5). This former maintenance road is currently open to the public and used by beachgoers, divers and surfers to reach the beach.

The project includes separate parking for the resort villa units located adjacent to the property entrance and Palos Verdes Drive South, which are calculated as part of the 975 resort use parking

spaces. Each resort villa unit is designed to have a two-car garage and a two-car driveway for a total of 128 off-street parking spaces attributable to the villas. 22 additional on-street parking spaces are also proposed on the street (Exhibit 5). The City found that since the proposed project does not consist of an independent land use but rather multiple uses (hotel, banquet, restaurants and golf), a shared traffic and parking study would be acceptable (Exhibit 11). The study, provided by the applicant, concluded with various parking ranges, from .73 to 1.4 parking spaces per room. The applicant's traffic engineer determined and the City agreed that a parking rate of 1.4 or 1.5 parking spaces per room would be appropriate for this project. In Rancho Palos Verdes there is little or no on-street parking on the main coastal access road therefore it is necessary to require new development to provide adequate parking. According to the City's zoning, approximately 914 parking spaces should be provided to serve the entire resort, including the villas. 975 on-site parking spaces to serve the resort and its amenities are being provided and are consistent with the City's zoning and certified LCP and the public access policies of the Coastal Act.

The certified LCP requires that any coastal dependent and commercial recreational use provide at least ten percent of its parking for the use of the public. The applicant is proposing 100 on-site public parking spaces: 50 near the Fisherman's Access parking lot and 50 near the eastern casitas. The applicant is noting that these spaces may not be available during "special events." To assure compliance with the LCP, the Commission is limiting, in Special Condition 5, the number of special events that can close public parking to one summer event and two winter events. In the existing A-5-RPV-91-46 Coastal Development Permit, the Coastal Commission also required that ten percent of the parking be for the use of the public and that 50 of those total public parking spaces be located at the northwest portion of the property (Exhibit 12). The proposed project as conditioned is consistent with past Commission actions, the certified LCP and the public access policies of the Coastal Act.

The Commission is requiring that the applicant assure that the 100 public parking spaces be available for the general public during the hours of one hour before dawn to one hour after dusk. For reasons discussed below, the Commission requires that the applicant offer a public easement over the westerly 50 car parking area and over the eastern 128-car parking area, allowing the public to access no fewer than 50 of the spaces for parking. Pursuant to this requirement the applicant is required to submit a legal description of these parking areas and that no development occur that impedes the access and availability by the public from one hour before dawn to one hour after dusk. Ensuring that ten percent of the on-site parking remains free and open to the public is consistent with the certified LCP and the public access policies of the Coastal Act.

Since there is no on-street parking available on Palos Verdes Drive South, the provision of public parking is necessary to assure continued public access to the beach on the eastern end of the property. As mentioned above, the applicant proposes to provide fifty (50) public parking spaces located within the car parking lot adjacent to the eastern casitas. The applicant proposes to "designate" these spaces, limiting public parking to the designated 50 spaces, but also proposes that these "public" spaces may be used for overflow parking for the resort. In addition to the general public, hotel guests, casita owners, golfers, and participants in banquets or conferences will use this parking area. While the parking needed for the resort is calculated based on a shared parking scenario, it is not clear that the conference guests, wedding guests and restaurant patrons would be able to use the 128 villa parking spaces, or if it happens that if restaurant and hotel visitors fill up the public spaces, whether the public would be able to park in the remainder of the lot. Providing an adequate amount of public parking is not possible if hotel guests or overflow from wedding parties or conferences occupies the designated public parking. Therefore the Commission finds that it is necessary that the applicant manage its parking lots so that such

parking problems are avoided. In addition to requiring that the adequate parking be provided for the public, the Commission is requiring the applicant to submit a parking management plan that includes 1) adequate signage informing the public that parking is available and where the spaces are located; 2) a guarantee that parking will be open to the public during trail and park operating hours of one hour before dawn to one hour after dusk; 3) a plan that ensures that the designated 50 public parking spaces adjacent to the eastern casitas will not be taken up by hotel guests or casita owners, an agreement that the public will not be confined to the "public spaces" in the event that patrons occupy the spaces and 4) a requirement that high attendance events use valets or other methods to assure that public spaces are available to beach visitors. The Commission finds that only as conditioned is the project consistent with the certified LCP and the public access policies of the Coastal Act.

C. Public Recreation

The Coastal Act provides that visitor and recreation serving facilities be given priority over other private uses, and that such visitor-serving facilities where feasible include lower cost facilities.

Section 30221 of the Coastal Act states:

Oceanfront land suitable for recreational use shall be protected for recreational use and development unless present and foreseeable future demand for public or commercial recreational activities that could be accommodated on the property is already adequately provided for in the area.

Section 30222 of the Coastal Act states:

The use of private lands suitable for visitor-serving commercial recreational facilities designed to enhance public opportunities for coastal recreation shall have priority over private residential, general industrial, or general commercial development, but not over agriculture or coastal-dependent industry.

Subregion 2 Section of the LCP states in part:

Any future development on the site will require City approval in the form of a Conditional Use Permit. Compatible uses could include those of a Commercial Recreational nature, visitor-oriented, such as additional oceanarium attractions, retail facilities, recreation uses, motel, convention facility, restaurants, museum, etc. Those considered not compatible are uses of a "carnival" nature.

17.22.030 of the City's Municipal Code, (part of the certified LCP) states in part:

The following uses may be permitted in the commercial recreational (CR) district pursuant to a conditional use permit, as per Chapter 17.60 (Conditional Use Permit):

- A. *Any new or reestablished use which is of an entertainment, visitor serving or recreational nature, including but not limited to a resort/conference hotel, restaurant, limited theme retail, tennis court, golf*

course and other entertainment and banquet facilities compatible with existing uses and the surrounding area. Such use, if located within the coastal specific plan district, shall be required to provide public access to and along the bluff and coastline;

F. *Golf courses, driving ranges and related ancillary uses;*

J. *Outdoor active recreational uses and facilities; and*

The Corridors Element Section of the LCP states in part:

The following are guidelines and should be considered whenever dealing with an area identified as a natural corridor:

Natural corridors should, where desirable and feasible, be utilized as pedestrian access corridors providing access to the coastal bluff area and public use areas, and should have appropriate design treatment to insure pedestrian safety as well as retention and enhancement of the natural features.

The Corridors Element of the certified LCP states:

It is the policy of the city to: Require development proposals within areas which might impact corridors to analyze the site conditions in order to mitigate impacts and obtain feasible implementation of all corridor guidelines.

The proposed project is the redevelopment of a site that formerly served large numbers of the general public and that also provided a site for overflow parking for the City's trail system. While the proposed project is a visitor-serving facility, it is not a lower cost facility, and by its design will serve significantly fewer visitors than the previous use. The proposed hotel includes some facilities that are open for public use as well as resort guest use. These are a golf facility (three golf practice holes and driving range), conference facility, banquet and meeting rooms, spa/fitness center and restaurants and bars (including the Lookout Bar on the western bluff edge and a public snack bar at the resort pool located on a bench on the eastern bluff face), which are all available to the public. On-site low cost public recreational amenities include the proposed public trails throughout the site that provide access to the shoreline and to off-site trails. Along the Long Point Bluff-Top trail, which runs parallel with the bluff edge, the applicant proposes approximately seven bluff-top view points, a public bluff top park and public restrooms (at both the Lookout Bar and adjacent to the lower pool facility). Special Conditions 5 and 29 require the applicant to execute a recorded deed restriction that provides that the visitor-serving resort and golf facilities conform to specific requirements such as remaining as commercial visitor-serving and open to the general public. Any change in use shall require an amendment to this permit. As conditioned the project is consistent with the certified LCP and the public recreation policies of the Coastal Act. Special condition 2 requires the applicant to offer an easement over the proposed trails in order to assure that the trails remain available to the public.

The LCP protects the bluff faces by identifying them in three of its protected corridors: visual, habitat protection and geological sensitivity. The LCP includes a coastal setback line to protect these resources and to protect development from the eventual erosion of the bluffs. The LCP limits development seaward of the coastal setback line to trails and other low intensity public recreational uses. The applicant proposes to grade an approximate 8,500 square-foot pad, on a

small bench graded by Marineland to accommodate a seawater tank, extending the pad seaward to construct a pool for hotel guests (Lower Pool), a snack bar and restrooms. According to the City of Rancho Palos Verdes Planning Commission staff report approving a variance for the proposed Lower Pool facility, total grading for the lower pool facility is 801 cubic yards. In addition, the originally proposed project included several golf holes on the re-graded slope above the pool on the bluff face. As mentioned above, the applicant is proposing a 1,400 square foot, 16-foot high hotel pool facility, which consists of a pool, restrooms and snack bar for hotel guests and a separate restroom, viewing deck and snack bar for the general public. All these facilities are proposed to be located on a graded bench graded out of the eastern bluff face in the early 1950's by Marineland, the previous owner. The facility is located adjacent to the existing coastal access trail that terminates at the beach. The Commission recognizes that this area was significantly disturbed and degraded by the owner of Marineland. For that reason the Commission concurs with the applicant that policies restricting grading and construction seaward of the coastal setback line should not apply to this bench, especially in the light of the proposed enhancement of public access (a public restroom, public deck and snack bar). The Commission concurs with the applicant that granting the public deck and snack bar on the beach will improve public access and recreation opportunities. The Commission finds that the exception to LCP standards granted for the lower pool facility is justified because grading had occurred at this location in the past, the existing area is highly disturbed in its existing state and a portion of the facility will serve as a public amenity. However, the Commission, in Special Condition 1.A.(2)(a), eliminates putting greens in the eastern bluff face area as defined by the coastal setback line, meaning no putting greens seaward of the coastal setback line. In order to preserve remaining coastal bluff scrub vegetation, the Commission requires that all landscaping seaward of the coastal setback line consist of coastal bluff scrub plants because it is located in close proximity to sensitive coastal bluff habitat areas. Exotic or high water use landscaping on the bluff face, including golf greens would impact these habitat areas, inconsistent with the policies of the LCP. Use of coastal bluff scrub plants would increase the potential for success of restoration efforts and provide a uniform appearance on the bluff face.

The Commission is allowing proposed turf areas (parts of "Zone H") that surround the hotel structures and an existing grove of Canary Island palms that are located along the western bluff edge, adjacent to the proposed Long Point bluff top trail. The Commission recognizes the importance of grassy areas for recreational purposes and agrees that as long as it is located outside of habitat restoration areas, turf located adjacent to the hotel facilities is appropriate for a visitor-serving golf resort. The Commission also agrees with the applicant that the existing grove of Canary Island palms are historic and a cultural landmark valued by the local community. As discussed below in the habitat section, the Commission finds that allowing this particular grove of palms to remain will not eliminate a significant amount of the bluff top buffer area and thus will not adversely impact bluff habitat restoration.

In addition, the Commission also approves the grading for the public access ADA Compliant Trail as long as the trail, combined with an improved existing trail (Shoreline Access Ramp 1) can provide increased public access to the beach by providing ADA Compliant accessible access to the beach. The Commission notes that there are no other handicapped access ways that connect to beach level on the Palos Verdes peninsula. The Commission has imposed special conditions to assure that the trail (1) is in fact ADA compliant and does not just provide access to hotel guests, and (2) extends, when combined with Shoreline Access Ramp One, ADA accessible passage all the way to the beach. As conditioned the project is consistent with the public recreation policies of the Coastal Act.

The applicant proposes an eventual subdivision to allow sale of the 50 casitas and 32 villas to private parties. The subdivision allowing these sales was not approved by the City, so any subdivision will require an amendment to this coastal development permit. As proposed, these facilities would have one owner per unit. Owners would be permitted to occupy the unit for a maximum 29 consecutive days up to 60 days per year in the casitas and up to 90 days per year in the villas. As required by the City of Rancho Palos Verdes (Coastal Permit No. 166), the applicant proposes that owner occupancy shall not exceed the 29 consecutive-day time period and that there be a 7-day minimum time period in between the 29-day stays. The applicant proposes that the casitas and villas will be operated by the hotel and rented out to the public during the rest of the year.

The certified LCP designates the former Marineland site as commercial/recreational and requires that future development shall be visitor serving or recreational in nature. Privately owned units are not visitor serving, therefore, the Commission is imposing a special condition that limits the length of the owners' stays. The special condition requires 60/90-day occupancy restriction and is also requiring the applicant to assure that all future owners of the individual units will be informed of the requirement. Special Condition 29 requires the applicant to record a deed restriction that will include this and other restrictions on the development. As conditioned, the casitas and villas are to be included as part of the hotel's room pool throughout 9 to 10 months of the year, thus available as a commercial/recreation use. As proposed and conditioned the project is consistent with the certified LCP and the recreation policies of the Coastal Act.

Section 30213 of the Coastal Act states:

Lower cost visitor and recreational facilities shall be protected, encouraged, and, where feasible, provided. Developments providing public recreational opportunities are preferred.

The commission shall not: (1) require that overnight room rentals be fixed at an amount certain for any privately owned and operated hotel, motel, or other similar visitor-serving facility located on either public or private lands; or (2) establish or approve any method for the identification of low or moderate income persons for the purpose of determining eligibility for overnight room rentals in any such facilities.

The applicant proposes to develop a site that was previously a low-cost recreational facility that attracted millions of people over the years with a new high-cost resort hotel. The project and the recent City approval (CDP No. 166) do not address provisions of lower-cost visitor accommodations. The applicant does not propose to accommodate lower-cost overnight facilities on the site. Previously, in mitigating the abandonment of Marineland, a mass-market park, the Coastal Commission required that the applicant provide an in-lieu fee for the acquisition of land and/or construction of a low-cost visitor serving hostel facility (A-5-RPV-91-46, Exhibit 13). This is the only site on the peninsula that is planned to be developed as an overnight facility. Occupancy of the site solely by a higher-cost facility would preclude development of lower cost facilities, limiting the ability to visit the coastline to visitors who can pay the fees at the top end of the market. While trails are one kind of lower-cost amenity, they do not serve those who do not live in the immediate area. Previous developers have indicated that it is not feasible to build lower cost overnight accommodations on the site, preferring instead to develop golf in the remaining space on the site. An alternative would be to develop a campground or RV park on the 32 acres devoted to golf. If this is not feasible, the alternative would be to contribute to lower cost facilities in the area. In other instances, the Commission has required provisions of lower cost visitor accommodations in conjunction with the hotel development, but permitted the developer to provide

such units off-site and/or contribute in-lieu fees to be used for construction of the lower cost facilities (5-82-542-A3, 5-87-675, A-207-79, a-49-79, 79-5539, 5-82-291).

The Commission finds that the applicant must mitigate the loss of low-cost, visitor-serving historic use of the site in conjunction with its conversion to a higher cost hotel/golf resort. In its past action of approving a hotel on this site, the Commission required an in-lieu fee of no less than \$540,000. The Commission is now requiring the applicant, who is in agreement with the in-lieu fee, to provide in-lieu fees to a non-profit agency in the same amount of \$540,000 to be used for land acquisition and/or construction of lower cost visitor accommodations such as hostel facilities. Non-profit agencies such as the American Youth Hostel facilities (AYH), operates a youth hostel in San Pedro and proposes expand a Long Beach facility. There may also be other agencies that are capable of providing low-cost overnight accommodations. Only as conditioned will the proposed project conform with prior actions of the Coastal Commission and Section 30213 of the Coastal Act.

D. HABITAT

The City and the applicant have identified sensitive habitat on the site. The applicant is proposing a number of measures to enhance the habitat. The proposals are still preliminary. Several features of the applicant's proposal will impact habitat areas. Some of these impacts are avoidable.

The Natural Element Section of the certified LCP (P. N-44) states in part:

CRM 9 – Wildlife Habitat

Existing wildlife habitats can be retained with vegetation and natural drainage patterns maintained to provide water and foraging material in the habitat. It is important to review any proposed development within or adjacent to wildlife habitat districts for the nature of the impact upon the wildlife habitat and possible mitigation measures to fully offset any impacts.

Significant marine life habitats have also been included in this CRM district. All development will be reviewed with regard to the increased drainage induced and its possible impacts on the marine environment, the intensified use of the habitats by the induced population, and possible design factors or mitigation measures to assure the protection of this threatened resource.

The Natural Element Section of the certified LCP, Policy No. 8 states:

It is the policy of the City to 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.

Urban Environment Element Landscape/Hardscape guidelines of the certified LCP state in part:

The use of plant materials and planting designs which reflect the natural coastal sage scrub character of the peninsula, and the Southern California coastline in general, is encouraged for open and common areas within developments rather than the use of extensive decorative materials and plans requiring extensive maintenance/watering, and

which are in contrast with species/materials in remaining natural vegetation areas of the City.

The Vegetation and Wildlife Habitats Terrestrial Section (Natural Element Section) of the LCP states in part:

Despite the intensive development that has taken place over the past decade, the Rancho Palos Verdes coastal region still possesses areas which are in a natural or near-natural state as well as some areas which had previously been scarred by extensive grading activity but are reverting to a natural state. These areas include the coastal bluff area, natural ravines and drainage canyons, a few hillsides and coastal plains, and the active portion of the Portuguese Bend landslide.

The basis for the habitat areas is the Coastal Sage Scrub. This is the characteristic plant community found on sandy marine terraces and dry rocky slopes below the 3000-foot elevation along Southern California.

The Corridors Element Section of the LCP states in part:

Where a protection/preservation corridor is located adjacent to an area involving human use (access, habitation), some buffer area should be designed/planned/maintained so as to avoid adverse impacts.

The Corridors Element of the certified LCP states:

It is the policy of the city to: Require development proposals within areas which might impact corridors to analyze the site conditions in order to mitigate impacts and obtain feasible implementation of all corridor guidelines.

The corridor guidelines are found throughout the Corridors Element section of the certified LCP including the guideline listed above.

The Natural Element Section of the LCP states in part:

All factors of the natural environment inherently interact with one another. A change in any one factor may have a resulting series of reactions in any other factor. An example of this type of interaction is natural topography alteration resulting in change in hydrologic patterns which in turn may deprive natural vegetation of adequate irrigation causing a degradation of wildlife habitat.

There also exists in the coastal region 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 natural vegetation. Though there are no formally recognized endangered or rare species of wildlife or vegetation, these wildlife habitats are significant because of the wide variety and numbers of wildlife which are associated with them. Additionally, the natural vegetation of grasses and wild flowers found on the hillsides and canyons gives a unique environmental character to the City which, if to be preserved, requires consideration of the natural drainage system and topography.

Natural Corridor Element of the certified LCP states in part:

Three distinct natural corridor types are evident:

- *Natural vegetation and drastic topographic change characteristic of the sea bluff edge and face, and related drainage course "mouths" at the bluff edge creating corridors containing extensive vegetation. This is both a horizontal and vertical corridor, with existing and proposed access routes to and down the bluff face representing the primary human intrusions which must be carefully integrated into these corridors.*

The LCP identifies the coastal bluff faces and some bluff top areas of the entire peninsula as having sensitive natural vegetation, which provides significant natural wildlife habitat. The natural vegetation is described as coastal sage scrub (CSS) and coastal bluff scrub (CBS). The wildlife habitat includes seasonal cover for many bird populations. The *Areas for Preservation of Natural Resources* map in the LCP designates the project area's coastal bluffs as Coastal Resource Management District 9 (wildlife habitat, Exhibit 14). The Natural Element section of the certified LCP also established a coastal setback line that is based on geology, public views and habitat. The LCP limits development within the coastal setback zone and the coastal setback line serves as protection of habitat areas along the bluffs.

The LCP explains the significance of this plant community in supporting a variety of animal habitats (i.e. gray Cactus Wren, and Blacktailed Gnatcatcher, now called Coastal California Gnatcatcher). The Peninsula has some interesting relationships to the Channel Islands according to the LCP. Bird and plant species are found on the islands and on the Peninsula and nowhere else.

Since adoption of the LCP, the City of Rancho Palos Verdes has entered into discussions with the Department of Fish and Game and the United States Fish and Wildlife Service concerning the adoption of a natural communities conservation plan, NCCP, that would preserve large areas of coastal sage scrub in the city to protect threatened species, including the federally listed coastal California gnatcatcher *Polioptila californica californica*. One of the areas in the proposed NCCP is the City property to the east of the hotel site, once considered as part of the proposed hotel. This parcel, the "old Nike site" Point Vicente North, a 64.8 acre City property directly north of Palos Verdes Drive, and several additional canyons, bluff faces and landslides up and down coast of the site are under discussion for incorporation into the NCCP.

According to Volume IV (Biological Resources) of the certified Final Environmental Impact Report dated July 31, 2001, the El Segundo blue butterfly has been observed on the western bluff areas (Exhibit 15). According to the project EIR, existing habitat on the site consists of coastal bluff scrub, disturbed coastal bluff scrub and mule fat scrub. Biological surveys during the evaluation of this development identified the western bluff face as a sensitive area that supports good quality coastal sage scrub, an endemic plant species of concern, Island Green Dudleya, *Dudleya virens* and then endangered, the El Segundo blue butterfly. The survival of the El Segundo blue butterfly depends on native plants found in coastal bluff scrub, specifically *Eriogonum parvifolium*, which is its larval food plant. The eastern bluff supports some remaining coastal bluff plants, but was severely disturbed. The site supports a small riparian area. The riparian plant community is one of the most endangered plant communities in southern California. The information provided by the applicant shows that coastal bluff scrub is found on the bluff faces of the site, the bluff tops were long converted to other uses and coastal sage scrub is not present. One drainage supports

willows and mule fat, and a patch of remnant mule fat is located adjacent to a drainage that seems to have been lined with concrete after the mulefat established.

After reviewing the information, the Commission's staff biologist concurs that CBS or degraded CBS occurs on both the western and eastern bluffs. However, the extent of the habitat area is not clear. There is a discrepancy between the September 1999 EIR (5.6 acres) and the 2001 Biological Resources Report (4.54 acres). Staff has taken the conservative approach and assumed the larger area. Special Condition No. 7 requires the applicant to preserve and protect existing coastal bluff scrub on the western bluffs and provide mitigation for loss of habitat on the eastern bluffs.

The applicant is proposing to include 7.9 acres of natural habitat conservation and enhancement area consisting of 6.7 acres of bluff face habitat (Zone A) and 1.2 acres of newly created coastal bluff scrub enhancement area adjacent to the western bluff face habitat (Zone B). According to the Biological Resource Update report and the applicant's proposed project, the native plant vegetation on the bluff face/habitat reserve will not be disturbed and some non-native invasive species may be removed.¹

The applicant is proposing to use native coastal bluff scrub in an 80-foot wide "Coastal Bluff Scrub and Coastal Sage Scrub Zone" or "Zone B" which consists of two areas: A 30-foot coastal bluff scrub and coastal sage scrub enhancement area that will be separated by an open fence to prevent human encroachments, and a 50-foot wide coastal bluff scrub and coastal sage scrub enhancement area just inland of it. The purpose of this proposal as well as the use of some natives in the hotel landscaping is to protect threatened and endangered species. The applicant is also proposing to revegetate the area that will be disturbed by grading the ADA Compliant trail, where *Eriogonum cinereum* is present, with "naturalized coastal grasses and accent trees" or "Zone D". Bluff faces do not support native grasses; trees require irrigation to establish, and the animal species of concern, the gnatcatcher and the El Segundo blue butterfly, do not use grasses or trees as food plants. The Commission instead requires the applicant to revegetate this area that it plans to grade with coastal bluff scrub. Finally the applicant proposes a vegetated strip adjacent to Palos Verdes Drive South, identified as the "Enhanced Native Planting Zone" or "Zone C" to be vegetated with "predominately indigenous native shrubs and trees...native trees such as oaks and sycamores will be used sparingly". The Commission finds that this plan is consistent with the potential use of this strip as a habitat corridor if most of the plants used are coastal bluff scrub, native and coastal sage scrub, and native to the Palos Verdes peninsula. The Commission notes that the use of trees in this area is permitted but limited, a concern because coastal sage scrub plants require sun, and again are very low water use plants.

Within the designated 80-foot wide "Coastal Bluff Scrub and Coastal Sage Scrub Zone" mentioned above is a group of existing Canary Island palms that are located on the western bluff top adjacent to the proposed Long Point Bluff Top trail. The applicant has identified this grove as a landmark and requests that this particular group of trees be retained due to their cultural and historic significance to the local community. Photos of the site during the occupancy of the Marineland Park indicate that this group of palms has existed for many years, possibly installed prior to the adoption of the Coastal Act. The Commission recognizes that this species of date palm is considered invasive, and is so identified on the 1997 Ocean Trails Invasive Plant list. However, the applicant and the City assert that these trees have existed there for a long time and have not

¹ Biological Resources Update for the Coastal Bluffs of the Resort Hotel Area Long Point Project Site, Bonterra Consulting, March 27, 2003.

spread into the rest of the site. The applicant further asserts that with monitoring and maintenance, the Canary Island palms can be controlled. The Commission finds that allowing these existing trees to remain does not significantly reduce the total area of the coastal bluff scrub habitat and with maintenance of other habitat areas as proposed will not result in adverse impacts to the remaining habitat areas and restoration efforts on the site. Finally the applicant has agreed to restore additional areas on the bluff face, resulting in uninterrupted coastal bluff scrub on the bluff face. With that exception, the Commission reiterates that no new invasive plants may be permitted on the site.

While the applicant has not provided a detailed restoration /enhancement plan, the applicant has provided a plant list. The applicant states that review by a qualified biologist, the City and the California Native Plant Society will result in a narrower definition for suitable plants. However, the Commission cannot approve this project with no criteria to guide this committee.

The Commission notes that the proposed plant list includes *Eriogonum fasciculatum* within the enhancement areas. When installed by a contractor near another site, at Los Angeles World Airport, the *Eriogonum fasciculatum* attracted a rival moth and the population of the endangered El Segundo Blue butterfly declined (Rudy Mattoni, personal communication.) *Eriogonum fasciculatum* is unsuitable habitat for the El Segundo blue butterfly. Adverse impacts to the El Segundo blue butterfly are inconsistent with the Natural Element and the Urban Environmental Element policies of the certified LCP. The site is located between several segments of the city's NCCP area, which is aimed at supporting coastal sage scrub communities including two endangered birds, the Coastal California gnatcatcher and the cactus wren. In order to facilitate links between potential and existing habitat areas which exist to the northeast, east, northwest and southwest of the project, the City required that the bluff, a portion of the bluff top and the a strip of land adjacent to Palos Verdes Drive South be planted with coastal sage scrub to allow a wildlife connection between habitat areas.

The Commission finds that the objective of the plans for the enhancement and restoration areas should be to enhance habitat for the endangered butterflies. Other landscaping on the site should (1) protect the enhancement areas (2) provide additional food and cover for native animals of concern including the gnatcatcher and the cactus wren. The objectives of this planting in enhancement areas should be, within the constraints of fire protection to provide food and cover for the endangered species and other CSS species found on the site and nearby. Most importantly the landscaping elsewhere on the site should not have impacts on habitat areas.

Outside the designated habitat restoration and enhancement zones, the applicant is proposing turf landscaping (Double Dwarf Tall Fescue) and invasive ornamentals (*Eucalyptus*, *Nerium Oleander*, *Olea Europia*, *Phoenix*, *Schinus Molle* and *Schinus Terebinthifolius*) throughout the hotel area and adjacent to native enhancement areas. Invasive species are inconsistent with the LCP requirement to fully offset impacts and to preserve sensitive habitat because they invade natural areas and displace the plants that are there. Once there, they do not support the animals that were previously found there, particularly insects. Staff, in researching restoration and landscaping special conditions, interviewed Dr. Barry Prigge, a California Native plant specialist. He indicated to staff that in his opinion, a very significant problem for the persistence of native plant communities in southern California habitat areas is the use of invasive non-native plants in nearby developed areas. This is because invasive plants can and do invade disturbed areas and habitat areas and supplant native plants. The non-native plants often do not provide the necessary food for native butterflies and other insects. For this reason Dr. Prigge advised against allowing use of invasive plants near habitat restoration areas. There are restoration areas on this site. There are

also the proposed NCCP identified restoration areas near the site. One of them is located directly across Palos Verdes Drive South on Point Vicente, north of the site. Plants from this site, if invasive, could result in expensive maintenance problems for managers of these areas on and off the site.

Another plant proposed by the applicant, Eucalyptus is a potential problem. Eucalyptus is a problem because the trees secrete oil that is toxic to native plants and insects.

Another issue is the use of pesticides that could impact the El Segundo Blue and other locally occurring insects. For this reason, while the applicant proposes an Integrated Pest Management Plan for the golf course and the ornamental landscaping, the Commission requires that the applicant not only avoid pesticides that could impact the marine environment but also insecticides, because of their potential impact on this endangered insect. Creating adverse impacts to the endangered butterfly and other native habitats is inconsistent with the certified LCP policy to provide mitigation measures to “fully offset the impact” of development.

As conditioned, both the habitat restoration and enhancement and the landscaping plans are required to be compatible with the bluff habitat on the site and with survival of nearby habitat areas. The Commission is imposing a special condition requiring the applicant to provide a complete habitat restoration and enhancement plan. The plan should include an 80-foot wide enhancement area containing coastal bluff scrub plants including *Eriogonum parvifolium* (dune buckwheat) in a mixed size (age) distribution, which is required for El Segundo blue butterflies and their larval stages. *Eriogonum fasciculatum* is prohibited within the 30-foot wide “enhancement” or “buffer” area (as referred to by the applicant), the 50-foot wide “enhancement” area and areas adjacent to the eastern bluffs. The applicant proposes to use low growing local native plants, not fully mature coastal sage scrub in the enhancement area between the 30-foot wide “buffer” area and the hotel for fire protection purposes. However to fully offset the damage on the site, especially from grading on the bluff face, the area should be able to support native animals and the El Segundo blue butterflies. Only as conditioned is the proposed project consistent with the Natural Element Section of the certified LCP.

The applicant did not initially propose any restoration for the eastern bluffs but did propose to use native vegetation adjacent to the bluff face. At the hearing the applicant agreed to restore the areas formerly identified as “Zone D”, around the ADA trail and areas of “Zone H” seaward of the coastal set back line, which effectively marks the edge of the bluff face. The Commission requires in Special Condition No. 7 that this intention be carried out with coastal bluff scrub and coastal sage scrub plants. The Commission requires in Special Condition No. 7 and 8 that no invasive plant be used in this area, although other introduced low and very low water use plants may be used to reduce runoff and to reduce conveyance of fertilizers and insecticides into sensitive areas.

The certified LCP identifies coastal bluff scrub as habitat area and requires the protection of the cliff faces where it is found. The LCP states in part:

Despite the intensive development that has taken place over the past decade, the Rancho Palos Verdes coastal region still possesses areas which are in a natural or near-natural state as well as some areas which had previously been scarred by extensive grading activity but are reverting to a natural state. These areas include the coastal bluff scrub area, natural ravines and drainage canyons, a few hillsides and coastal plains, and the active portion of the Portuguese Bend Landslide. The basis for the habitat areas is the coastal sage scrub. This is the characteristic plant community found on sandy marine

terraces and dry rocky slopes below the 3000 foot elevation along the Southern California Coastline.

Coastal bluff scrub is located on both western and eastern bluffs. The LCP requires habitat to be surveyed and requires any impacts on habitat, such as removal of remnant CSS from the bluff top and grading for the ADA Compliant coastal access trail to be fully offset. The Commission is imposing special conditions that require the applicant to provide a complete, detailed habitat restoration and enhancement plan for both the western and eastern bluffs prior to issuance of a coastal development permit. Special Condition Numbers 7 and 8 require that the restoration plan conform to certain requirements that include 1) native plant vegetation within the Bluff face/Habitat Reserve shall not be disturbed and aggressive invasive species shall be removed; 2) plant species native to Rancho Palos Verdes and suitable to the El Segundo blue butterfly, (i.e. no *Eriogonum fasciculatum*) shall be used in the habitat preserve, enhancement and transition areas and areas adjacent to the eastern bluffs; 3) protection and mitigation for the existing riparian habitat areas; 4) eastern bluff restoration, 5) use of very low and low water use, non-invasive plants in areas of the site designated for landscaping adjacent to the hotel, 6) controlled irrigation in approved turf areas, which include golf areas and lawn areas next to the hotel (in the applicant's plans, areas described as "Zone H" that are located inland of the coastal setback line). "Zone H" includes both turf areas directly adjacent to the hotel and areas on the bluff face, seaward of the coastal setback line. As discussed in the recreation section above, the Commission determined that the proposed lawn areas directly adjacent to the hotel had a recreational purpose and could be retained as lawn, but with the applicant's concurrence, agreed that proposed lawn areas (also shown as "Zone H") located seaward of the coastal setback line should be landscaped with coastal bluff scrub. And 7) manual removal of all drainage devices that are on the bluff and/or bluff face other than the three (3) proposed drainage lines and outlets, and vegetation of these areas in accordance with the appropriate vegetation program for the location. The plan shall include specifics such as plant species, planting schedule, timing and coverage, maintenance and a monitor provision to address the progress of the restoration over time. By requiring non-invasive plants on the project site, habitat areas have a much better chance of surviving and flourishing, which will enable the El Segundo blue butterfly to remain on the site.

As mentioned above, the Commission is requiring in Special Condition 8 that low-water use plants be used throughout the site in place of the proposed ornamentals (Zones D, E, F, and G). The Commission is allowing proposed turf areas (parts of "Zone H") that surround the hotel structures. The Commission emphasizes that no turf or golf holes are permitted any where on the eastern bluff including the area surrounding the lower pool facility. As discussed previously, Special Condition 7 requires that the bluff face, the bench and the area surrounding the ADA Trail be restored and/or landscaped with native CSS plant species from the local area. ("Zone H" and "Zone D" seaward of the coastal setback). The reason the Commission requires local native species (of the coastal sage scrub and coastal bluff scrub community) is that they enhance the extent of the restored areas, and improve the viability of adjacent restored areas by reducing the incursions of excess water and fertilizers into the restored areas.

The Commission recognizes both the importance of the recreational uses possible on turf adjacent to the hotel and the need to maintain a natural environment within the community. As stated in the Urban Environment Element Landscape/Hardscape guidelines above of the certified LCP, coastal sage scrub is encouraged for open, common areas within developments rather than use of extensive decorative materials that require extensive maintenance/watering, and which are in contrast with species/materials in remaining natural vegetation areas of the City. Therefore the Commission finds that allowing certain areas adjacent to hotel structures to be landscaped with

turf and requiring native restoration and low-water, non-invasive plants in other areas on the site, provides both sufficient protection to the existing bluff face habitat and enhances public use and recreation of the hotel grounds.

There are several drainpipes on the western portion of the site that are remnants of previous development. These drains will not be used in the final proposed development and the drainpipes will be abandoned. The Commission requires that these pipes be removed from the bluff face and that the disturbed area be revegetated. There should be no heavy equipment within the coastal setback zone, thus these drainpipes should be removed manually.

The Commission recognizes that the previous Marineland Park has disturbed the eastern bluffs. However, coastal bluff scrub exists on the bluff and is ESHA and should be preserved and restored. The project EIR Biological Resources report identifies coastal scrub containing *Eriogonum cinereum* within the area of the ADA Compliant Trail. As discussed above, the Commission requires that the proposed turf area around the lower pool be eliminated to reduce adverse impacts to bluff habitat, among other reasons. The Commission is allowing the ADA Compliant Trail and the lower pool facility for purposes of increasing public amenities and public access to the shoreline. However, the Commission is requiring that the applicant restore the areas disturbed by grading for the ADA Compliant Trail and the pool. Restoration efforts shall conform to the conditions of this permit and only as conditioned is the project consistent with Policy No. 8 (Natural Element Section) of the certified LCP.

The applicant notes that the property contains a small area of jurisdictional wetlands. There are two areas that have been identified as mule fat scrub on the project site. One 9-foot-by-15-foot area is located adjacent to a small v-ditch in the northwestern corner of the site. According to the Long Point Resort-Jurisdictional Delineation Report, dated May 30, 2001 and revised January 14, 2003, this area of mule fat scrub does not receive water from the ditch, thus is not a wetland. However, the Natural and Corridor Element sections of the LCP allow for habitat areas to be protected or if removed, damage to them to be fully offset. Therefore, the Commission is requiring the applicant to provide mitigation for the loss of habitat by providing riparian habitat in the proposed wet pond areas. A second area (approximately 0.03 acre) of riparian habitat is located on the southeastern portion of the site where there is an existing drainage course (Exhibit 16). The applicant does not propose any changes to this existing drainage channel.² The applicant does propose in a letter dated December 24, 2002 and reiterated in a letter dated March 25, 2003 that invasive vegetation in the southeast portion of the site, near an arroyo willow, will be removed. The arroyo willow is located within the designated mule fat scrub. The applicant proposes to plant additional willows in the habitat area. Special Condition No. 7 requires that the applicant preserve this mule fat area and only plant willows of the same species that exists at the site. The condition also requires the applicant to provide a 10-foot wide buffer area surrounding the habitat where no development shall be permitted.

An existing Blueline stream exists adjacent to the entry drive and is described as Drainage "A" in a "Jurisdictional Delineation for Long Point" report provided by the applicant.³ The applicant proposes to redirect this drainage to a CDS unit, bioswale, and wet pond before discharging at Outfall "B". The certified LCP does not show the stream on any map and it has been determined in

² Long Point Destination Resort SUSMP Site Plan, dated May 15, 2003.

³ Jurisdictional Delineation for Long Point, City of Rancho Palos Verdes, Los Angeles County, California, Glenn Lukos Associates, May 30, 2001 (Revised January 14, 2003).

the report that the stream does not support habitat. Vegetation associated with the drainage consists of predominantly non-native upland species. The Commission is requiring that the applicant provide U.S. Army Corps of Engineers approval for filling the drainage prior to issuance of the permit. As conditioned, the permit is consistent with the Natural and Corridors element sections of the LCP.

Marine Impacts

Natural Element Section Policy No. 10 states:

Protect, enhance and encourage restoration of marine resources of the City through marine management and cooperation with other public agencies and private organizations.

Natural Element Section Policy No. 15 states:

Provide mitigating measures where possible to control surface runoff that might be degrading to the natural environment.

Natural Element Section Policy No. 20 states:

Encourage restoration efforts dealing with enhancing the marine environment from a biological standpoint.

The proposed project consists of three main drainage systems on the site. The drainage outfalls are proposed to be located at the toe of the bluff and empty into the rocky intertidal areas. The existing drainage channel (which supports some riparian habitat), located in the southeastern portion of the site, receives off-site surface runoff from adjacent properties. The existing drainage and outlet (60 inches in diameter) will remain unchanged thus not creating an increase in impacts. A second drainage outfall (Outfall "B") is proposed at approximately 300 feet up coast from the existing drainage channel. For reasons explained below in the Hydrology section, the Commission is requiring the applicant to relocate the outfall further up coast. Outfall "B" is the largest of the three outfalls. It is proposed at the rocky beach area near the existing public access point (southeastern area). According to Paul Cary, Civil Engineer and preparer of the SUSMP plan for Long Point, the estimated size for Outfall "B" is 72 inches in diameter. Outfall "C" is located to the west over the southern most tip of the Long Point peninsula. The proposed size of "C" is unclear as of May 9, 2003. The applicant's engineers provided the size information verbally and 36 inches was quoted at one time and 48 inches at another time. The final plans shall clarify the actual size proposed. There is an existing 24" drainage that is located approximately 550 feet up coast from Outfall "C" and that will be removed. The applicant contends that the drainage improvements will not adversely impact habitat and will even correct an accelerated erosion problem on the bluffs.

In response to a request for additional information from Dr. Dixon, the Commission's staff biologist, the applicant provided a Marine Resources report, prepared by Coastal Resources Management (CRM), on the intertidal area below the bluffs on the eastern half of the project site.⁴ Staff has reviewed this report along with applicable sections of the Final EIR and concurs that there are no tide pools in this area. However, Dr. Dixon points out that,

⁴ Long Point Marine Resources Report, Coastal Resources Management, March 24, 2003.

“...there are boulders of various sizes with a variety of typical intertidal organisms, including sea urchins and seastars in the lower intertidal. The most likely effect of the discharges is to subject lower intertidal organisms to a pulse of freshwater when storm discharges coincide with low tides. CRM suggests that motile animals, such as echinoderms, would simply move away. This is not necessarily true. If the change in salinity was gradual, that might happen. But with sudden pulses, the animals can't move away and localized mass mortality of sea urchins has been observed near Santa Barbara where a coastal arroyo discharges onto the beach. Potentially, a similar phenomenon could take place with these artificial discharge structures. However, it would probably be an infrequent, localized event.”(John Dixon, April 22, 2003)

The existing drainage system is not adequate for the proposed development; it is undersized for the expected volume of water, cracked and in disrepair. The proposed drainage system will replace major portions of the drainage system and eliminate the uncontrolled discharge on surface runoff to the western bluff and shoreline area. Three ocean discharge points are proposed for the new development and two of these will be located in the vicinity of existing drainage outlets. Only drainage outfall “B” will be in an area that does not have an existing outlet in close proximity.

All low flow is proposed and required by the Commission to be pumped back to a proposed wet pond for treatment. In addition, Special Conditions 8 and 9 require less water to be used on the site; requiring the applicant to remove high-water use ornamentals (excluding approved turf areas) and to substitute plants that are low-water use in this climate zone. Low-water use plants require irrigation only while they are being established, according to University of California Cooperative Extension and the California Department of Water Resources in their joint publication: “*Guide to Estimating Irrigation Water Needs of Landscape Plantings in California*”. Special Condition 8 also requires that the applicant install efficient irrigation systems in the golf and turf areas that surround the hotel. There shall be no permanent irrigation outside of the turf areas. This change in landscaping is expected to reduce the amount of water needed to irrigate and the amount of runoff.

The rocky beach area is valuable habitat. The Commission has considered alternatives to direct discharge onto the rocky beach, such as requiring tunneling under the beach for discharge to the nearshore waters, but has concluded that the alternative most protective of resources would be to (1) require filtering of low flow; (2) require filtration of the runoff; (3) reduce the amount of runoff from the site; and (4) require integrated pest management. The Commission notes that the existing storm drains presently carry flows from upland residential areas across the site and discharge on to this beach. The applicant is consolidating discharge points. Dr. Dixon, senior biologist, reviewed the biological reports and visited the site. He noted that while there are no tide pools, the rocky intertidal area supports many typical intertidal animals. He noted that potential impacts of freshwater to the intertidal would tend to have the greatest effect on lower intertidal organisms and would tend to occur during large storm events. He concluded that, whereas osmotic stress may cause occasional mortality of sea urchins in the low intertidal, this impact will not be so severe or frequent as to be considered ecologically significant. The Commission requires that the applicant conform to the conditions to reduce the amount and toxicity of the flows off the site. Only as conditioned is the habitat protected and the project consistent with the Natural and Corridors Element sections of the certified LCP.

E. Hazards/Coastal Setback Line

The proposed project is located on a generally stable bluff top that is located seaward (or to the south) of Palos Verdes Drive South and approximately five miles west of the Ocean Trails Golf Course and elevated about 100 feet above the ocean. The land juts out into the Pacific Ocean creating a point-like feature ending in steep bluffs and rocky beaches. The point is supported by relatively resistant rocks consisting of volcanic and intrusive basalts and shales of the Altamira Formation that have been hardened by metamorphism associated with the intrusion of the basalts. The westerly bluffs are almost vertical and 105 feet high. The eastern bluffs on the site are less steep and less high, partly due to grading during the 1950's to construct the former Marineland Park. According to the 2001 Final EIR, the primary geologic concerns within the project area are those associated with landslides, sea cliff erosion, and strong ground motion from earthquakes.⁵

In response to the near-vertical cliffs and the history of landslides throughout the City's coastal zone, the City's LCP includes a generalized delineation of hazard zones within the City. Each zone includes limitations on use, requirements for studies, and limitations on the location of development reflecting the degree to which it is anticipated that the land can be safely developed.

The zones are:

ZONE	ZONE DESCRIPTION	RESTRICTIONS/POLICY
CRM-1	Extreme slope	1) Allow only low intensity activities within coastal resource management districts of extreme slopes CRM 1
CRM-2	High slope	2) Require any development within the coastal resource management districts of high slopes and insufficient information to perform at least one and preferably two independent engineering studies concerning the geotechnical soils and other stability factors affecting the site
CRM-3	Hazard	3) Allow no new permanent structures within coastal resource management district of extreme hazard and be cautious of allowing human passage (3a). The same structural limitation applies to areas of high hazard (CRM3b) but human passage may be more readily allowed.
CRM-4	Marginally stable	4) Allow nonresidential structure not requiring significant excavation or grading within CRM 4 and 5.
CRM-5	Insufficient information	5) Allow nonresidential structure not requiring significant excavation or grading within CRM 4 and 5.

See LCP Figure 11 (Exhibit 17) for LCP maps of Areas of Consideration for Public Health and Safety (The project site is designated CRM 3a and 4). This classification includes those critical areas of concern in which the natural physical environment poses a significant hazard to the well being of the public.⁶ When the Public Health and Safety classification is combined with the areas requiring preservation of natural resources, showing the manner of their relationship with each other, a new classification is established in the LCP that is referred to as the Natural Environment

⁵ Long Point Resort Environmental Impact Report, July 9, 2001.

⁶ City of Rancho Palos Verdes certified Local Coastal Program, Effectively certified April 27, 1983.

Element. See LCP Figure 13 for the applicable areas of this site (Exhibit 18). The bluffs and southeastern portion of the project site are designated CRM 1 in addition to the CRM 3a and 4 classifications.

In addition to the Coastal Resource Management zones, the City established geologic hazard zones. According to the LCP, a practical method of assessing the geologic constraint in the coastal zone is by a classification system based on the suitability for existing and anticipated land uses. These zones are similar to but not identical to the above categories. They include:

CATEGORY	Development Standard
Category 1	Areas unsuited to permanent structures.
1a	Unsafe for human passage.
1b	In general safe for human passage.
Category 2	Areas suitable for non-residential structures not requiring significant amount of grading.
Category 3	Areas in which existing geologic information is not sufficiently detailed to establish suitability for construction purposes.
Category 4	Areas suitable for permanent tract type residential structures and supporting facilities in light of existing geologic information.

See LCP Figures 5 and 7 of Geology and Landslide Areas (Exhibits 19 and 20). The project site is designated a Category 1a and 2. The certified LCP establishes bluff top setbacks to protect views, habitat, and to address geologic stability. The coastal setback was identified as an area on the seaward edge of the bluff top and the entire bluff face, which was to remain undeveloped due to geologic instability (and also to protect habitat and views). The coastal setback line differentiates the area determined to be suitable more intense development and the areas to be left generally undisturbed, the certified LCP *Geology* map designates the bluff edges and bluff faces on this site as Category 2 - areas suitable for light, non-residential structures not requiring significant excavation or grading. The LCP coastal setback line delineating the more restricted area was adopted at the time the Coastal Specific Plan was prepared. The Natural Element Section of the LCP (N-22) states in part:

"On the basis of the available geologic information, a realistic Coastal Setback Zone would include all lands in Categories 1a, 1b, 2 and 3."

The Rancho Palos Verdes Municipal Code 17.72.040 certified to carry out the policies of the LUP only allows public passive recreational improvements, i.e. trails, signage or protective fencing within the coastal setback zone, provided, that a conditional use permit is granted. The Code continues with specific restrictions that prohibit other new uses and developments including but not limited to pools and spas. Finally, the LCP designates the bluff faces as extreme and high slopes with marginal stability overall. The designated districts require that use and development be restricted. Nonstructural uses such as passive parks and trails are considered appropriate.

The Corridors Element Section of the LCP states in part:

Protection/Preservation Corridors are "avoidance" corridors or areas based upon the requirement that human activities/presence be excluded or stringently controlled due to the

need to preserve valuable/sensitive natural habitats and/or to avoid geologic or other land related conditions involving hazard or danger, such as the sea cliff edge.

The applicant has provided geotechnical and soils reports and responses to staff questions regarding slope stability.⁷ According to the reports, everything landward of the Coastal Setback Line has a factor of safety of 1.5 or greater, which is discussed in more detail below.

As described previously, the City's LCP includes a generalized delineation of hazard zones within the City. Each zone includes limitations on use, requirements for studies, and limitations on the location of development reflecting the degree to which it is anticipated that the land can be safely developed. As indicated in Figure 11 of the LCP, the project site is designated CRM 3a (hazard) and 4 (marginally stable). This classification includes those critical areas of concern in which the natural physical environment poses a significant hazard to the well being of the public.⁸ The LCP states in part, for lands classified as marginally stable:

Preferred land use would include recreational facilities such as picnic areas, hiking trails, and equestrian trails. Use of the landslide areas for golf courses is a debatable issue, as significant amounts of irrigation water could reduce the stability of these areas.

The Coastal Setback Line delineates the bluff face, the area designated high hazard CRM 3a in the certified LCP from areas that are designated marginally stable CRM4 (possible to develop if stability is demonstrated) in this case the bluff top.

The proposed project includes some development seaward of the Coastal Setback Line within the CRM3a area. The applicant proposes several golf holes, a pool for hotel guests, (Lower Pool), public restrooms, and a public snack bar seaward of the Coastal Setback Line, on a graded bench on the eastern bluff face. According to Rancho Palos Verdes Planning Commission Staff Report dated August 13, 2002 (Variance No. 489), preparation of the site for the Lower Pool will include movement of 384 cubic yards of earth (91 cubic yards of cut for pool excavation and 291 cubic yards of fill). The depth of cut is five feet in height. Based on an analysis of this report and site observations, Staff geologist Dr. Mark Johnsson concurs with the reports that the overall stability of the bench in question is adequate for this development.

Dr. Johnsson concurs that the overall geologic stability of the Lower Pool area is adequate for the development. The Commission finds that the proposed hotel pool facility, which provides public amenities consisting of a public restroom, outdoor shower area and a public snack bar, is allowable on the existing graded bench area because it has been determined geologically stable by both the applicant's and the City's geotechnical engineers and the Commission's staff geologist. As mentioned above, the site of the proposed lower pool facility is designated Category 3 in the certified LCP. Category 3 areas are areas where insufficient geologic information was available at the time of the drafting of the City's specific plan. The applicant has now provided adequate geologic information that proves that the location of the proposed lower pool is geologically stable and adequate for the development. The Commission also notes that this area has been previously disturbed by the Marineland facility and finds that although the development is

⁷ Destination Development Corporation – *Geotechnical Consultation*, Law/Crandall Project 70131-2-0076.0002; Geotechnical response to information request from the California Coastal Commission, Matec (formerly Law/Crandall), March 28, 2003.

⁸ City of Rancho Palos Verdes certified Local Coastal Program, Effectively certified April 27, 1983.

located seaward of the coastal setback line, it provides public amenities thus increasing public access and will not increase geologic hazards on this site. Only as conditioned is the project consistent with the Natural Element section of the certified LCP.

The applicant also proposes grading for a hotel patio extension seaward of the coastal setback line. The grading would enable the patio to extend to the edge of the coastal bluff. While the applicant argues that the extension is safe, it results in putting a permanent structure where it would be jeopardized by minor sloughing. The only way to repair any sloughing would be to alter the bluff. For this reason, and because it is inconsistent with the LCP, the Commission finds that the patio should be moved back behind the CSL.

The applicant proposes to leave an existing structure, the Lookout Bar that is bisected by the coastal setback line in place, and rehabilitate it. The City found that it could allow this because the bar is a local landmark. Other development proposed seaward of the coastal setback includes a portion of the Long Point Bluff-Top Trail that is parallel to the western bluff edge, and a public ADA compliant trail that extends down the eastern bluff face from the public parking area to the beach area in the southeastern corner of the site. The certified LCP allows a trail if grading is minimal. In approving the ADA Compliant Trail, the City found that the increased accessibility granted by an ADA compliant trail outbalanced its apparent inconsistency with the grading policy of the natural corridors element. However while trails are appropriate uses for marginally stable areas and consistent with the certified LCP, the Commission finds grading of the trail to reduce its gradient to become ADA compliant is only consistent with the access policies if in fact it is consistent with the federal and state rules concerning accessibility and if in fact provides increased beach access to the public.

The applicant also proposes development such as drainpipes and outlets on the bluff face that have no other possible location. However, one drainage facility, a storm drain filter that is proposed on the western bluff face is a 15-foot wide and a 40-foot long filter, which can feasibly be located inland. Since there is an alternative location, the Commission finds that it should be relocated to be consistent with the certified LCP policy requiring on development to be located landward of the Coastal Setback Line.

The applicant's geologist has indicated that the entire site landward of the coastal setback line has a 1.5 or greater factor of safety. The applicant's geologist has recommended, however that the applicant (1) line the pond areas proposed to prevent percolation of water into the sediments of the site and (2) avoid infiltration of stormwater, similarly to avoid saturation of the site sediments.

After reviewing the reports, Staff Geologist Mark Johnsson noted that the analysis includes some assumptions that result in a less than conservative conclusion. One assumption made is that the groundwater will not rise as a result of development. A geologic supplemental report, dated March 28, 2003 (MATEC Engineering and Consulting, Inc.) was prepared in response to questions by Commission staff. The report states in part:

Because this site is adjacent to the sea, any temporary localized buildup of groundwater above sea level will probably be quickly dissipated by lateral flow through fractures and ultimately through the base of the cliff.

The proposed development includes an extensive site drainage system that will improve runoff characteristics over the existing condition. Given the planned drainage improvements (over current low maintenance condition), including interception and

disposal of upstream runoff, we do not anticipate significant changes in the groundwater levels over the current condition.

The groundwater table was not included in the stability analysis, which is routinely required by Commission staff when analyzing projects that involve geologic issues.

Based on the above, the likelihood of developing a perched groundwater level is considered remote and because we anticipate that the groundwater level will remain at or near currently existing levels (about sea level), we did not model a groundwater table in our stability analyses because it did not affect the analysis (critical zones are above the groundwater level).

The applicant is proposing native vegetation near the bluffs, but introduces subtropical ornamentals and turf areas throughout the site. The Commission staff geologist notes that stability calculations for the site have been based on an assumption that no additional moisture will saturate the sediments of the site. Accordingly, the level of stability demonstrated by the applicant's analyses can only be assured if infiltration of ground water is maintained at pre-development levels.

At the hearing, the applicant provided evidence that additional water attributable to landscaping would not affect stability if the amount of water allowed to infiltrate the property were controlled by efficient computerized irrigation systems that will limit the amount of irrigation used. The Commission finds that such a system can reduce runoff and impacts associated with runoff and has required this system for both the hotel golf areas and the recreational turf areas surrounding the hotel. The Commission also requires that other ornamental landscaping be replaced with low-water use plants to reduce the amount of water introduced from irrigation. The Commission is prohibiting any permanent irrigation for all areas outside of the approved golf and turf areas on the site. The Commission has denied permanent irrigation in the past for reasons of avoiding adverse impacts caused to protected habitat areas (A-5-PDR-01-442/5-02-008) by frequent watering, which increases non-native plant populations. In April 2002, the Commission supported the staff's recommendation to not allow continual use of an under ground permanent irrigation system. Temporary irrigation was permitted for the purpose of native plant establishment. The staff report states in part:

The applicant is requesting an after-the-fact authorization for the installation of the below grade irrigation system within an ESHA. Opponents state that irrigation can also have an adverse impact on the habitat since frequent watering is not consistent with southern California's natural weather patterns. In the LAWA Master Plan biological report, prepared by Sapphos Environmental, January 2001, it also states that frequent irrigation tends to encourage the growth of non-native plants. Furthermore, water sources promote population increases of non-native Argentine ants, European earwigs, and other exotic species, which compete and displace native insect species. Increases in exotic species populations can cause these species to encroach further into the El Segundo Dunes. Dr. Allen concurs that permanent irrigation represents a threat to the existing habitat and should be used.

In addition to limiting irrigation for habitat protection purposes, the Commission is limiting irrigation on the lower pool area, habitat restoration and enhancement areas and in areas adjacent to the hotel that are not proposed landscaped turf for geologic stability reasons. An electronic moisture monitoring system is a man-made device that requires on going monitoring and maintenance to

work effectively. If the system breaks down, saturation would result and could have possible catastrophic impacts such as what occurred at Ocean Trails, approximately 5 miles down coast (A-5-RPV-93-005 as amended). The landslide at Ocean Trails may have been a break down in their moisture monitoring system.

Revetment

There is a public access trail that leads from the bluff top to the beach on the southeastern corner of the site. The City ordered the landowner to keep this trail open after the closing of Marineland. The trail is a paved, former maintenance road that extends down the eastern bluff to the southeastern corner of the site reaching the rocky beach (Shoreline Access Ramp 1). There is a revetment/rock slope that lies along the seaward cut/fill slope of the road descending to the public sandy beach. Commission staff requested that the applicant consult with the City of Rancho Palos Verdes and evaluate the feasibility of removing this revetment. The City contends that the rock slope protects the access road from direct wave action and related erosion. The City explains that the public including hikers, divers and swimmers, frequent the road. The City wants the area to remain readily accessible to emergency vehicles for routine patrols and rescue purposes. The Commission concurs with the City that the access road is important for public health and safety and that the revetment protects the road from erosion and should remain. However, the Commission imposes a special condition that prohibits any expansion of the footprint of the shoreline protective device. The Commission is also imposing a special condition prohibiting the construction of new protective devices because they increase beach erosion and negatively affect views and habitat, which is inconsistent with the Natural and Corridor Element Sections of the certified LCP. As conditioned, the project is consistent with the certified LCP.

While the Commission concurs that the development as proposed is consistent with the geological stability provisions of the certified LCP, this conclusion is based on recommendations concerning foundations and drainage provided by the applicant's geological consultant. The Commission requires the applicant to conform to geotechnical recommendations made by the applicant's licensed engineering firm that do not conflict with this permit.

The Corridors Element of the certified LCP allows limited development in areas of high geologic, flood, and fire hazard so long as risks to life and property are minimized and the other policies of the certified LCP are met. When development in areas of identified hazards is proposed, the Commission considers the hazard associated with the project site and the potential cost to the public, as well as the individual's right to use his property.

The geological and geotechnical engineering investigation reports state that the subject property is well suited for the proposed development. However, the proposed project, even as conditioned, may still be subject to natural hazards such as slope failure and erosion. The geological and geotechnical evaluations do not guarantee that future erosion, landslide activity, or land movement will not affect the stability of the proposed project. Because of the inherent risks to development situated on a coastal bluff, the Commission cannot absolutely acknowledge that the design of the project will protect the subject property during future storms, erosion, and/or landslides. Therefore, the Commission finds that the proposed project is subject to risk from natural hazards and that the applicants shall assume the liability of such risk.

The applicants may decide that the economic benefits of development outweigh the risk of harm, which may occur from the identified hazards. However, neither the Commission nor any other public

agency that permits development should be held liable for the applicants' decision to develop. Therefore, the applicants are required to expressly waive any potential claim of liability against the Commission for any damage or economic harm suffered as a result of the decision to develop. The assumption of risk, when recorded against the property as a deed restriction, will show that the applicants are aware of and appreciate the nature of the hazards which may exist on the site and which may adversely affect the stability or safety of the proposed development.

F. Hydrology/Drainage/Outfalls

As cited in the Habitat and Hazards/Coastal Setback Line sections above, the Natural Element and Corridors Element sections of the certified LCP require that disturbance of habitat areas, such as coastal bluffs, be minimized and that disturbed habitat areas be restored.

As described in the Habitat section of this report, the proposed project consists of three main drainage systems on the site. Drainage outfalls are proposed to be located at the toe of the bluff and empty into the rocky intertidal areas. The existing drainage channel (which supports some riparian habitat) is located in the southeastern portion of the site and receives off-site surface runoff from adjacent properties. The existing drainage and outlet will remain unchanged thus not creating an increase in impacts. The Commission is imposing a special condition requiring the applicant to comply with the project as proposed including the plans for drainage and to conform to recommendations made in the drainage and hydrology reports for the project that do not conflict with the conditions of this permit.

A second drainage outfall (Outfall "B") is located approximately 300 feet up coast from southeast corner existing drainage channel. Outfall "B" is the largest of the three outfalls. It is located at the rocky beach area near the existing public access point (southeastern area). Drainage "B" receives the majority of runoff from the eastern half of the site including the proposed Wet Ponds 1 and 2, eastern parking areas, off-site flows, and eastern casitas. The proposed plan includes "Stormfilter Unit 2" at the 100-foot contour line adjacent to the ADA Public Access Trail and eastern casitas. The drainage line will run seaward, across the ADA Compliant Trail to a "Stormfilter Unit 3" located at the 50-foot contour line adjacent to the proposed lower pool facility. The storm filters receive collected runoff from landscape inlets at the casitas, the approved lower pool and the originally proposed putting greens that are all located east of the hotel.

According to the applicant's engineer, the method of installing the pipeline is excavation and cover from the 50' contour Stormfilter Unit 3 to the outfall on the beach. This method was proposed by the applicant's engineer assuming that the area would already be disturbed by construction of the lower pool and a route could be developed that would be a short distance, a gradual slope and conducive to a trench and cover construction technique. The trench for this line would be approximately 50' wide and 16' deep to accommodate a 72" drainline and at least 6' of cover. The drainage line route could be excavated without any need for construction equipment on the beach to install the outfall. The disturbed area could be reduced from a width of 50' to about 10 or 12' by shoreline side walls rather than opening the trenches with 2:1 side slopes. Even with these modifications the disturbance would be significant. Drilling Drainline "B" would require construction equipment on the beach for the line installation as well as for the installation of the outfall. However, a drilled drainline would eliminate a significant source of avoidance disturbance seaward of the public trail. In addition, due to site topography, the Outfall "B" for a drilled drainage line would be better sited further to the west than the proposed location for Outfall "B". This would put

the Outfall "B" further from the end of the public trail and the area of beach and shoreline that will be most used for recreation. Commission staff has reviewed the hydrology reports provided by the applicant and after discussions with the project engineer had determined that the lower portion of drainage line "B" (at a minimum, all portions of the line seaward of the public access trail) can be drilled and the Outfall "B" can be relocated further west to facilitate an efficient drilling route, consistent with Special Condition No. 1.

Outfall "C" is located to the west over the southern most tip of the Long Point peninsula. An existing 24" drainage, approximately 550 feet upcoast of proposed Outfall "C" will be removed. Drainage line "C" will collect runoff from much of the western portion of the site (the casitas and the hotel), some offsite flow and parking runoff. Several small bluff-top drains on the western portion of the site will be eliminated and the drainage will be consolidated into Drainage "C". The applicant contends that the drainage improvements will correct an accelerated erosion problem on the bluffs. The pipeline will be installed by method of trench and cover. Special Condition No. 1 requires that on the seaward side of the access trail, the sidewalls for the trench be shored to minimize surface disturbance. Drilling was considered for this line, but the trench and cover technique was determined to be preferable for several reasons. Drilling in this area would be possible, but very difficult. The line must make a sharp turn to the coast fairly close to the outfall, and this orientation is difficult for drilled lines. This portion of the bluff also is thought to contain many large boulders that would make drilling difficult. The area for the line has already been disturbed and there will be further disturbance to remove the existing drainage line and construct the various improvements proposed for this area. Due to the difficulties of drilling this line and the level of disturbance that will occur in the vicinity of this drainline, and the condition requiring the use of shoring for trench stability and to reduce the width of the cut, Commission staff agrees with the determination the trench and cover will be an acceptable installation technique for Drainline "C".

Line "C" will extend from the most northwestern corner of the site, run parallel to the western bluff edge but inland of the CSL and bluff top trail. "Stormfilter Unit 1" appears to be located on the bluff face, at the southern tip of the site. Just inland of the storm filter, landward of the CSL, there is a landscape inlet proposed. As discussed previously, the Commission and the certified LCP require that bluff habitat be protected and mitigation provided to fully offset unavoidable adverse impacts. The sizes of the storm filters are quite significant. According to an engineer for the project, the filters are 15-foot wide by 40-foot long by 10-foot deep. Placing a structure of this size onto a bluff face when plausible alternatives are available, such as relocating it inland, is not consistent with the Natural Element habitat and hazard policies of the certified LCP. The Commission is imposing a special condition requiring that "Stormfilter Unit 1" be removed from the bluff face and relocated landward of the CSL. The applicant agrees to move the stormfilter landward of the CSL.

Finally, according to project engineer older drainage pipes that drain inland areas exist along the western bluff. The applicant proposes to abandon these pipes and disconnect them from their existing inland connectors. The applicant has not provided any information on the long-term disposition of these drains. The Commission is requiring and the applicant agrees to remove these abandoned pipes and restore the areas with fill and landscape consistent with Special Condition No. 1 and 7. Only as conditioned is the project consistent with the certified LCP.

G. Water Quality

The Natural Element section of LCP states:

It is the policy of the City to:

13- Encourage and support programs, policies and actions of other agencies designed to maintain, manage, and restore the ocean water quality.

15- Provide mitigating measures where possible to control surface runoff that might be degrading to the natural environment.

Corridor element guidelines section states in part:

Natural corridors should be protected from increased erosion potential due to increased impermeable surface in adjacent developed areas through development/maintenance of soil-retaining plant materials, selective placement of natural rock, and other drainage channel liners, etc.

Documents were submitted in response to a letter from staff that requested additional information on water quality issues. The applicant provided Standard Urban Storm Water Mitigation Program (SUSMP), prepared by The Keith Companies, dated March 14, 2003, and Integrated Pest Management Plan, prepared by James Connolly Consulting, Ltd., dated March 28, 2003.

The applicant's water quality management plan (SUSMP) proposes implementing many BMPs that, with certain modifications and enhancements discussed below, should effectively mitigate potential adverse impacts to water quality at the site, including:

- Various structural BMPs (inlet trash racks; oil/water separators [catch basin inserts]; wet ponds; vegetated swales; storm filter units; CDS unit; energy dissipaters)
- Integrated Pest Management (IPM) plan
- All low flow diversion will be pumped to wet pond
- Swimming pool, spa and fountain water discharged to sanitary sewer
- Landscape design; reduced area of impervious surfaces
- Material management
- Storm drain system stenciling and signage
- Trash container enclosure/litter control
- Street/parking lot sweeping
- Education/Training
- Activity restrictions (no oil changing, etc.)
- Restaurant BMPs
- Self contained washing areas
- BMP inspection, maintenance, and monitoring
- Water quality monitoring and reporting

After reviewing the proposed BMPs and water quality management plan, Commission concurs that measures being proposed address water quality issues raised by the project. However, to reduce possible impacts on marine resources, staff is recommending that the proposed measures be enhanced in a number of ways. To ensure that the applicant carries out the proposed plan, the

Commission is requiring that the applicant conform to aspects of the proposed water quality management plan that do not conflict with the conditions of this permit.

The May 15, 2003 SUSMP Plan proposes a structural BMP at the parking lots comprised of inlets with catch basin insert filtration systems to remove pollutants from the first flush of runoff. After treatment at the parking lot catch basins, all flows resulting from the first 3/4 of an inch of rainfall over a 24-hour period will flow through a series of cartridges filled with a filter media ("StormFilter") for the removal of pollutants prior to discharge at the outfalls. The Commission finds the proposed BMPs will effectively filter contaminants associated with parking lot runoff, including, but not limited to, oil and grease.

As discussed previously in the Hazard and Habitat sections, a 72-inch and a 36 to 48-inch outfall will be located at the toe of the bluffs, emptying into rocky intertidal areas. Although the areas are already subject to some existing freshwater that discharges into the ocean, it is necessary to require strict conditions on erosion control during construction of the outfalls. Without erosion control, the marine habitats could be severely impacted by the amounts of runoff and siltation that would empty into the intertidal zone. The Commission is requiring strict erosion control measures (Special Conditions 19 and 20) during construction and that construction only occur during the dry season. Only as conditioned is the project consistent with the Natural and Corridor Element sections of the certified LCP.

The applicants have submitted a comprehensive IPM Plan, which includes:

- Specifications and reasoning regarding the selection of turf grass species
- IPM that describes the process of selection, application, and handling of pesticides and fertilizers
- IPM criteria and guidelines for all areas of the golf course and landscaping, including irrigation, cultural programs, and maintenance
- Irrigation water quality testing
- The IPM Plan (p. 11) states that a professional golf course irrigation designer licensed in the State of California will design the irrigation system and that the system will: maximize control and efficiency of irrigation water; use weather data gathered from on-site weather stations to determine evapotranspiration rates; maximize efficiency via sprinkler spacing, nozzle type and design; and use an irrigation computer control program designed to match applied irrigation to evapotranspiration demand.

According to water quality staff, the IPM plan focuses primarily on the golf course. The IPM Plan (p.6) states that "Ornamental planting design is under separate cover. Chemical applications to ornamental plantings will be based on current recommendations of approved chemicals for the control of damaging pests, in accordance with special conditions described in this report." It is unclear what the approved chemicals for the control of damaging pests will be. The report also states in part:

The golf course manager's primary concern will be preparing the turfgrass for the sport of golf and managing a living plant with responsible Eco-friendly practices. Pest management for golf courses includes both chemical and non-chemical practices.

The IPM Plan (p. 17) states that pesticides will not be applied directly in non-turfgrass areas." However, the applicant is proposing to use turf grass extensively on the site. According to

proposed landscape plans, dated March 26, 2003, turfgrass is proposed to be around the hotel as well as for the golf holes and driving range. There is turfgrass proposed in close proximity to some of the areas that will be planted with native vegetation. In order to ensure protection of native habitat areas, the Commission imposes a special condition that clearly states that no insecticides shall be used on the site and that all other applicable aspects of the IPM plan (e.g., minimizing fertilizer and pesticide use) shall apply to all outdoor plantings at the site.

The applicant is proposing use of native vegetation in restoration and enhancement areas where no pesticides or fertilizers will be used. As discussed in the Habitat section of this report, the Commission is requiring locally native plants to be used in sensitive areas and buffer zones on the site and low-water use, non-invasive plants, including native plants be used throughout the remaining areas on the site, outside of the golf turf and hotel turf areas. Commission water quality staff states in part:

From a water quality standpoint, use of native, drought-resistant plants is preferable. The applicants have proposed native vegetation in "sensitive" areas and buffer zones where generally no pesticides or fertilizers will be used, and non-native plantings elsewhere. Assuming that non-native plants are approved in some areas, the applicant's proposed measures to prevent overwatering and to minimize the use of pesticides and fertilizers would enhance protection of water quality. (Jeff Melby, May 2003)

The Commission is requiring a monitoring system for irrigated areas, planting natives seaward of the coastal setback line and where lawns are not necessary for recreation, use of low-water use plants to reduce potential impacts on geologic stability and to ensure that over watering is avoided, which will also enhance protection of water quality. In addition, the Commission is imposing a condition that prohibits the use of poisons as a measure of eliminating pests on the site. Only as conditioned does the project adequately protect water quality.

H. Visual Impacts

In addition to protection of resources, the Rancho Palos Verdes LCP protects view corridors. These corridor policies encourage clustering of development to allow views from public roads to the shoreline. They identify certain views from major roads and turnouts to the bluffs as public view corridors. The policies do not identify views along the bluffs as public view corridors. Instead the policies that discuss bluffs are found in the Natural Corridors section, which provide that bluffs should be as much as possible protected in their current state.

Natural Corridors should, where desirable and feasible, be utilized as pedestrian access corridors providing access to the coastal bluff areas and should have appropriate design treatment to insure pedestrian safety as well as retention and enhancement of natural features.

Natural Corridors should be utilized as landscape and open space buffers separating and defining developed areas and where pedestrian access is present, linking to pedestrian access corridors within these developments.

Where Natural Corridors can be utilized to expand, or otherwise enhance, a protected corridor as open space within visual corridors, the opportunity should also consider the

possibility of providing controlled access corridors for viewing selected habitat areas for education or scientific purposes.

There are major changes proposed to the western and eastern bluffs at this site and ordinarily development would be analyzed for its visual impacts. However, the LCP does not protect the visual integrity of bluffs and beaches, which are addressed in The Natural Corridor section of the certified LCP.

The Visual Corridor Section of the Corridors Element in the LCP states in part:

The Visual Corridors which have been identified in the General Plan and are discussed here are those which are considered to have the greatest degree of visual value and interest to the greatest number of viewers; and are thus a function of Palos Verdes Drive as the primary visual corridor accessible to the greatest number of viewers, with views of irreplaceable natural character and recognized regional significance.

The Corridors Element of the certified LCP states:

It is the policy of the City to: Require development proposals within areas which might impact corridors to analyze the site conditions in order to mitigate impacts and obtain feasible implementation of all corridor guidelines.

The certified LCP Corridors Element designates two major visual corridors in the subject area. 1) Vertical Zone 1 (height zone – less than 16 feet) with a visual corridor that provides a direct, full view of Point Fermin from the Point Vicente Fishing Access from the main road, Palos Verdes Drive South; 2) Vertical Zone 1 and Vertical Zone 2 (16 feet to 30 feet) with a visual corridor that provides direct, partial views of Catalina Island and the Pacific Ocean from the main road, Palos Verdes Drive South. See Exhibit 21 for the LCP designated view corridors.

Public views from Palos Verdes Drive South at the northern edge of the property are slightly impacted due to the proposed eastern casitas and the hotel. Condition No. 51 of the City's Coastal Permit No. 166 requires that any structures within the Vertical Zone 1 area may not exceed a 16-foot height limit as measured from the lowest adjacent finished grade to the top of the highest roof ridgeline (Exhibit 22b). Condition No. 53 of the City's Coastal Permit No. 166 requires that no structure including architectural features, exceed the elevation height of Palos Verdes Drive South, as measured from the closest street curb, adjacent to the Resort Hotel Area (Exhibit 22c). The applicant proposes and is required in Special Condition 24 to conform to the height limits as imposed by the City of Rancho Palos Verdes, which includes maximum 16-foot height for structures located within the LCP designated view corridors described above. Public views must be protected and preserved. The applicant provided a Site Grading Plan, dated March 17, 2003. The Commission requires the applicant to conform to the submitted grading plan by using the proposed final grades to execute maximum height requirements.

The Natural Corridor section supports the network of trails required and proposed in this permit, and further analyzed in the Access section above. However, they also emphasize that the access is to natural features. The design of the project, even though it requires a great deal of grading will leave the western bluff face intact and will provide access to the natural features and will not be visible from the beach. The proposed project includes grading on the eastern bluff to accommodate a 16-foot high pool facility that includes a hotel pool, snack bar and restrooms for hotel guests and the public, and a public ADA compliant trail to the shore. The lower pool facility is

not located in a designated view corridor, which means that it will not impact public views from Palos Verdes Drive South. As noted elsewhere, the Commission finds that the recreational benefits of the restroom and the public facility on the bench outweigh any visual impacts of this low scale structure, therefore the Commission finds that allowing the construction of a proposed lower pool facility on the bluff face, is consistent with the visual corridor section of the LCP.

The Commission finds that as conditioned the project is consistent with the View Corridor and Natural Corridor section of the certified LCP.

I. Intensity of Development

Policy 2 of the Urban Environmental Element Section and Policy 7 of the Subregion 2 Section in the LCP states:

Encourage actions deemed necessary or appropriate in the upgrading of Marineland so long as such action(s) is not detrimental or resulting in an adverse effect on surrounding areas.

The Subregion 2 Section of the LCP discusses the history of the Marineland site and the potential future use of the site. Marineland was the largest commercial activity in the City during its operation. The park brought in over 900,000 visitors a year in the 1970's. Prior to the closure of the park, the goal was that improvements be made to Marineland and an increase in attendance to 1.2 million visitors a year, as it was in the 1960's.

Subregion 2 Section of the LCP states in part:

Any future development on the site will require City approval in the form of a conditional use permit. Compatible uses could include those of a Commercial Recreational nature, visitor-oriented, such as additional oceanarium attractions, retail facilities, recreation uses, motel, convention facility, restaurants, museum, etc...

According to the certified LCP, the goal of the City for this particular site is commercial recreational development that will draw in visitors from all over the state and country. The proposed project includes a hotel, golf academy that may be used by the public, and various other recreation amenities for public use. Based on the LCP, the proposed project is consistent with the intensity of development for this site and for the City of Rancho Palos Verdes. The Commission is imposing a special condition that requires the applicant to come back to the Commission for review of any change in use or change in development on the site. Only as conditioned is the project consistent with the Urban Environmental and Subregion 2 Element sections of the certified LCP.

J. California Environmental Quality Act

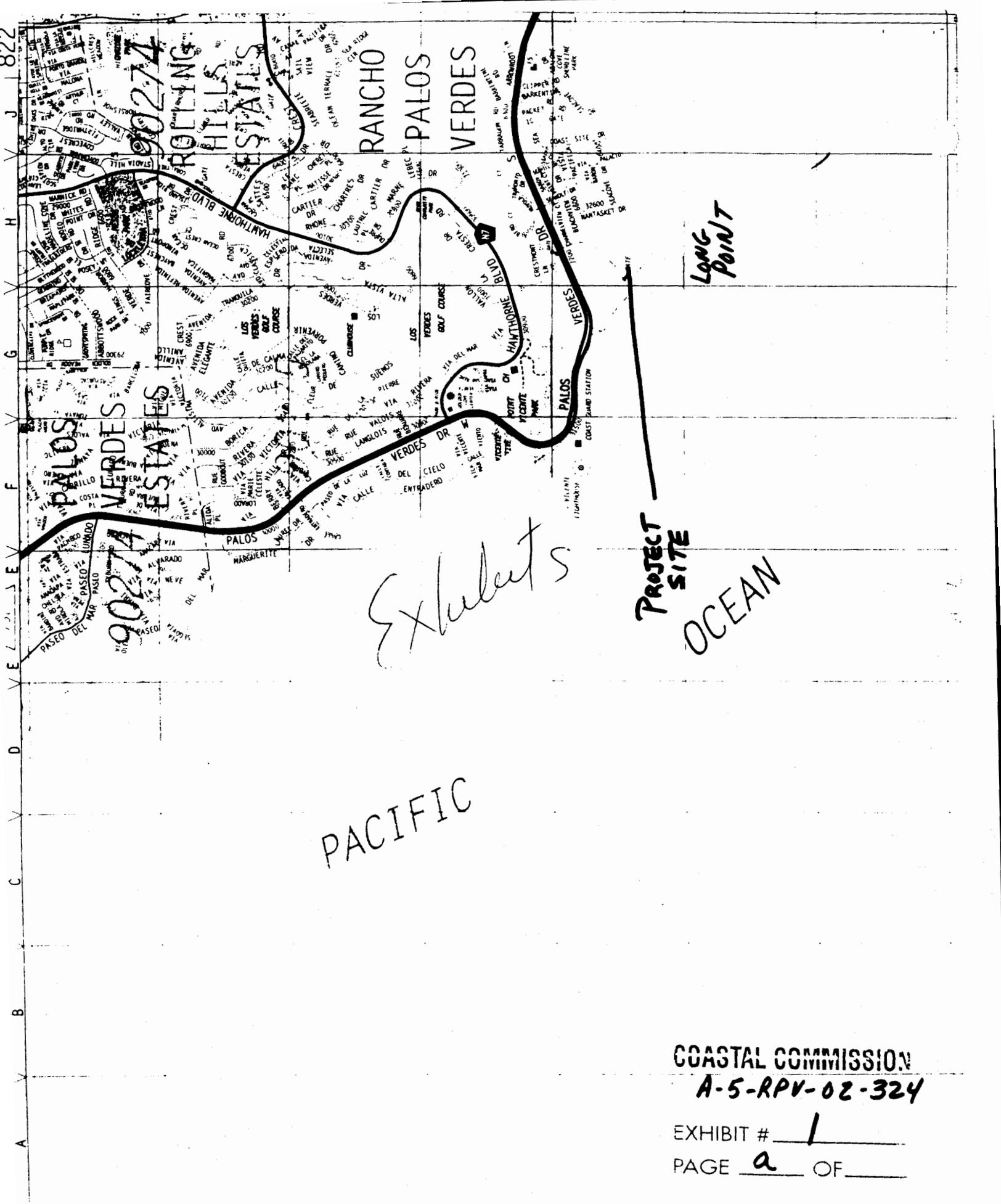
Section 13096 Title 14 of the California Code of Regulations requires Commission approval of a coastal development permit application to be supported by a finding showing the application, as conditioned by any conditions of approval, to be consistent with any applicable requirements of the California 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 proposed project included development on the bluff face, golf turf surrounding the hotel structures and on portions of the bluff face and introduced subtropicals and invasive plants surrounding the hotel structures and in two places, turf up to the bluff edge. The Commission considered denial of the project. Denial of the project would have not allowed for improved public access trails, a public park, public recreational facilities and restoration of habitat for protection of the endangered El Segundo blue butterfly. The Commission considered approving the project as proposed by the applicant and as presented at the hearing, which included ten acres of turf outside the golfing areas, landscaping areas near the hotel with high water use and invasive plants. Invasive plants, by their nature displace native plants that provide habitat to sensitive species. Turf, including golf turf, requires high quantities of water and an infusion of fertilizers (nitrates) and pesticides to maintain. The chemicals and fertilizers necessary to support turf in this climate can cause adverse impacts to the endangered butterfly and the marine intertidal areas, which receive runoff from the site. Excess water from use of these plants would increase ground water levels possible affecting the stability of the site, which is located on a coastal bluff, or, if it discharges from the bluff, as predicted by the applicant, this discharge could change the water regime of the bluff face habitat. The Commission considered not allowing any golf turf on the site, which would prevent the applicant from offering a fundamental recreational aspect of the project that is permitted under the certified LCP. The Commission instead, is recommending that the applicant limit irrigation throughout the site, limiting irrigated turf, and requiring it to use efficient and monitored, computerized irrigation systems, to golf areas and some landscaped turf areas around hotel structures but not seaward of the coastal setback line and in most locations, set back from the bluff edge by a buffer of native plants, use only low water use plants for landscaping over the rest of the site, submit a detailed habitat restoration and enhancement plan and use no invasive plants anywhere on the site.

The Commission considered keeping all new development off the bluff face, However in order to enhance public access it is allowing the construction of an ADA compliant trail, the lower pool facility, which includes a public restroom, shower area, public viewing deck and public snack bar on an existing pad on the bluff face because this development will enhance public access on the site.

The proposed project as conditioned protects public views, the endangered El Segundo blue butterfly and the habitat that supports it and public recreation. The proposed project, as conditioned, is consistent with the Rancho Palos Verdes certified LCP and the public access and recreation policies of the Coastal Act. All adverse impacts have been minimized by the recommended conditions of approval and there are no feasible alternatives or additional feasible mitigation measures available which would substantially lessen any significant adverse impact which the activity may have on the environment. Therefore, the Commission finds that the proposed project can be found consistent with the requirements of the Coastal Act to conform to CEQA.

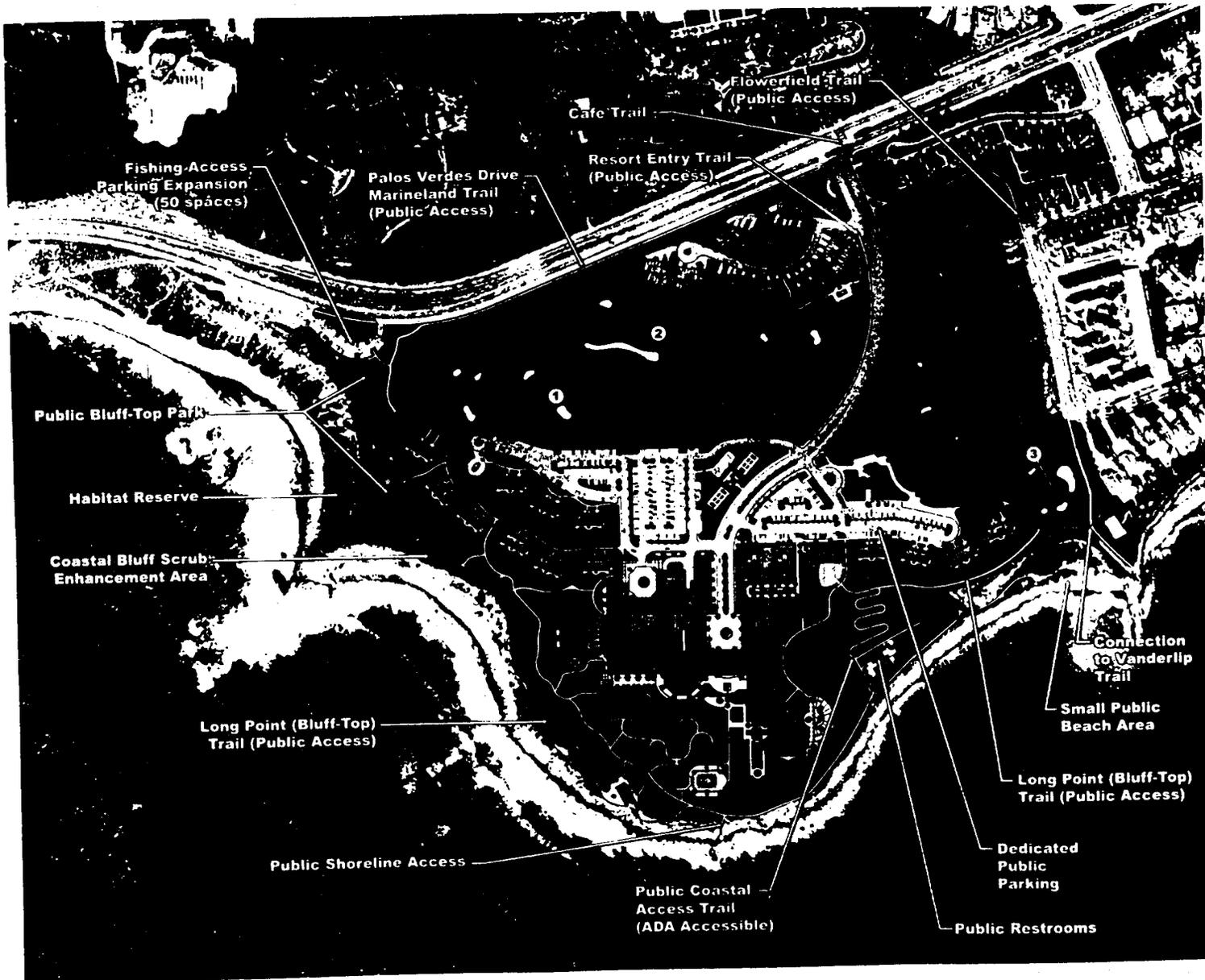


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LONG POINT RESORT

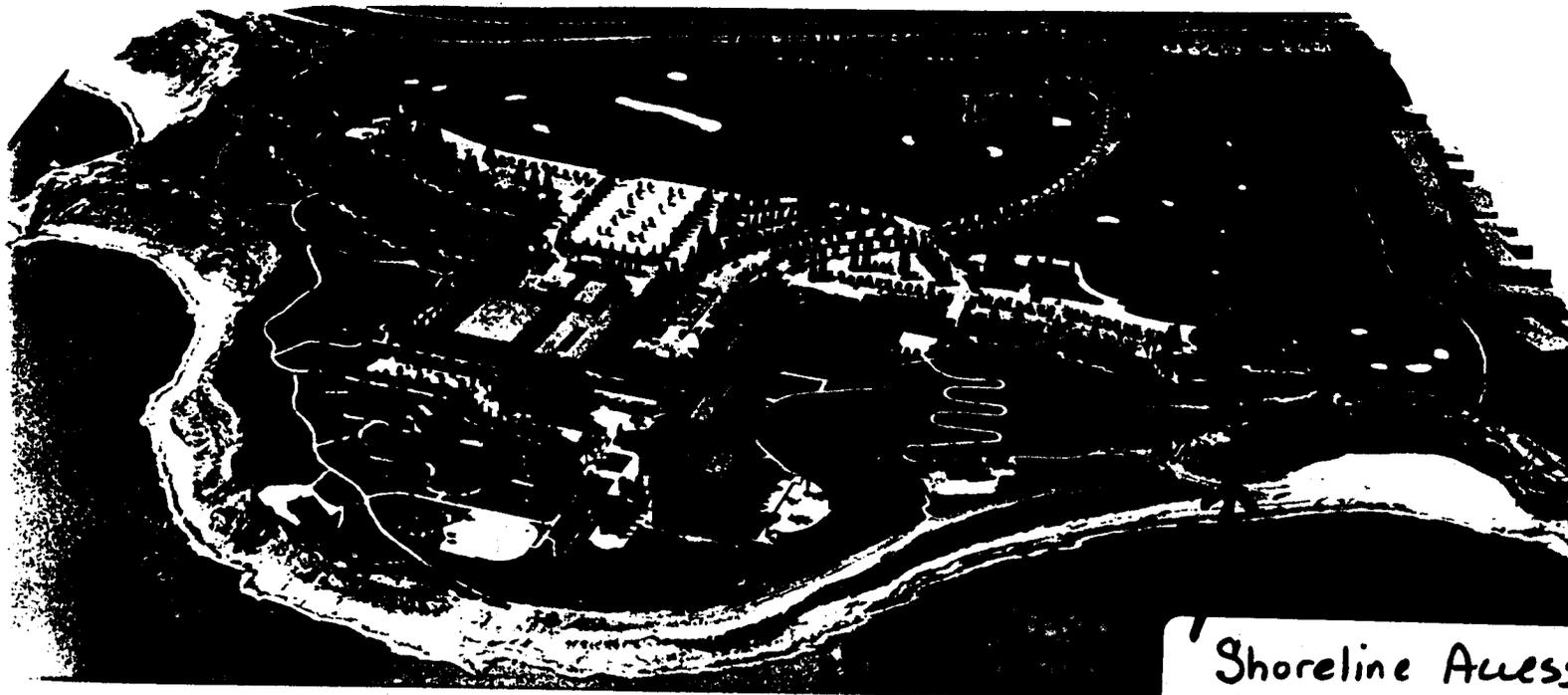
City of Rancho Palos Verdes
California

OVERVIEW OF BENEFITS

- **Public Parking**
100 New Spaces (General Public)
Upgrades Run-down County Parking Lot
975 Resort Parking Spaces
- **Public Trails**
Fully implements Master Plan of Trails
ADA Access
Shoreline Access Ramps
- **Public Parks**
Public Restrooms
Snack Bar
Viewpoints
Public Habitat Protection
Coastal Bluff Scrub Enhancement
- **Public Golf Practice Facility**
Quality Range and Short Game Area
Clubhouse Amenities
- **Public Areas of Hotel**
Restaurants and Bars
Conference Facilities & Meeting Rooms
Weddings and Outside Venues
Health Spa
- **Public Revenues**
Hotel Occupancy Taxes
Sales and Use Taxes

SUMMARY OF PUBLIC BENEFITS **3**

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LONG POINT RESORT
 City of Rancho Palos Verdes
 California

CONCLUSION

- Run-Down Marineland Property has been essentially abandoned for 15 years.
- The 2002 Plan is much smaller than 1998 and 2000 proposals, yet provides significantly more public benefits

Shoreline Access Ramp 1



The 2002 Plan is the result of 4 years of intensive local planning, public hearings, and analyses by local environmental groups, community advocates, and citizens.

- Project is feasible and will deliver a continuing stream of significant public benefits.

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RECEIVED
South Coast Region

SEP 3 - 2002



RANCHO PALOS VERDES

DEPARTMENT OF PLANNING, BUILDING, AND CODE ENFORCEMENT

August 29, 2002 CALIFORNIA
COASTAL COMMISSION

NOTICE OF DECISION

NOTICE IS HEREBY GIVEN that on August 28, 2002 the City Council of the City of Rancho Palos Verdes approved, with conditions, Conditional Use Permit No. 215, Grading Permit No. 2229, Variance No. 489, Tentative Parcel Map No. 26073 and Coastal Permit No. 166.

LOCATION: 6610 PALOS VERDES DRIVE SOUTH

APPLICANT: DESTINATION DEVELOPMENT

Said approval is to allow the construction of a 400-room resort hotel (Bungalows included) with a golf academy/practice facility on the 102.1 acre Long Point parcel. Furthermore, the project includes 50 casitas (a maximum of 3 keys per unit), 32 single keyed villa units, conference center, golf club house, related commercial uses, restaurants, public trails and park areas, coastal access points, 100 public parking spaces, natural open space and habitat areas, on property located within the City's designated Appealable Coastal District.

In granting Coastal Permit No. 166 and the related development applications, the following findings were made:

1. That the proposed development is in conformance with the Coastal Specific Plan;
2. That the proposed development, when located between the sea and the first public road, is in conformance with applicable public access and recreational policies of the Coastal Act.

In addition, the subject development applications were approved, subject to the attached Conditions of Approval.

Since the project is located in an Appealable Area of the City's Coastal District, this decision may be appealed to the California Coastal Commission within ten (10) working days of the receipt of this notice in the Coastal Commission Long Beach Office.

If you have any questions regarding this permit, please contact Ara Michael Mihranian, Senior Planner, at (310) 544-5228 or via e-mail at aram@rpv.com.


 FOR: J.R.
 Joel Rojas, AICP
 Director of Planning, Building
 and Code Enforcement

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AS-RPV-02-324

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c: Applicant
Interested Parties
Coastal Commission, Certified Mail No. 7001 2510 0004 2058 7697

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**LONG POINT RESORT HOTEL
CONDITIONS OF APPROVAL**

(Coastal Permit No. 166, Conditional Use Permit No. 215,
Grading Permit No. 2229, Variance No. 489, and Tentative Parcel Map No. 26073)

GENERAL CONDITIONS

- 1) The approvals granted by this resolution shall not become effective until the applicant and property owners submit a written affidavit that each has read, understands and accepts all conditions of approval contained herein. Said affidavits shall be submitted to the City no later than ninety (90) days from the date of approval of the project by the City Council. If the applicant and/or the property owner fail to submit the written affidavit required by this condition within the required 90 days, this resolution approving Coastal Development Permit No. 166, Conditional Use Permit No. 215, Grading Permit No. 2229, Variance No. 489 and Tentative Parcel Map No. 26073 shall be null and void and of no further effect.
- 2) In accordance with the provisions of Fish and Game Code §711.4 and Title 14, California Code of Regulations, §753.5, the applicant shall submit a check payable to the County of Los Angeles in the amount of \$875.00 for the Fish and Game Environmental Filing Fee. This check shall be submitted to the City within five (5) business days of City Council approval of this project. If required, the applicant shall also pay any fine imposed by the Department of Fish and Game.
- 3) Each and every mitigation measure contained in the Mitigation Monitoring program attached as Exhibit "C" of Resolution No. 2002-34 is hereby incorporated by reference into the Conditions of Approval for Coastal Development Permit No. 166, Conditional Use Permit No. 215, Grading Permit No. 2229, Variance No. 489 and Tentative Parcel Map No. 26073.
- 4) The applicant shall fully implement and continue for as long as the hotel is operated the Mitigation Monitoring Program attached as Exhibit "C" to Resolution No. 2002-34 and execute all mitigation measures as identified and set forth in the Final Environmental Impact Report for the project as certified in said Resolution No. 2002-34.
- 5) The owner of the resort hotel and the property upon which the hotel is located shall be responsible for implementing and ensuring compliance with all of the conditions of approval stated herein. Accordingly, as used herein, the term "applicant" shall include the owner of the resort hotel and the property upon which the hotel is located.

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- 6) The conditions set forth in this Resolution are organized by application type for ease of reference. Regardless of such organization each condition is universally applicable to the entire project site, unless a condition clearly indicates otherwise. Said conditions shall be applicable as long as a hotel is operated on the property, unless otherwise stated herein.
- 7) In the event that a condition of approval is in conflict or is inconsistent with any mitigation measure for this project, the more restrictive shall govern.
- 8) The applicant shall pay the Environmental Excise Tax in accordance with the Rancho Palos Verdes Municipal Code (RPVMC).
- 9) The Resort developer shall be responsible for constructing the public amenities required by these conditions of approval. A bond, letter of credit or other security acceptable to the Director of Public Works and the City Attorney shall be provided to secure completion of such Public Amenities.
- 10) Prior to issuance of any grading or building permits, the applicant shall enter into an agreement that requires the owner of the property to have the hotel operator maintain to the City's satisfaction the public amenities, including, but not limited to the bluff-top park, park benches and tables, public trails (pedestrian and bicycle), bicycle racks, public restrooms, landscaping, habitat protection, general public parking lot near the resort hotel building, fences, irrigation, and signs to name a few, as long as a hotel is operated on the property. Furthermore, the applicant shall specify in the agreement how funding will be provided to maintain the public improvements constructed as part of the project which are not maintained by the City, County or other governmental agency.
- 11) The Resort owner shall maintain all on-site drainage facilities not accepted by Los Angeles County, including but not limited to structures, pipelines, open channels, retention and desilting basins, mechanical and natural filtering systems, and monitoring systems, so long as the property is operated as a resort hotel. A bond, letter of credit or other security acceptable to the City shall be provided to secure completion of such drainage facilities. A bond to cover the cost of their maintenance for a period of 2 years after completion shall also be provided to the City.
- 12) Subject to the agreement of Los Angeles County, the applicant shall turn over all eligible drainage facilities to the Los Angeles County Public Works Department upon completion and acceptance of the facilities by the County of Los Angeles.
- 13) The applicant shall be required to pay 110% of the estimated amount of the cost of services to be provided on behalf of the City by outside consultants that have been retained by the City to render services specifically in connection with this

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project, in the form of a trust deposit account, prior to commencement of such services (e.g. golf safety consultant, geotechnical consultants, biologist, and landscape architect to name a few.). Services provided by the City Attorney and other consultants that routinely provide services to the City shall be exempt from this condition. However, in such cases, the applicant shall adequately fund said trust deposit accounts prior to the commencement of services, in amounts reasonably requested by the City, based upon an estimate of the cost of services for the period of at least 90 days to which services are rendered. In addition, the trust deposits shall be replenished within thirty days of receipt of notice from the City that additional funds are needed.

- 14) All costs associated with plan check reviews and site inspections for the Department of Public Works shall be incurred by the applicant through the establishment of a trust deposit with the Director of Public Works at the time of plan check submittal or site inspection request.
- 15) All City Attorney costs associated with the review and approval of the conditions stated herein shall be incurred by the applicant in the form of a trust deposit established with the City.
- 16) Six (6) months after the issuance of the Certificate of Occupancy for the main resort hotel building, the City Council shall review the Conditions of Approval contained herein at a duly noticed public hearing. As part of said review, the City Council shall assess the applicant's compliance with the conditions of approval and the adequacy of the conditions imposed. At that time, the City Council may add, delete or modify any conditions of approval as evidence presented at the hearing demonstrates are necessary and appropriate to address impacts resulting from operation of the project. Said modifications shall not result in substantial changes to the design of the hotel structures, to the ancillary structures, or the golf practice facility. Notice of said review hearing shall be published and provided to owners of property within a 500' radius of the site, to persons requesting notice, to all affected homeowners associations, and to the property owner in accordance the RPVMC. As part of the six-month review, the City Council shall consider the parking conditions, circulation patterns (pedestrian, bicycle, and vehicular), lighting, landscaping, and noise. The Council may also consider other concerns raised by the Council, Planning Commission, Finance Advisory Commission, Traffic Committee and/or interested parties. The City Council may require such subsequent additional reviews, as the City Council deems appropriate. This provision shall not be construed as a limitation on the City's ability to enforce any provision of the RPVMC regarding this project.
- 17) These approvals authorize the construction and operation of a resort hotel, a golf practice facility and other related amenities. Any significant changes to the operational characteristics of the development, including, but not limited to,

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significant changes to the site configuration or golf practice facility; number of guest rooms (increases or decreases); size or operation of the conference center, banquet facilities, spa, restaurants, or other ancillary uses or significant alterations shall require an application for revision to this Conditional Use Permit pursuant to the provisions stated in the RPVMC. At that time, the City Council may impose such conditions, as it deems necessary upon the proposed use resulting from operations of the project. Further, the Council may consider all issues relevant to the proposed change of use.

- 18) These approvals shall expire twenty-four (24) months from the date of the City Council approval unless building permits for the main hotel structure have been applied for and are being diligently pursued. Extensions of up to one (1) year may be granted by the City Council, if requested prior to expiration. Such a time extension request shall be considered by the City Council at a duly noticed public hearing, pursuant to the provisions stated in the RPVMC.
- 19) The hotel spa facility, and all the amenities therein, including the pool, shall be made available to the general public for a reasonable fee for use basis. Appropriate promotions shall be offered to encourage use of the spa facility by non-hotel guests, including area residents.
- 20) All on-site golf facilities shall be made available to the general public for a reasonable fee for use basis. Appropriate promotions shall be offered to encourage use of the on-site golf facility by non-hotel guests, including area residents.
- 21) Prior to issuance of any Certificate of Occupancy, all golf facilities, public trails, public parks and public areas shall be designed to protect golfers and the general public in accordance with common safety standards and practices in the industry, subject to review and approval by the City's duly assigned Golf Safety Consultant. The applicant shall establish a trust deposit account with the City to cover all costs associated with the Golf Safety Consultant's review, as required in Condition No. 13.
- 22) Temporary construction fencing and temporary public trail fencing shall be installed in accordance with RPVMC.
- 23) All on-site construction and grading activities shall be limited to the hours between seven a.m. and seven p.m. Monday through Saturday. No construction shall occur on Sundays or legal holidays as set forth in RPVMC unless a special construction permit is first obtained from the Director of Planning, Building and Code Enforcement.

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- 24) Construction and grading activities within the public right-of-way shall be limited to the days and hours approved by the Director of Public Works at the time of permit issuance.
- 25) No on-site repair, maintenance or delivery of equipment and/or materials shall be performed before seven a.m. or after seven p.m. Monday through Saturday, nor on any Sunday or legal holiday, unless otherwise specified in the conditions stated herein or a Special Construction Permit is obtained from the City. Emergency repairs are exempt from this condition.
- 26) All construction activity shall generally adhere to the phasing scheme identified in the Addendum to the Certified Environmental Impact Report shown in Resolution No. 2002-70 Any significant changes to the construction activity schedule shall be reviewed and approved by the Director of Planning, Building and Code Enforcement.
- 27) A Certificate of Occupancy shall not be issued for the Villas or Casitas, unless a Certificate of Occupancy has been first issued for the main resort hotel building.

Indemnification/Insurance

- 28) The owner of the property upon which the project is located shall hold harmless and indemnify City, members of its City Council, boards, committees, commissions, officers, employees, servants, attorneys, volunteers, and agents serving as independent contractors in the role of city or agency officers (collectively, "Indemnitees"), from any claim, demand, damage, liability, loss or expense, including but not limited to death or injury to any person and damage to any property, resulting from willful misconduct, negligent acts, errors or omissions of the owner, the applicant, the project operator, or any of their respective officers, employees, or agents, arising or claimed to arise, direct or indirectly, in whole or in part, out of, in connection with, resulting from, or related to the construction or the operation of the project approved by this resolution.
- 29) The applicant shall defend, with counsel satisfactory to the City, indemnify and hold harmless the City and its agents, officers, commissions, boards, committees and employees from any claim, action or proceeding against the City or its agents, officers, commissions, boards, committee or employees, to attack, set aside, void or annul this resolution or one or more of the approvals set forth in this resolution and PC Resolutions 2001-37, 2001-39, and 2001-40. Alternatively, at the City's election, the City may choose to defend itself from any claim, action or proceeding to attack, set aside, void or annul this resolution or one or more of the approvals set forth in this resolution. In that case, the applicant shall reimburse the City for all of its costs, including attorney fees, arising from such claim, action or proceeding. The obligations set forth in this condition include the obligation to indemnify or reimburse the City for any

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attorney fees that the City becomes obligated to pay as a result of any claim, action or proceeding within the scope of this condition.

The City shall promptly notify the applicant of any claim, action or proceeding within the scope of this condition and the City shall cooperate fully in the defense of any such claim or action.

- 30) The applicant shall submit to the City Attorney for review and approval an agreement whereby the applicant shall indemnify, defend and hold the City and members of its City Council, boards, committees, commissions, officers, employees, servants, attorneys, volunteers, and agents serving as independent contractors in the role of city or agency officials, (collectively, "Indemnitees"), harmless from any claim, demand, damage, liability, loss, cost or expense, including, but not limited to, death or injury to any person and injury to any property, caused by golf balls or any other golf -related equipment.
- 31) The applicant shall procure and maintain in full force and effect during the operation of the hotel and/or golf practice facility primary general liability insurance in the amount of \$ 2 million dollars, which amount shall be increased on each fifth anniversary to reflect increases in the consumer price index for the Los Angeles County area. Such insurance shall insure against claims for injuries to persons or damages to property that may arise from or in connection with the long-term operation of the resort hotel and golf practice facility authorized by this resolution. Such insurance shall name the City and the members of its City Council, boards, committees, commissions, officers, employees, servants, attorneys, volunteers and agents serving as its independent contractors in the role of City officials, as additional insureds. Said insurance, shall be issued by an insurer that is admitted to do business in the State of California with a Best's rating of at least A-VII or a rating of at least A by Standard & Poor's, and shall comply with all of the following requirements:
- (a) The coverage shall contain no limitations on the scope of protection afforded to City, its officers, officials, employees, volunteers or agents serving as independent contractors in the role of city or agency officials which are not also limitations applicable to the named insured.
 - (b) For any claims related to the project, applicant's insurance coverage shall be primary insurance as respects City, members of its City Council, boards, committees, commissions, officers, employees, attorneys, volunteers and agents serving as independent contractors in the role of city or agency officials.
 - (c) Applicant's \$2 million primary insurance shall apply separately to each insured against whom claim is made or suit is brought. Additionally,

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the limits of applicant's \$ 2 million primary insurance shall apply separately to the project site.

- (d) Each insurance policy required by this condition shall be endorsed to state that coverage shall not be canceled except after 30 days prior written notice by first class mail has been given to City.
- (e) Each insurance policy required by this condition shall be endorsed to state that coverage shall not be materially modified except after 5 business days prior written notice by first class mail has been given to City.
- (f) Each insurance policy required by this condition shall expressly waive the insurer's right of subrogation against City and members of its City Council, boards and commissions, officers, employees, servants, attorneys, volunteers, and agents serving as independent contractors in the role of city or agency officials.
- (g) Copies of the endorsements and certificates required by this condition shall be provided to the City when the insurance is first obtained and with each renewal of the policy.
- (h) No golf facilities may be operated unless such general liability insurance policy is in effect.

The applicant also shall procure and maintain in full force and effect during the operation of the hotel and/or golf practice facility additional general liability insurance in the amount of \$ 3 million dollars to insure against claims for injuries to persons or damages to property which may arise from or in connection with the long-term operation of the resort hotel and golf practice facility authorized by this resolution. Such insurance shall likewise name the City and the members of its City Council, boards, committees, commissions, officers, employees, servants, attorneys, volunteers and agents serving as its independent contractors in the role of City officials, as additional insureds. Said insurance, may at applicant's option, be in the form of a separate excess insurance policy and may be issued by a non-admitted carrier so long as the insurer is authorized to do business in the State of California with a Best's rating of at least A-VII or a rating of at least A by Standard & Poor's and shall comply with all of the requirements of paragraphs a, b, d, e, f and g of this Condition 33.

COASTAL PERMIT NO. 166

- 32) All plans submitted to Building and Safety for plan check review shall identify the location of the Coastal Setback Line and the Coastal Structure Setback Line in reference to the proposed structure.

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- 33) Except as provided herein as part of the Conditional Use Permit and Variance (allowing the construction of the Lower Pool Facility within the Coastal Setback Zone), pursuant to the RPVMC, no new uses or structural improvements shall be allowed in the area seaward of the Coastal Setback Line including, but not limited to, slabs, walkways, decks 6" or more in height, walls or structures over 42" in height, fountains, irrigation systems, pools, spa, architectural features, such as cornices, eaves, belt courses, vertical supports or members, chimneys, and grading involving more than 20 cubic yards of earth movement, or more than three feet of cut or fill.
- 34) All proposed structures within the Point Fermin Vista Corridor and Catalina View Corridor shall be constructed in accordance with the height limitations as identified in the City's Coastal Specific Plan and the project's certified EIR.

CONDITIONAL USE PERMIT NO. 215

Hotel Operations

- 35) The main hotel building and the freestanding bungalow units shall consist of no more than an aggregate total of 400 rooms (360 hotel rooms and 40 bungalow units) and shall not be designed for multiple keys for a configuration exceeding 400 rooms. A main hotel room, for purposes herein, shall consist of any of the following: a typical guest room, a two-bay suite, one or more multiple-bay rooms with a single key, or a hospitality suite, as shown in Exhibit 7.14 of the Long Point Resort Permit Documentation dated June 23, 2000. Furthermore, the bungalow units shall consist of single-keyed accommodations with one or more bedroom areas which may contain a living room area as shown in Exhibit 7.15 of the Long Point Resort Permit Documentation dated June 23, 2000.
- 36) The casita units shall consist of no more than 50 casita units, with a maximum keying configuration of three (3) keys per casita unit resulting in a maximum possible 150 accommodations. The casita units may be sold to individual persons or private entities, subject to the following restriction: An owner of a unit may utilize that unit for no more than sixty (60) days per calendar year, and no more than twenty-nine (29) consecutive days at any one time. A minimum seven (7) day period shall intervene between each twenty-nine (29) consecutive day period of occupancy by the owner. When not being used by the owner, the casitas unit shall be available as a hotel accommodation, which shall be fully managed by the resort hotel operator. Deed restrictions to this effect, which are satisfactory to the City Attorney, shall be recorded prior to any sale of any unit.
- 37) The resort villa units shall consist of no more than 32 single keyed units. The resort villa units may be sold to private entities, subject to the following restriction: An owner of a unit may utilize that unit for no more than ninety (90) days per calendar year, and no more than twenty-nine (29) consecutive days at

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any one time. A minimum seven (7) day period shall intervene between each twenty-nine (29) consecutive day period of occupancy by the owner. The Villas shall be fully managed by the resort hotel operator when not used by the owners, and made available for rental by the general public. When not being used by the owner, the villa shall be available as a hotel accommodation, which shall be fully managed by the resort hotel operator. Deed restrictions to this effect, which are satisfactory to the City Attorney, shall be recorded prior to any sale of any unit.

- 38) If any Villa or Casita unit is not sold or made available for sale, the unit shall be available as a hotel accommodation which shall be fully managed by the resort hotel operator.
- 39) Any person or entity ("hotel guest") who pays the hotel operator for the privilege of occupying one or more rooms, bungalows, villas or casitas ("unit") shall not occupy or have the right to occupy any unit for more than twenty-nine (29) consecutive days. On or before the twenty-ninth day, the hotel guest shall be required to check out of the unit(s).
- 40) Prior to issuance of building permits for the resort villa and casita units, the following shall be completed:
 - a) The applicant shall process a tract map in accordance with the Subdivision Map Act.
 - b) Deed Restrictions shall be recorded restricting the use and operation of the resort villas and casitas, in a form acceptable to the City Attorney.
- 41) The Resort Hotel building, ancillary structures, including but not limited to the Lower Pool Facility, and all accessory buildings associated with the golf practice facility shall substantially conform to the plans approved by the City Council and stamped by the Planning Department with the effective date of this approval.
- 42) The public section of the Lower Pool Facility, which consists of public restroom facilities and a viewing deck area, as shown on the plans approved by the City Council on the effective date of the adoption of these conditions, shall be open and made available to the general public during City park hours, as specified in the RPVMC.
- 43) Approval of this conditional use permit is contingent upon the concurrent and continuous operation of the primary components of the project, which are the hotel, villas, casitas, banquet facilities, spa facilities, retail facilities, and the golf practice facility.
- 44) Prior to issuance of any Certificate of Occupancy, the use of gardening equipment for the golf practice facility and landscape areas shall be controlled by a Golf and Hotel Landscape Maintenance Plan which is subject to review and

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approval by the Director of Planning, Building and Code Enforcement, based on an analysis of equipment noise levels and potential impacts to neighboring residents. The implementation of the Plan shall be formally reviewed by the Director of Planning, Building and Code Enforcement three (3) months after the first day of operation of the golf practice facility, and shall be subsequently reviewed on an annual basis thereafter. At the three (3) month review, the Director may determine that the Plan needs to be revised to address potential noise impacts. The Director may also determine that additional review periods and/or other conditions shall be applied to the Maintenance Plan.

Furthermore, if the City receives any justified noise complaints that are caused by the maintenance of the golf or hotel landscaped and lawn areas, as verified by the Director of Planning, Building and Code Enforcement, upon receipt of notice from the City, the operators of the hotel and golf practice facility shall respond to said verified complaint by notifying the City and implementing corrective measures within 24 hours from the time of said notice.

The Director's decision on any matter concerning the Landscape Maintenance Plan may be appealed to the City Council. Any violation of this condition may result in the revocation of the Conditional Use Permit.

- 45) All delivery and servicing vehicles over forty (40) feet in length shall be limited to the hours of 5:00 a.m. to 9:00 p.m. Monday through Friday, and 7:00 a.m. to 9:00 p.m. on Saturday and Sunday. Other vehicles shall be allowed to make deliveries 24 hours a day.
- 46) No helicopter operations are approved or permitted for the Resort Hotel Area. If in the future such operations are desired, a revision to this Conditional Use Permit shall be required. Any such revision shall be reviewed by the City Council subject to the provisions stated in the RPVMC.
- 47) The applicant shall provide twenty-four (24) hour monitoring by appropriately trained hotel personnel of the project site throughout the calendar year. The monitoring shall include observation of all parks, trails and habitat areas. Additionally, the resort hotel shall provide regular monitoring of the area surrounding the lower pool facility and the nearby shore, during City park hours, as specified in the RPVMC.
- 48) The Maintenance Building and associated maintenance repairs shall be conducted in an area that is visually screened with landscaping from public view.

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Building Design Standards

- 49) The resort hotel shall contain the following principal visitor-serving structures and uses, and shall substantially comply with, and not to exceed, the following square footage numbers:
- a) Conference Center / Banquet Facilities – 60,000 square feet
 - b) Restaurant, bar and lounge - approximately 22,500 square feet
 - c) Resort related retail, visitor services and guest amenities – approximately 20,000 square feet.
 - d) Spa Facilities – 25,000 square feet
 - e) Swimming pools - Three for the resort hotel (including the lower pool facility), one for the West Casitas, one for the Resort Villas, and one within the spa facility
 - f) Pool Cabanas: - commensurate with size of adjacent pool
 - g) Lower Pool Facility – 1,400 square feet (hotel guest area: 680 square feet of restroom facilities, 350 square feet of pool kitchen area, 6,400 square feet of deck area including the 2,400 square foot pool / public area: to be no less than 2,900 square feet of deck area and 370 square feet of restroom room facilities)
 - h) Tennis Courts – two tennis Courts
 - i) Golf School / Club house – 8,000 square feet.
 - j) Golf Cart and Maintenance Facility (adjacent to tennis courts) – 4,000 square feet.
 - k) Parking Structure – 180,000 square feet (459 parking spaces; 239 spaces on the lower level and 197 on the upper level).
 - l) Lookout Bar – 3,500 square feet
 - m) Resort Hotel Entry Trellis – 250 square feet of roof area
- 50) A Square Footage Certification prepared by a registered surveyor shall be submitted to the Director of Planning, Building and Code Enforcement, prior to a framing inspection, indicating that the buildings, as identified in the previous condition, do not exceed the permitted square footages.
- 51) The maximum heights of the buildings approved for the project site shall not exceed the following criteria:

Hotel Building

- a. Maximum roof ridgeline 153 feet above sea level – plus fireplace chimney to the minimum height acceptable by the Uniform Building Code.
- b. Maximum height of 86 feet at eastern elevation, as measured from adjacent finished grade located in the middle of the elevation, 53 feet at the inland most end of the elevation, and 50 feet from the seaward most end of the elevation.

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- c. Maximum height of 50 feet at northern elevation, as measured from adjacent finished grade, 30 foot maximum at western most end of the elevation, and 40 foot maximum at the eastern most end of the elevation.
- d. Maximum height of 85 feet, as measured from lowest finished grade at the highest point along the southern elevation, 40 feet at the eastern most end of the elevation, and 50 feet at the western most end of the elevation.
- e. Maximum height of 90 feet, as measured from lowest finished grade elevation along the western elevation, 60 feet at the seaward most end of the elevation, and 50 feet at the inland most end of the elevation.

Resort Villas – Maximum height shall not exceed 26 feet, as measured from the lowest adjacent finished grade to the top of the highest roof ridgeline for those villa structures located outside of the visual corridor of Vertical Zone 1. If any Villa structure is located within the visual corridor of Vertical Zone 1, as identified on the site plan, it shall not exceed a maximum height of 16 feet, as measured from the lowest adjacent finished grade to the top of the highest roof ridgeline

Casitas - Maximum height of the casitas located outside of the visual corridor of Vertical Zone 1 shall not exceed 26 feet as measured from the lowest adjacent finished grade. The Casitas located within the Coastal Specific Plan's Vertical Zone 1 shall not exceed 16 feet in height, as measured from the lowest adjacent finished grade to the top of the highest roof ridgeline.

Bungalows - Maximum height of the bungalows shall not exceed 26 feet as measured from the lowest adjacent finished grade to the top of the highest roof ridgeline.

Clubhouse – Maximum height of the clubhouse shall not exceed 16 feet as measured from the lowest adjacent finished grade to the top of the highest roof ridgeline.

Golf Maintenance Facility - Maximum height of the maintenance facility shall not exceed 16 feet as measured from the lowest adjacent finished grade to the top of the highest roof ridgeline.

Lookout Bar – Maximum height of the Lookout Bar shall not exceed 19 feet as measured from the lowest adjacent finished grade to the top of the highest roof ridgeline.

Lower Pool Facility – Maximum height of the lower pool facility shall not exceed 16 feet, as measured from the lowest adjacent finished grade to the top of the highest roof ridgeline.

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Parking Structure – Maximum height of the parking structure shall not exceed 16 feet, as measured from the lowest adjacent finished grade to the top of the highest parapet wall and railing thereon.

Accessory Structures – Maximum height of all accessory structures shall not exceed 12 feet, as measured from the lowest adjacent finished grade to the top of the highest roof ridgeline.

Architectural Features – architectural elements (cupolas, rotundas, and towers) may exceed the foregoing height limits with the prior written approval of the Director of Planning, Building and Code Enforcement, provided that such elements are generally consistent with the plans reviewed by the City Council.

Chimneys - Fireplace chimneys shall be limited to the minimum height acceptable by the Uniform Building Code

- 52) A Building Pad Certification shall be prepared by a licensed engineer and submitted to Director of Planning, Building and Code Enforcement prior to final inspection of grading activities. A Roof Ridgeline Certification, indicating the maximum height of each building, shall be prepared by a licensed engineer and submitted to Director of Planning, Building and Code Enforcement prior to final framing certifications for each building.
- 53) In no event shall any structure, including architectural features, exceed the elevation height of Palos Verdes Drive South, as measured from the close street curb, adjacent to the Resort Hotel Area. This condition shall not apply to chimneys built to the minimum standards of the Uniform Building Code.
- 54) Glare resulting from sunlight reflecting off building surfaces and vehicles shall be mitigated by such measures as incorporating non-reflective building materials and paint colors into the design of the hotel architecture, as well as landscaping around the buildings and parking lots.
- 55) The design of the parking structure shall resemble the hotel architecture and shall be subject to review and approval by the Director of Planning, Building and Code Enforcement. The materials used for the parking structure shall be reviewed and approved by the Director of Planning, Building and Code Enforcement prior to issuance of building permits.
- 56) The applicant shall submit an Architectural Materials Board for review and approval by the Director of Planning, Building and Code Enforcement prior to issuance of building permits. The Materials Board shall identify, at the least, a sample of the proposed exterior building materials, such as roof tile materials and paint colors.

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- 57) The hotel buildings, and ancillary structures, shall be finished in a muted earth-tone color, as deemed acceptable by the Director of Planning, Building and Code Enforcement during the review of the Materials Board.
- 58) The roof materials for all pitched roofs of the hotel buildings, including but not limited to the Villas, Casitas, Bungalows, Golf Clubhouse and all other ancillary structures, shall be tile, consisting of a muted color, as deemed acceptable by the Director of Planning, Building and Code Enforcement during the review of the Materials Board. The material for all flat roofs shall be a color that is compatible with the color of the tiles used on the pitched roofs throughout the resort hotel, as deemed acceptable by the Director of Planning, Building and Code Enforcement.
- 59) All trash enclosure areas shall be designed with walls six (6) feet in height with the capability of accommodating recycling bins. The enclosures shall be consistent with the overall building design theme in color and material, and shall include self-closing / self-latching gates. The enclosures shall integrate a trellis type roof cover to visually screen and to reduce their visibility from all public rights-of-way and surrounding properties.
- 60) In accordance with the Commercial Recreational zoning district, the Resort Hotel Area shall not exceed a maximum lot coverage of thirty (30%) percent. For the purpose of this project, the definition of Lot Coverage shall adhere to the residential standards set forth in Section 17.02.040(A)(5) of the RPVMC.
- 61) In addition to the Coastal Setback line, as required by the RPVMC, all other building setbacks shall comply with the Commercial-Recreational zoning requirements, unless otherwise noted herein. A Setback Certification shall be prepared by a licensed engineer and submitted to Building and Safety prior to the framing inspection on each structure.

Public Amenities (Trails and Parks)

- 62) Prior to the issuance of any building or grading permits for the hotel, casitas, spa, villas, or clubhouse, the applicant shall submit and receive approval for a Public Amenities Plan which shall include specific design standards and placement for all trails, vista points, parking facilities, signs, and park areas within the project site, as specified in the conditions herein. Additionally, the Plan shall include the size, materials and location of all public amenities and shall establish a regular maintenance schedule. City Staff shall conduct regular inspections of the public amenities. The Plan shall be reviewed and approved by the City Council at a duly noticed public hearing, as specified in the RPVMC.
- 63) Prior to the issuance of any Certificate of Occupancy or the operation of the golf practice facility, whichever occurs first, the applicant shall complete the construction of the following public access trails, public parks and other public

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amenities within the project site, except for the Lookout Bar, which shall be constructed within six (6) months after the issuance of the first Certificate of Occupancy for the resort hotel:

- a. Implementation of the Public Amenities Plan (such as benches, drinking fountains, viewing telescopes, bicycle racks, fences, signs, irrigation, and landscaping)
 - b. Public trails and trail signs to the satisfaction of the City (The Marineland Trail Segment (C5), Long Point Trail Segment (D4), Flowerfield Trail Segment (E2), and Café Trail Segment (J2) improvements).
 - c. Bicycle paths along southern lane of Palos Verdes Drive South adjacent to the project site.
 - d. The coastal public parking area within the resort hotel project area serving the coastal access points.
 - e. The expansion of the Fishing Access Parking Lot.
 - f. Improvements to the existing Fishing Access Parking lot.
 - g. Improvements to the Public Restroom facility at the Fishing Access site.
 - h. Public section of the Lower Pool Facility (consisting of outdoor tables and seating, men and women restroom and changing facilities, planter boxes with trees that provide shaded seating areas, access to the pool kitchen facility, outdoor showers and drinking water fountains).
 - i. The 2.2 acre Bluff-Top park.
 - j. Habitat Enhancement area.
- 64) The City encourages incorporation of a marine theme into the project's public trails and park area.
- 65) The applicant shall upgrade the Los Angeles County Fishing access parking lot, fencing, signs, and landscaping to be consistent with the proposed 50 space parking lot expansion on the project site. Said improvements shall be reviewed and approved by the County of Los Angeles or the subsequent landowner of the Fishing Access, and shall be constructed prior to issuance of any Certificate of Occupancy for the resort hotel.
- 66) The applicant shall improve, to the satisfaction of the Director of Planning, Building and Code Enforcement and Public Works Director, the existing public restroom facility located at the Los Angeles County Fishing Access to architecturally and aesthetically resemble the resort hotel buildings and related public amenities. Said improvements shall be reviewed and approved by the County of Los Angeles or the subsequent landowner of the Fishing Access, and shall be constructed prior to issuance of any Certificate of Occupancy for the resort hotel.
- 67) Prior to the issuance of any Certificate of Occupancy, or prior to recordation of Final Parcel Map No. 26073, whichever occurs first, the applicant shall dedicate

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easements over all public trails, habitat areas, vista points, and public amenities to the City of Rancho Palos Verdes.

- 68) Prior to issuance of any Certificate of Occupancy, the applicant shall dedicate the 2.2 acre Bluff-Top park and 1.0 acre adjacent Fishing Access parking lot expansion (50 parking spaces) to the City. Maintenance of the trails, park grounds and landscaping, including but not limited to the landscaping located within the Fishing Access Parking Lot shall be maintained by the applicant as long as a hotel is operated on the property.
- 69) Prior to issuance of any Certificate of Occupancy, the applicant shall dedicate an easement to the City and construct two Public Vista Points along the Long Point Trail Segment (D4) in locations to be approved by the Director of Planning, Building, and Code Enforcement in the review of the Public Trails Plan. Habitat fencing, as well as habitat protection signs shall be posted in and around any vista point. The square footage of any Habitat Enhancement Area or the 50-foot transitional area that is used for the vista points shall be replaced at a ratio of 1:1.
- 70) Prior to recordation of any final map or issuance of any building or grading permits, the applicant shall submit to the Director of Public Works a Public Trails Plan which identifies the on-site and off-site pedestrian and bicycle trails proposed for the project for review and approval by the City Council. The plan shall include details regarding trail surface, trail width, and trail signage. Furthermore, all trail segments shall be constructed with appropriate trail engineering techniques, as approved by the City's Director of Public Works, to avoid soil erosion and excessive compaction. The public trails, as identified in the city's Conceptual Trails Plan shall include: the Marineland Trail Segment (C5); the Long Point Trail Segment (D4); the Flower Field Trail Segment (E2); and the Café Trail Segment (J2). Furthermore, the beach access trail at the southeast corner of the project site shall also be kept open to the public and shall be maintained by the applicant.
- 71) Prior to issuance of any Certificate of Occupancy, the applicant shall construct class I and class II bikeways along Palos Verdes Drive South, adjacent to the project site, to the satisfaction of the Director of Public Works. In the event any drainage grates are required, all grates shall be installed in a manner that is perpendicular to the direction of traffic to the satisfaction of the Director of Public Works.
- 72) All project related trails, as identified in the City's Conceptual Trails Plan, shall be designed to the following minimum standards for trail widths, with easements extending an additional foot on either side of the trail:
- a. Pedestrian Only – 4 foot improved trail width, 6 foot dedication
 - b. Pedestrian/Equestrian – 6 foot improved trail width, 8 foot dedication

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- c. Pedestrian/Bike - 6 foot improved trail width, 8 foot dedication
- d. Joint Pedestrian/Golf Cart - 10 foot improved trail, 12 foot dedication.

Standard golf cart-only paths, if constructed, shall be 6 feet wide, and require no easement dedication.

If a golf cart path is parallel, but not immediately abutting, a pedestrian path, a 2-foot minimum separation between the two paths shall be incorporated into the design of the paths in question and shall be maintained at all times thereafter. If a golf cart path is immediately abutting a pedestrian path without separation, the golf cart path shall be curbed.

- 73) Where feasible, the applicant shall design, to the satisfaction of the Director of Planning, Building, and Code Enforcement, public trails, public restrooms and public park facilities that are in compliance with the American Disabilities Act requirements.
- 74) The Lower Pool Facility and the trail from the public parking lot nearest the hotel building to the Lower Pool Facility shall be constructed in compliance with all the standards established by the American with Disabilities Act (ADA).
- 75) Where feasible, the applicant shall design trails, to the satisfaction of the Director of Planning, Building and Code Enforcement, that do not exceed a maximum gradient of twenty (20%) percent.

Landscaping/Vegetation

- 76) Prior to issuance of any building or grading permits, the applicant shall record a conservation easement covering the Bluff-face/Habitat Enhancement Area. The conservation easement shall be recorded in favor of the City of Rancho Palos Verdes, and shall first be reviewed and accepted by the City Attorney.
- 77) The Habitat Enhancement Area shall extend from the Los Angeles County Fishing Access Parking Lot to the toe of the slope immediately north of the Lookout Bar. The Habitat Enhancement Area shall be thirty (30) feet wide, as measured from the inland limits of the coastal bluff scrub, as specified in the Mitigation Measures adopted by the City Council by Resolution No. 2002-34. All public trails in this portion of the site shall not encroach into the Habitat Enhancement Area.
- 78) A Landscape Plan shall be prepared by a qualified Landscape Architect in accordance with the standards set forth in RPVMC. The Landscape Plan shall be reviewed and approved by the Director of Planning, Building and Code Enforcement, a qualified Landscape Architect and a qualified botanist, hired by the City, prior to the issuance of any building or grading permits. The applicant

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shall establish a Trust Deposit account with the City prior to the submittal of Landscape Plans to cover all costs incurred by the City in conducting such review. During the Director's review, the Landscape Plan shall also be made available to the public, including but not limited to representatives from the California Native Plant Society, for review and input.

The Ornamental Landscape Plan shall comply with the water conservation concepts, the View Preservation Ordinance, the planting requirements, the irrigation system design criteria, and all other requirements of the RPVMC. The Plan shall identify the plant and seed sources and the required lead time that will be needed to implement the plan. The plan shall also take into account protected view corridors as identified in the project EIR such that future impacts from tree or other plant growth will not result. A colorful plant palette shall be utilized in the design of the hotel landscaping where feasible, provided that impacts to native and protected vegetation will not occur. No invasive plant species shall be included in the plant palette, except for the following species which exist on-site or within the immediate area: Eucalyptus, Nerium Oleander, Olea Europia (olive tree), Phoenix (all species), Shinus Molle (California Pepper Tree), Shinus Terebinthifolius (Florida Pepper Tree).

The Habitat Enhancement Area, which serves as a plant buffer for the El S. Blue Butterfly and the Bluff Habitat shall consist of suitable, locally native plants. In addition, the 50-foot wide planting area inland of the Habitat Enhancement Area, as specified in the adopted Mitigation Monitoring Program (5.3-2c) attached as Exhibit "C" of Resolution No. 2002-34, shall also be planted with suitable, locally native plants and grasses. When available, it is recommended that seeds and plants for both areas come from local sources.

The applicant shall submit for review and approval by the Director of Planning, Building and Code Enforcement and a qualified biologist, at the expense of the applicant, a Habitat Enhancement Management Plan that shall ensure regular maintenance to prevent propagation of invasive plants into the Habitat Enhancement or buffer areas and that any invasive plants that do propagate into the Habitat Enhancement Area will be immediately removed. Said Management Plan shall be submitted for review and approval at the same time as the Landscape Plan.

- 79) Landscaping proposed surrounding the Resort Villas shall be situated in a manner that, at maturity, visually screens the buildings from Palos Verdes Drive South, as well as visually separates the dense appearance of the Villas. Said landscaping shall also be permitted to grow beyond the maximum height of the Villas' roof ridgeline, only when such landscaping is able to screen the roof materials and not block a view corridor, as determined by the Director of Planning, Building and Code Enforcement at the time the Landscape Plan is reviewed.

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- 80) Reasonable efforts shall be made by the applicant to preserve and replant existing mature trees, as deemed acceptable by the Director of Planning, Building and Code Enforcement. Any replanted trees, if invasive, shall not be located in the native plant area (30-foot Habitat Enhancement Area and 50-foot transition area). Any such replanted or retained trees shall be noted on the required landscape plans.
- 81) Where practical, landscaping shall screen the hotel building, ancillary structures, and the project's night lighting as seen from surrounding properties and/or public rights-of-way, as depicted on the Landscape Plan.

Lighting

- 82) The applicant shall prepare and submit a Lighting Plan for the Resort Hotel Area in compliance with the RPVMC. The Lighting Plan shall clearly show the location, height, number of lights, wattage and estimates of maximum illumination on site and spill/glare at property lines for all exterior circulation lighting, outdoor building lighting, trail lighting, parking lot lighting, landscape ambiance lighting, and main entry sign lighting. The Lighting Plan shall be submitted for review and approval by the Director of Planning, Building and Code Enforcement prior to issuance of any building permit for the Resort Hotel Area. Furthermore, prior to the Director's review, the Lighting Plan shall be reviewed and approved by a qualified biologist for potential impacts to wildlife.
- 83) Parking and Security lighting shall be kept to minimum safety standards and shall conform to City requirements. Fixtures shall be shielded so that only the subject property is illuminated; there shall be no spillover onto residential properties or halo into the night sky. A trial period of ninety (90) days from the installation of the project exterior lighting for the hotel, spa, west casitas, east casitas, villas, clubhouse, golf practice facility, tennis courts, surface parking lots, and parking structure shall be assessed for potential impacts to the surrounding environment. At the end of the ninety (90) day period, the Director of Planning, Building and Code Enforcement may require additional screening or reduction in the intensity or number of lights which are determined to be excessively bright or otherwise create adverse impacts.
- 84) Outdoor tennis court lighting shall be permitted on individual timers up to 10:00 p.m. Light poles for such lighting shall not exceed an overall height of 16 feet, including the light fixture.
- 85) No golf practice facility lighting shall be allowed other than safety lighting for the use of trails through the golf practice facility areas and lighting for the clubhouse and adjacent parking lot.

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Signs

- 86) Prior to the issuance of any building, a Uniform Sign Program shall be submitted to the Planning Department for review and approval by the City Council, at a duly noticed public hearing. The Sign Program shall include all exterior signs including resort identification signs, spa identification signs, golf practice facility signs including routing signs and any warning signs, public safety signs for trails and park areas, educational signs about habitat or wildlife and any other proposed project signs. Furthermore, the Sign Program shall indicate the colors, materials, locations and heights of all proposed signs. Said signs shall be installed prior to issuance of any Certificate of Occupancy.

Utilities/Mechanical Equipment

- 87) Prior to issuance of any Certificate of Occupancy, all utilities exclusively serving the project site shall be placed underground including cable television, telephone, electrical, gas and water. All appropriate permits shall be obtained for any such installation. Cable television, if utilized, shall connect to the nearest trunk line at the applicant's expense.
- 88) Prior to issuance of any Certificate of Occupancy, all existing above ground utilities serving the project site within the public right-of-way adjacent to the property frontage of the project site shall be placed underground by the applicant. In addition, the two (2) power poles on either side of Palos Verdes Drive South, and the lines thereon, shall be placed underground.
- 89) No above ground utility structures cabinets, pipes, or valves shall be constructed within the public rights-of-way without prior approval of the Director of Public Works.
- 90) Mechanical equipment, vents or ducts shall not be placed on roofs unless the applicant demonstrates, to the satisfaction of the Director of Planning, Building and Code Enforcement, that there is no feasible way to place the equipment elsewhere. In the event that roof mounted equipment is the only feasible method, all such equipment shall be screened and/or covered to the satisfaction of the Director of Planning, Building, and Code Enforcement so as to reduce their visibility from adjacent properties and the public rights-of-way. Any necessary screening or covering shall be architecturally harmonious with the materials and colors of the buildings, and shall not increase any overall allowed building height permitted by this approval. This condition shall apply to all buildings in the Resort Hotel Area, including but not limited to, the hotel, bungalows, casitas, villas, spa, and golf clubhouse.

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- 91) Use of satellite dish antenna(e) or any other antennae shall be controlled by the provisions set forth in the RPVMC. Centralized antennae shall be used rather than individual antennae for each room, building or accommodation.
- 92) Mechanical equipment, regardless of its location, shall be housed in enclosures designed to attenuate noise to a level of 65 dBA at the project site's property lines. Mechanical equipment for food service shall incorporate filtration systems to eliminate exhaust odors.
- 93) All hardscape surfaces, such as the parking area and walkways, shall be properly maintained and kept clear of trash and debris. The hours of maintenance of the project grounds shall be restricted to Mondays through Fridays from 7:00 a.m. to 5:00 p.m., and on Saturdays from 9:00 a.m. to 4:00 p.m. Said maintenance activities shall be prohibited on Sundays and National holidays.
- 94) The storage of all goods, wares, merchandise, produce, janitorial supplies and other commodities shall be permanently housed in entirely enclosed structures, except when in transport.

Fences, Walls, and Gates

- 95) No freestanding fences, walls, or hedges shall be allowed, unless a Uniform Fencing Plan is reviewed and approved by the Director of Planning, Building and Code Enforcement, except as otherwise required by these conditions and the mitigation measures set forth in the Mitigation Monitoring Plan attached as Exhibit "C" to Resolution No. 2002-34. Said Fencing Plan shall be reviewed and approved prior to issuance of any building permit and shall be installed prior to issuance of any Certificate of Occupancy. No entry gates shall be permitted.
- 96) The design of the fencing required along the bluff top park, bluff top trails and the Habitat Preserve Areas shall be included in the Public Amenities Plan, as required herein. Said fencing shall be modeled to generally resemble the wood / cable fence installed in City parks, such as Shoreline Park and Ocean Trails.
- 97) All pools and spas shall be enclosed with a minimum 5' high fence, with a self-closing device and a self-latching device located no closer than 4' above the ground.
- 98) All fencing surrounding the Lower Pool Facility, including pool and spa security fencing, shall be constructed in a manner that meets the minimum fence standards for pool safety, as noted in the above condition, and shall minimize a view impairment of the coastline as determined by the Director of Planning, Building and Code Enforcement.

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- 99) No safety netting for the golf course or practice facility shall be permitted.
- 100) Any on-site fencing along Palos Verdes Drive South shall be no higher than two (2) feet in height and shall be modeled to generally resemble the fencing installed along Palos Verdes Drive West for the Ocean Front Estates project. The landscaping along said fence shall be limited to 1-foot in height.

Source Reduction and Recycling

- 101) Prior to issuance of any Certificate of Occupancy, the applicant shall prepare and submit to the Director of Public Works for review and approval a comprehensive Integrated Waste Management Plan that addresses source reduction, reuse and recycling. The Plan shall include a description of the materials that will be generated, and measures to reduce, reuse and recycle materials, including, but not limited to, beverage containers, food waste, office and guest room waste. The Plan shall also incorporate grass cycling, composting, mulching and xeriscaping in ornamental landscaped areas. Grass cycling, composting, or mulching shall not be used in the Habitat Areas. It is the City's intention for the project to meet Local and State required diversion goals in effect at the time of operation. The specifics of the Plan shall be addressed by the applicant at the time of review by the Director of Public Works.
- 102) Prior to issuance of any building or grading permits, an approved Construction and Demolition Materials Management Plan (CDMMP or the Plan) shall be prepared and submitted to the Director of Public Works for approval. The CDMMP shall include all deconstruction, new construction, and alterations/additions. The CDMMP shall document how the Applicant will divert 85% of the existing on-site asphalt, base and concrete, through reuse on-site or processing at an off-site facility for reuse. The Plan shall address the parking lots, concrete walkways, and other underground concrete structures. The Plan shall also identify measures to reuse or recycle building materials, including wood, metal, and concrete block to meet the City's diversion goal requirements as established by the State Integrated Waste Management Act (AB 939). In no case shall the Plan propose to recycle less than the state mandated goals as they may be amended from time to time.
- 103) Prior to issuance of any Certificate of Occupancy, a Construction and Demolition Materials Disposition Summary (Summary) shall be submitted to the Director of Public Works upon completion of deconstruction and construction. The Summary shall indicate actual recycling activities and compliance with the diversion requirement, based on weight tags or other sufficient documentation.
- 104) Where possible, the site design shall incorporate for solid waste minimization, the use of recycled building materials and the re-use of on-site demolition debris.

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- 105) The project site design shall incorporate areas for collection of solid waste with adequate space for separate collection of recyclables.

Street and Parking Improvements

- 106) Prior to issuance of any Certificate of Occupancy, emergency vehicular access shall be installed at the project site, specifically to the hotel, villas, casitas, and the golf club house and golf practice facilities. A Plan identifying such emergency access shall be submitted to the Fire Department and the Director of Public Works for review and approval prior to issuance of any grading or building permit.
- 107) Prior to issuance of any building permit, the applicant shall prepare an Emergency Evacuation Plan for review and approval by the Director of Planning, Building and Code Enforcement. Said plan shall comply with the City's SEMS Multihazard Functional Plan.
- 108) The applicant shall construct and retain no fewer than 875 parking spaces on the resort property, of which 50 parking spaces shall be dedicated for public use during City Park Hours, which are from one hour before sunrise until one after sunset. The 50 dedicated public parking spaces on the resort hotel property nearest to the hotel building may be used by the hotel to accommodate its overflow valet parking needs when the City parks are closed for those wishing to use hotel amenities but who are not staying overnight. Additionally, these 50 public parking spaces may be used by the operator of the resort hotel for special events during City park hours, provided that a Special Use Permit is obtained from the Planning Department, which shall be processed pursuant to the provisions of the RPVMC. The applicant shall install signs in the public parking lot nearest to the hotel building stating that additional public parking is available at the Fishing Access parking lot. The applicant shall also expand the Fishing Access Parking Lot by constructing 50 additional public parking spaces that shall be deeded to the City as a public parking area.
- 109) Prior to issuance of any Certificate of Occupancy, an appropriate public access easement in favor of the City across the resort entry drive from Palos Verdes Drive South to the designated public parking area adjacent to the main hotel building, in a form acceptable to the City Attorney, shall be recorded.
- 110) A Parking Lot Plan shall be reviewed and approved by the Director of Planning, Building and Code Enforcement prior to issuance of project-related grading permits. The Parking Lot Plan shall be developed in conformance with the parking space dimensions and parking lot standards set forth in RPVMC, and shall include the location of all light standards, planter boxes, directional signs and arrows. No more than 15% of the total parking spaces shall be in the form of

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compact spaces. The filing fee for the review of the Parking Plan shall be in accordance to the City's Fee Schedule as adopted by Resolution by the City Council.

- 111) Prior to the recordation of any final map, or issuance of any grading permit, the applicant shall submit security, in a form reasonably acceptable to the City, to cover any damage caused to existing public roadways during construction. The amount of said security shall be determined by the Director of Public Works.
- 112) Prior to issuance of any Certificate of Occupancy, the applicant shall replace all damaged curbs, gutters, and sidewalks along the project's Palos Verdes Drive South frontage, as determined by the Director of Public Works. Prior to approval of the Street Improvement Plan, the applicant shall post a security bond in an amount sufficient to ensure completion of such improvements, including, without limitation, the costs for labor and material. The amount of such security shall be determined by the Director of Public Works
- 113) All proposed driveways shall be designed in substantially the same alignment as shown on the approved site plans, subject to final design review and approval by the Los Angeles County Fire Department and the Director of Public Works.
- 114) Any on-site raised and landscaped medians and textured surfaces shall be designed to standards approved by the Director of Public Works.
- 115) Handicapped access ramps shall be installed and or retrofitted in accordance with the current standards established by the Americans with Disabilities Act. Access ramps shall be provided at all intersections and driveways.
- 116) If excavation is required in any public roadway, the roadway shall be resurfaced with an asphalt overlay to the adjacent traffic lane line to the satisfaction of the Director of Public Works.
- 117) Prior to commencing any excavation within the public rights-of-way, the applicant shall obtain all necessary permits from the Director Public Works.
- 118) Prior to the recordation of a final map or issuance of any building or grading permits, whichever comes first, the applicant shall construct or enter into an agreement and post security guaranteeing the construction of the following public and/or private improvements in conformance with the applicable City Standards: street improvements, medians, sidewalks, drive approaches, bus turnouts and shelters, bikeways, trails, signing, striping, storm drain facilities, sub-drain facilities, landscape and irrigation improvements (medians, slopes, parks, and public areas including parkways), sewer, domestic water, monumentation, traffic signal systems, trails, and the undergrounding of existing and proposed utility lines. If security is posted it shall be in an amount sufficient to ensure completion

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of such improvements, including, without limitation, the costs for labor and materials. The amount of such security shall be determined by the Director of Public Works. The security referred to in this condition may be grouped into one of the following categories, provided that all of the items are included within a category: 1) Landscape and Irrigation; 2) On-site Street Improvement Plans and Parking, and 3) Palos Verdes Drive South Improvements.

- 119) Prior to the issuance of any Certificate of Occupancy, the applicant shall complete the street improvements to Palos Verdes Drive South as identified in the Mitigation Measures set forth in the Mitigation Monitoring Plan attached as Exhibit "C" to Resolution No. 2002-34. The improvements shall include the following: Installation of a new traffic signal on Palos Verdes Drive South at the project entrance, a right turn lane for south-bound traffic to facilitate ingress into the project and a lengthened left turn lane for north-bound traffic to facilitate ingress into the project.
- 120) Prior to issuance of any Certificate of Occupancy, the applicant shall improve with landscaping and irrigation the median and parkway along Palos Verdes Drive South, in the area generally located in front of the project site's entrance driveway, including the portion of the median that is to be improved with an expanded left-turn pocket, up to the eastern most driveway of the Fishing Access Parking Lot. If available, said landscaping shall consist of non-invasive plant species, except the permitted invasive species listed in Condition No. 78, as deemed acceptable by the Director of Public Works.
- 121) The design of all interior streets shall be subject to review and approval by the Director of Public Works.
- 122) The applicant shall dedicate vehicular access rights to Palos Verdes Drive South to the City, except as provided for private driveways and emergency access as shown on the site plan.
- 123) Prior to the approval of Street Improvement Plans, the applicant shall submit detailed specifications for the structural pavement section for all streets, both on-site and off-site including parking lots, to the Director of Public Works for review and approval.

Traffic

- 124) Prior to the issuance of any Certificate of Occupancy, the applicant shall pay the City of Los Angeles for its fair share of the following improvements to the intersection of Western Avenue (NS) at 25th Street (EW): Provide east leg of 25th Street with one left turn lane, two through lanes, and one right turn lane.

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- 125) Prior to the issuance of any Certificate of Occupancy, the applicant shall pay the City of Rolling Hills Estates for its fair share of the following improvements to the intersection of Hawthorne Boulevard (NS) at Palos Verdes Drive North (EW): Provide west leg with one left turn lane, one shared left and through lane, one through lane, and one right turn lane.
- 126) Prior to the issuance of any Certificate of Occupancy, the applicant shall pay The City of Rolling Hills Estates for its fair share of the following improvements to the intersection of Silver Spur Road(NS) at Hawthorne Boulevard (EW): Provide north leg with one left turn lane, two through lanes, and one right turn lane; and re-stripe south leg with two left turn lanes, one through lane, and one right turn lane.
- 127) Prior to issuance of building or grading permits, the applicant shall provide security, in a form reasonably acceptable to the Director of Public Works, in the amount of \$100,000 to cover the cost of mitigating any impacts caused by this project that would require the installation of any new traffic signal that may be required along Hawthorne Boulevard, Palos Verdes Drive South, or Palos Verdes Drive West. This security will be held by the City in accordance with the provisions of Government Code Section 66001 for a minimum five year period, from the date of the main hotel building's Certificate of Occupancy.
- 128) Upon the opening of the resort hotel or golf practice facility, whichever occurs first, the hotel operators shall implement a shuttle service between the Long Point Resort Hotel and the Ocean Trails Golf Course. The use of low emissions vehicles may be used for the shuttles. The hotel operators shall design the schedule of the shuttles so as to encourage and maximize its use by hotel guests.
- 129) The applicant shall comply with all applicable provisions of the City's Transportation Demand Management and Trip Reduction Ordinance as set forth in RPVMC Section 10.28.

GRADING PERMIT NO. 2229

Grading

- 130) The following maximum quantities and depths of grading are approved for the Resort Hotel Area, as shown on the approved grading plans received by the City on May 21, 2002, and prepared by Inledon Kirk Engineers:
 - a. Maximum Total Grading (Cut and Fill): 784,550 cubic yards.
 - b. Maximum Cut: 411,889 cubic yards (392,275 cubic yards with 5% shrinkage).
 - c. Maximum Fill: 392,275 cubic yards.

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- d. Maximum Depth of Cut: 35 feet (located in the area of the western most bungalow units).
- e. Maximum Depth of Fill: 21 feet (located in the area of the more inland row of Western Casitas).

Any modifications resulting in additional grading in excess of the above amounts shall require approval of an amendment to the grading permit by the City Council. This is a balanced grading project. No import or export of earth shall be permitted, except as provided in Condition No. 155.

- 131) All recommendations made by the City Geologist, the City Engineer, and the Building and Safety Division during the ongoing review of the project shall be incorporated into the design and construction of the project.
- 132) All recommendations made by the project's geologist, as modified by comments from the City's reviewers, shall be incorporated into the design and construction of the project.
- 133) If applicable, as determined by the City Geologist, prior to the issuance of grading permits, a bond, cash deposit, or combination thereof, shall be posted to cover costs for any geologic hazard abatement in an amount to be determined by the Director of Public Works.
- 134) Prior to issuance of a grading permit by Building and Safety, the applicant shall submit to the City a Certificate of Insurance demonstrating that the applicant has obtained a general liability insurance policy in an amount not less than five million dollars per occurrence and in the aggregate to cover awards for any death, injury, loss or damage, arising out of the grading or construction of this project by the applicant. Said insurance policy must be issued by an insurer that is authorized to do business in the State of California with a minimum rating of A-VII by Best's Insurance Guide or a rating of at least A by Standard & Poors. Such insurance shall name the City and the members of its City Council, boards, committees, commissions, officers, employees, servants, attorneys, volunteers and agents serving as its independent contractors in the role of City officials, as additional insureds. A copy of this endorsement shall be provided to the City. Said insurance shall be maintained in effect for a minimum period of five (5) years following the final inspection and approval of said work by the City and shall not be canceled or reduced during the grading or construction work without providing at least thirty (30) days prior written notice to the City.
- 135) All on-site public improvements (Parking lots, sidewalks, ramps, grading) shall be bonded for with the appropriate improvement bonds in amounts to be deemed satisfactory by the Director of Public Works.

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- 136) Prior to issuance of a grading permit, the applicant shall provide the Director of Planning, Building and Code Enforcement a plan that demonstrates how dust generated by grading activities will be mitigated so as to comply with the South Coast Air Quality Management District Rule 403 and the City's Municipal Code Requirements which require watering for the control of dust.
- 137) Prior to the issuance of a grading permit, the applicant shall prepare a plan indicating, to scale, clear sight triangles, which shall be maintained at each roadway and driveway intersection. No objects, signs, fences, walls, vegetation, or other landscaping shall be allowed within these triangles in excess of three feet in height.
- 138) Prior to the issuance of a grading permit, the following improvements shall be designed in a manner meeting the approval of the Director of Public Works: 1) all provisions for surface drainage; 2) all necessary storm drains facilities extending to a satisfactory point of disposal for the proper control and disposal of storm runoff; and 3) all water quality related improvements. Where determined necessary by the Director of Public Works, associated public street and utility easements shall be dedicated to the City.
- 139) Prior to the issuance of any precise grading permit, the applicant shall submit to the Director of Public Works, a plan for the placement of traffic signing, pavement delineation, and other traffic control devices.
- 140) Prior to the issuance of grading permits, the applicant shall submit to the Director of Public Works, for his review and approval, a construction traffic management plan. Said plan shall include the proposed routes to and from the project site for all deliveries of equipment, materials, and supplies, and shall set forth the parking plan for construction employees. All construction related parking must be accommodated on-site. No construction related parking shall be permitted off-site.
- 141) If applicable, as determined by the City Geologist, prior to the issuance of a grading permit, all geologic hazards associated with this proposed development shall be eliminated, or the City Geologist shall designate a restricted use area on the Final Parcel Map where the erection of buildings or other structures shall be prohibited.
- 142) Prior to the issuance of building permits, an independent Geology and/or Soils Engineer's report on the expansive properties of soils on all building sites shall be submitted for review and approval by the City Geologist in conformance with the accepted City Practice.
- 143) Prior to the issuance of a building permit, an as-built geological report shall be submitted for structures founded on bedrock, and an as-built soils and

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compaction report shall be submitted for structures founded on fill as well as for all engineered fill areas.

- 144) Prior to the issuance of a grading permit, the applicant's project geologist shall review and approve the final plans and specifications and shall stamp and sign such plans and specifications.
- 145) Prior to the issuance of a grading permit, a grading plan review and geologic report, complete with geologic map, shall be submitted for review and approval by the City's Geotechnical Engineer.
- 146) Except as specifically authorized by these approvals, foundations shall be set back from the Coastal Setback Line in accordance with the RPVMC and shall extend to such a depth as to be unaffected by any creep-prone surficial soil and/or weathered bedrock. Field review and certification by the project geologist is required.
- 147) All grading shall be monitored by a licensed engineering geologist and/or soils engineer in accordance with the applicable provisions of the RPVMC and the recommendations of the City Engineer. Written reports, summarizing grading activities, shall be submitted on a weekly basis to the Director of Public Works and the Director of Planning, Building, and Code Enforcement.
- 148) The project shall comply with all appropriate provisions of the City's Grading Ordinance, unless otherwise approved in these conditions of approval.
- 149) Grading activity on site shall occur in accordance with all applicable City safety standards.
- 150) Prior to final grading inspection by Building and Safety, the graded slopes shall be properly planted and maintained in accordance with the approved landscaping plan. Plant materials shall generally include significant low ground cover to impede surface water flows, and shall be non-invasive, except the permitted invasive species listed in Condition No. 78
- 151) Prior to final grading inspection by Building and Safety, all manufactured slopes shall be contour-graded to achieve as natural an appearance as is feasible.
- 152) Any water features (lakes, ponds, fountains, and etc.) associated with the golf practice facility, excluding the bioswales used in the water quality treatment train, shall be lined to prevent percolation of water into the soil. Designs for all water features shall be included on the grading plans submitted for review by the City's Building Official and Geotechnical Engineer.

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- 153) The City's Building Official, Geotechnical Engineer and Biologist shall determine in their review of the grading plans whether water features associated with the water quality treatment train, such as the bioswales or catch basins, shall be lined to prevent water percolation into the soil, and potential impacts to nearby sensitive habitat areas.
- 154) The proposed swimming pool and spa for the Lower Pool Facility shall be double lined and shall contain a leak detection system, subject to review and approval by the City's Building Official.
- 155) Should the project require removal of earth, rock or other material from the site, the applicant shall first obtain City approval in the form of a revised Conditional Use Permit and Grading Permit application. Said review shall evaluate potential impacts to the surrounding environment associated with export or import. If the revised grading impacts are found to be greater than identified in the Certified EIR that cannot be mitigated to an insignificant level, a Supplemental EIR shall be prepared and reviewed by the City, at the expense of the applicant. Furthermore, the applicant shall prepare and submit a hauling plan to the Public Works Department for review and approval prior to issuance of grading permits.
- 156) The use of a rock crusher on-site shall be conducted in accordance with the project's mitigation measures and shall be contained to the area analyzed in the project's Environmental Impact Report.
- 157) During the operation of the rock crusher, a qualified biologist shall monitor noise levels generated by the activity for potential impacts to nearby wildlife. Said specialist shall be hired by the City at the cost of the applicant, in the form of a trust deposit account provided by the applicant.
- 158) Retaining walls shall be limited in height as identified on the grading plans that are reviewed and approved by the City. Any retaining walls exceeding the permitted heights shall require the processing of a revised grading permit for review and approval by the Director of Planning, Building and Code Enforcement.

Drainage

- 159) The irrigation system and area drains proposed shall be reviewed and approved by the City's Geotechnical Engineer and Director of Public Works.
- 160) A report shall be prepared demonstrating that the grading, in conjunction with the drainage improvements, including applicable swales, channels, street flows, catch basins, will protect all building pads from design storms, as approved by the Director of Public Works.

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- 161) All drainage swales and any other at-grade drainage facilities, including gunite, shall be of an earth tone color, as deemed necessary by the Director of Building Planning and Code Enforcement.
- 162) Prior to issuance of any building or grading permits, the applicant shall submit a Local Grading and Drainage Plan identifying how drainage will be directed away from the bluff top, natural drainage courses and open channels to prevent erosion and to protect sensitive plant habitat on the bluff face. Said Plan shall be reviewed by the Director of Public Works and the Director of Planning, Building and Code Enforcement. Said review shall also analyze whether potential impacts to the bluff top or bluff face may be caused by the proposed drainage concept.
- 163) Drainage plans and necessary supporting documents that comply with the following requirements shall be submitted for review and approval by the Director of Public Works prior to the issuance of grading permits: A) drainage facilities that protect against design storms shall be provided to the satisfaction of the Director of Public Works and any drainage easements for piping required by the Director of Public Works shall be dedicated to the City on the Final Map; B) sheet overflow and ponding shall be eliminated or the floors of buildings with no openings in the foundation walls shall be elevated to at least twelve inches above the finished pad grade; C) drainage facilities shall be provided so as to protect the property from high velocity scouring action; and D) contributory drainage from adjoining properties shall be addressed so as to prevent damage to the project site and any improvements to be located thereon.
- 164) Prior to the issuance of the Certificate of Occupancy, the applicant shall upgrade the drainage facility that currently is located on the Fisherman's access property and construct a pipe that will convey this water to the proposed drainage system terminating at Outlet No. 2 to the satisfaction of the Director of Public Works.
- 165) Prior to the issuance of any grading or building permit, the applicant shall prepare and submit a Master Drainage Plan for review and approval by the Director of Public Works. The Plan shall demonstrate adequate storm protection from the design storm, under existing conditions, as well as after the construction of future drainage improvements by the City along Palos Verdes Drive South immediately abutting the project site.
- 166) Prior to the issuance of any grading permit, the applicant shall demonstrate to the satisfaction of the Director of Public Works that the design storm can be conveyed through the site without conveying the water in a pipe and without severely damaging the integrity of the Urban Stormwater Mitigation Plan (USMP), especially the bioswale system. If such integrity cannot be demonstrated, the applicant shall redesign the USMP to the satisfaction of the Director of Public Works, which may require offsite flows to be diverted into a piped system and

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carried though the site. If the piped system is used, the applicant shall dedicate a drainage easement to the City to the satisfaction of the Director of Public Works.

- 167) Prior to the issuance of a grading permit that proposes to convey off-site drainage through the subject property, the applicant shall execute an agreement with the City that is satisfactory to the City Attorney that defending, indemnifying and holding the City, members of its City Council, boards, committees, commissions, officers, employees, servants, attorneys, volunteers, and agents serving as independent contractors in the role of city or agency officials, (collectively, "Indemnitees") harmless from any damage that may occur to the subject property or any improvements, persons or personal property located thereon due to the conveyance of offsite design storm flows through the site.

NPDES

- 168) Prior to acceptance of the storm drain system, all catch basins and public access points that cross or abut an open channel, shall be marked with a water quality message in accordance with City Standards.
- 169) Prior to the issuance of any grading or building permits, the applicant shall furnish to the Director of Public Works, for review and approval, the project's Water Quality Management Plan and Maintenance Agreement outlining the post-construction Best Management Practices (BMPs).
- 170) Prior to issuance of any building or grading permits, the applicant shall submit for review and approval by the Director of Public Works a Storm Water Pollution Prevention Plan (SWPPP) describing the construction phase Best Management Practices (BMPs) to ensure compliance with the NPDES General Permit for Storm Water Discharges associated with construction activity (Grading Permit), No. CA s000002.
- 171) Prior to issuance of any building or grading permit, the applicant shall submit to the Director of Public Works a Water Quality Management Plan ("Plan"), for review and approval by the City Council at a duly noticed public hearing. The Water Quality Management Plan, which shall remain in effect for the life of the project, shall identify the Best Management Practices (BMPs) used to minimize and reduce project storm water and runoff pollutants. The Plan shall include project water quality parameters that meet the objectives of the California Ocean Plan for non-point discharges in receiving water bodies. Additionally, all storm water treatment systems shall be designed in accordance with the Los Angeles County Department of Public Works "Manual for the Standard Urban Stormwater Mitigation Plan(SUSMP)". The specific BMP design criteria in the SUSMP (May 2002), as developed by the U.S. EPA and American Society of Civil Engineers, shall be followed.

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The Plan shall contain the operation, maintenance and monitoring procedures, including Fire and Argentine ant management. The Plan shall indicate potential impacts of the storm water treatment train to surrounding plants and wildlife. The monitoring of the treatment train shall include the bioswales and catch basins for the accumulation of pollutants through sampling and testing of both soil material and vegetation. The Plan shall indicate the frequency of the required monitoring and the frequency of the removal and replacement of plant material and soil from the bioswale. Said report shall be reviewed and approved by the City's Biologist and/or Chemists. Said monitoring shall be required for the life of the project. All costs associated with the review, installation and maintenance of the Plan and project related BMPs shall be the responsibility of the applicant. If the plan requires construction of improvements, such plans shall be reviewed and approved by the Director of Public Works.

- 172) Prior to the issuance of any Certificate of Occupancy, the Water Quality Management Plan Maintenance Agreement, outlining the post-construction Best Management Practices, shall be recorded with the Los Angeles County Recorders Office.
- 173) Prior to issuance of any building or grading permits, the applicant shall file any required documents, including the Notice of Intent, and obtain all required permits from the California Regional Water Quality Control Board.
- 174) Prior to issuance of any building or grading permits, the applicant shall submit for review and approval by the Director of Public Works an Erosion Control Plan. Said Plan shall be designed in conformance with the City standards and the requirements of the Regional Water Quality Control Board.
- 175) Prior to issuance of any Certificate of Occupancy, the applicant shall implement the project in full compliance with the standard urban storm water mitigation plan adopted by the Regional Water Quality Control Board.
- 176) Prior to the City Council's review of the Water Quality Management Plan, the City's Geotechnical Engineer shall review and approve the Plan. In the event the City's Geotechnical Engineer determines that additional improvements need to be constructed, the applicant shall revise the Plan accordingly.

Sewers

- 177) Prior to issuance of any building or grading permits, the applicant shall prepare sewer plans in accordance with the Countywide Sewer Maintenance District. The applicant shall be responsible for the transfer of sewer facilities to the Countywide Sewer Maintenance District for maintenance.

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- 178) A sewer improvement plan shall be prepared as required by the Director of Public Works and the County of Los Angeles.
- 179) Prior to issuance of building or grading permits, the applicant shall submit to the Director of Public Works, a written statement from the County Sanitation District accepting any new facility design and/or any system upgrades with regard to existing trunk line sewers. Said approval shall state all conditions of approval, if any.
- 180) Prior to the issuance of any Certificate of Occupancy, the applicant shall dedicate sewer easements to the City, subject to review and approval by the Director of Building, Planning and Code Enforcement and the Director of Public Works with respect to the final locations and requirements of the sewer improvements.
- 181) Sewer Improvement plans shall be approved by the County of Los Angeles, the County Sanitation Districts, and the Director of Public Works.
- 182) A sewer connection fee shall be paid to the County Sanitation Districts of Los Angeles County prior to the issuance of a permit to connect to the sewer line.

Water

- 183) Prior to the construction of any water facilities, the Director of Public Works shall review and approve the water improvement plan. Any water facilities that cannot be constructed below ground shall be located on the subject property and screened from view from any public rights-of-way, to the satisfaction of the Director of Public Works and the Director of Planning, Building and Code Enforcement. In addition, an easement to California Water Service shall be dedicated prior to issuance of any grading or building permits.
- 184) The project site shall be served by adequately sized water system facilities which shall include fire hydrants of the size and type and location as determined by the Los Angeles County Fire Department. The water mains shall be of sufficient size to accommodate the total domestic and fire flows required for the development. Domestic flow requirements shall be determined by the City Engineer. Fire flow requirements shall be determined by the Los Angeles County Fire Department and evidence of approval by the Los Angeles County Fire Department is required prior to issuance of building permits.
- 185) Framing of structures shall not begin until after the Los Angeles County Fire Department has determined that there is adequate fire fighting water and access available to said structures.
- 186) The applicant shall file with the Director of Public Works an unqualified "will serve" statement from the purveyor serving the project site indicating that water

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service can be provided to meet the demands of the proposed development. Said statement shall be dated no more than six months prior to the issuance of the building permits for the main hotel structure. Should the applicant receive a qualified "will serve" statement from the purveyor, the City shall retain the right to require the applicant to use an alternative water source, subject to the review and approval of the City, or the City shall determine that the conditions of the project approval have not been satisfied.

- 187) Prior to the issuance of building or grading permits, the applicant shall file with the Director of Public Works, a statement from the purveyor indicating that the proposed water mains and any other required facilities will be operated by the purveyor, and that under normal operating conditions the system will meet the needs of the project.

TENTATIVE PARCEL MAP NO. 26073

- 188) The proposed parcel map shall result in the creation of four (4) parcels (resort hotel parcel, west casita parcel, east casita parcel, and villa parcel). The 2.2 acre Bluff Top park and Fishing Access Expansion Parking Lot shall be separately deeded to the City prior to recordation of the Final Map.
- 189) The applicant shall record a restrictive covenant or other document that is satisfactory to the City Attorney that requires all of the various parcels that are within the boundaries of the parcel map to be fully managed by the resort hotel operator.
- 190) The applicant shall supply the City with one mylar and ten copies of the map no later than thirty (30) days after the final map has been filed with the Los Angeles County Recorders Office.
- 191) All improvement plans shall be as-built upon completion of the project. Once the as-built drawings are approved, the applicant shall provide the City with a duplicate mylar of the plans.
- 192) The improvement plans shall be prepared by a Registered Civil Engineer, and shall be prepared on standard city size sheets. Plans shall be in substantial conformance with the approved tentative map and site plan as approved by the City Council and stamped by the Planning Department with the effective date of this approval.
- 193) This approval expires twenty-four (24) months from the date of approval of the parcel map by the City Council, unless extended per Section 66452.6 of the California Government Code and Section 16.16.040 of the RPVMC. Any request for extension shall be submitted to the Planning Department in writing at least sixty (60) days prior to the expiration of the tentative map.

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- 194) This development shall comply with all requirements of the various municipal utilities and agencies that provide public services to the property.
- 195) According to Section 16.20.130 of the RPVMC and the Subdivision Map Act (California Government Code Section 66410 *et seq.*), at the time of making the survey for the final parcel map, the engineer or surveyor shall set sufficient durable monuments to conform with the standards of the Subdivision Map Act. Prior to recording the final map, the exterior boundary of land being subdivided shall be adequately monumented with no less than a two (2) inch iron pipe, at least eighteen (18) inches long, set in dirt and filled with concrete at each boundary corner. The parcel lot corners shall be monumented with no less than one-half inch iron pipe for the interior monuments. Spikes and washers may be set in asphalt pavement and lead and tacks may be set in concrete pavement or improvements in lieu of pipes. All monuments shall be permanently marked or tagged with the registration or license number of the engineer or surveyor under whose supervision the survey was made.
- 196) The applicant shall be responsible for repair to any public streets which may be damaged during development of the subject parcels.
- 197) Easements shall not be granted within easements dedicated or offered for dedication to the City until after the final map is filed and recorded with the County Recorder. No easements shall be accepted after recording of the final map that in any way conflict with a prior easement dedicated to the City, or any public utility. All existing easements shall remain in full force and effect unless expressly released by the holder of the easement.
- 198) Any easement that lies within or crosses public rights-of-way propose to be deeded or dedicated to the City, shall be subordinated to the City prior to acceptance of the rights-of-way, unless otherwise exempted by the Director of Public Works.

Prior to Submittal of the Final Map

- 199) Prior to submitting the final map to the City Engineer for examination, the applicant shall obtain clearance from all affected departments and divisions, including a clearance from the City Engineer for the following items: mathematical accuracy, survey analysis, correctness of certificates and signatures.

Prior to Approval of the Final Map

- 200) Prior to approval of the final map, any off-site improvements, such as rights-of-way and easements, shall be dedicated to the City.

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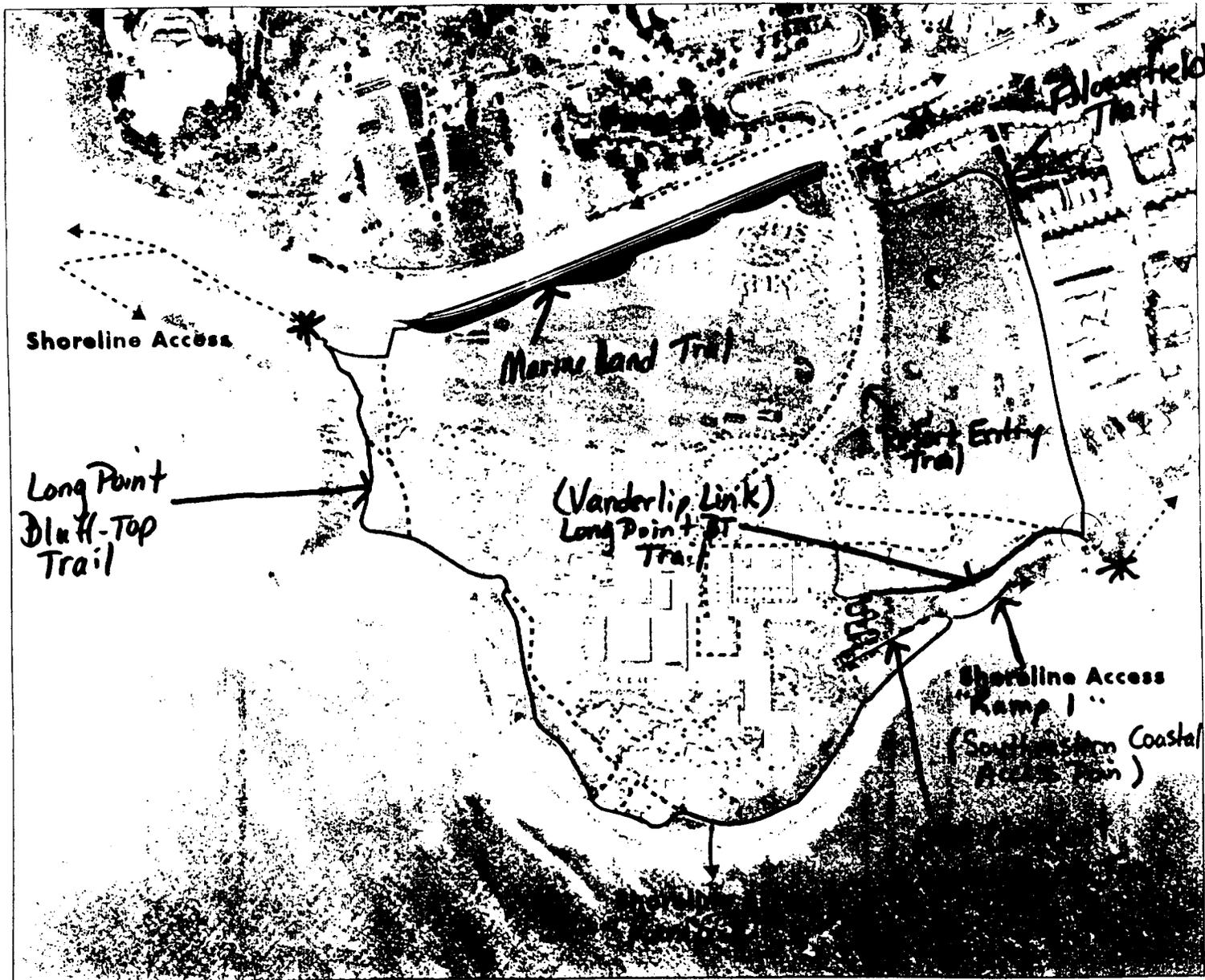
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- 201) Prior to approval of the final map, all existing public or private easements, including utility easements, shall be shown on the final parcel map.
- 202) Prior to the issuance of any Certificate of Occupancy, the parkland dedication requirement shall be fulfilled by the applicant in the form of either dedication of land for park purposes or the payment of in-lieu fees, or a combination thereof, as determined by the City Council pursuant to the RPVMC.
- 203) Prior to the issuance of any Certificate of Occupancy, the applicant shall pay the affordable housing fee required in accordance with the RPVMC.
- 204) The final map is subject to review and approval by the City Engineer. The applicant shall establish a trust deposit with the City to cover any costs incurred by the City in conducting this review.
- 205) The proposed parcel map shall adhere to all the applicable dedications and improvements required per Chapter 16.20 of the RPVMC.

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LONG POINT RESORT

City of Rancho Palos Verdes

California

NEW PUBLIC TRAILS

- Long Point Bluff-Top Trail

- Marineland Trail within Palos Verdes Drive Landscape Corridor

- Flowerfield Trail

Resort Entry Trail

ADA-Compliant Coastal Access for Disabled

- Two Rebuilt Shoreline Access Ramps

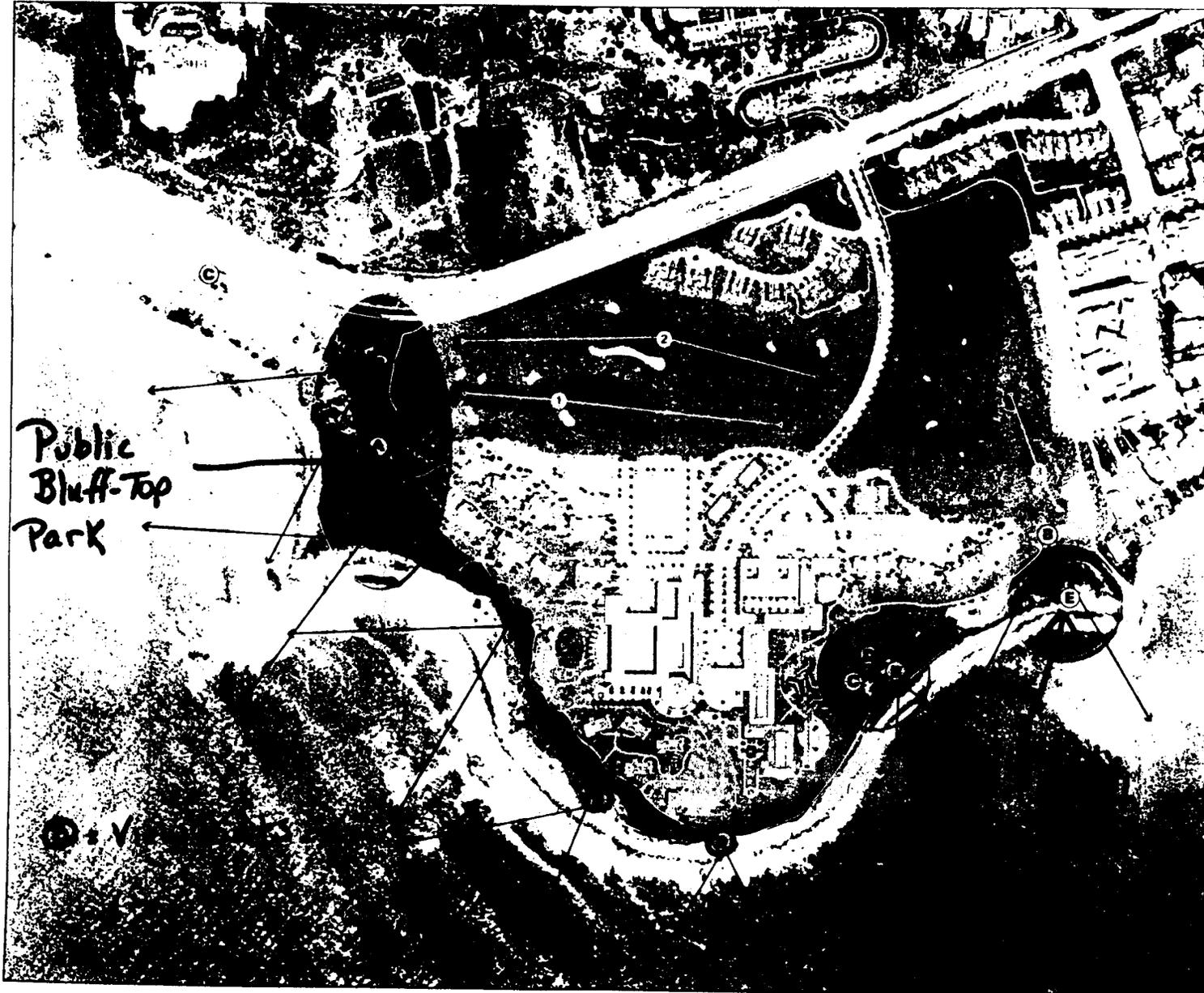
- ... Resort Paths and Walkways

* Offsite Trails

- ... Connecting Vanderlip

SUMMARY OF PUBLIC BENEFITS

COASTAL COMMUNITY PLAN
 A-5-RP-02-324
 EXHIBIT # 3 OF 5



LONG POINT RESORT
 City of Rancho Palos Verdes
 California

PUBLIC PARK BENEFITS

- Ⓐ Public Bluff-Top Park
- Ⓑ Bluff-Top Viewpoints outside New Habitat Enhancement Areas
- Bluff-Top Viewpoints within New Habitat Enhancement Areas (fenced 3 sides)
- Ⓒ Public Restrooms
- Ⓓ Snack Bar-Seating and Viewing Area
- Ⓔ Small Public Beach Area

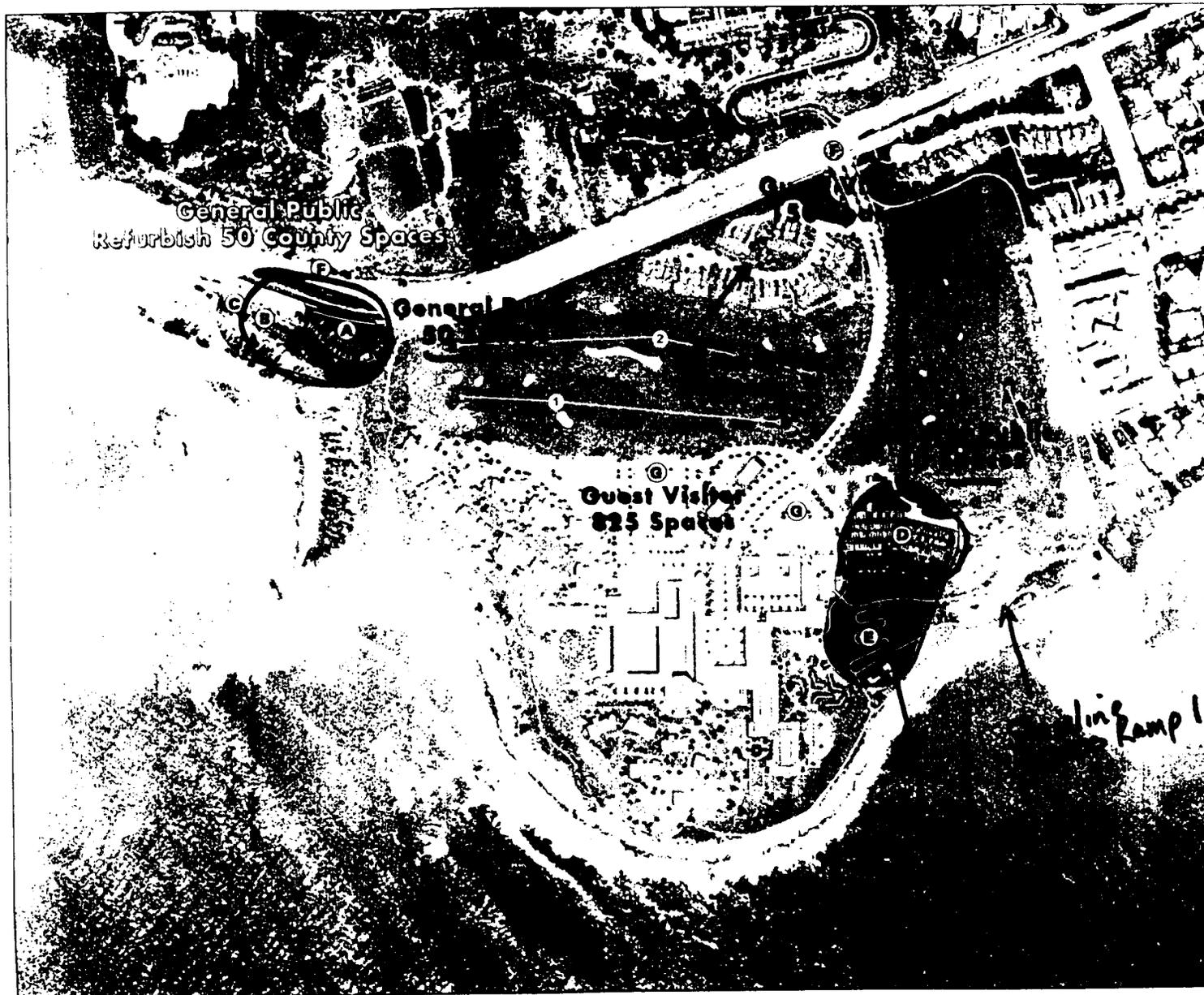
COASTAL COMMISSION
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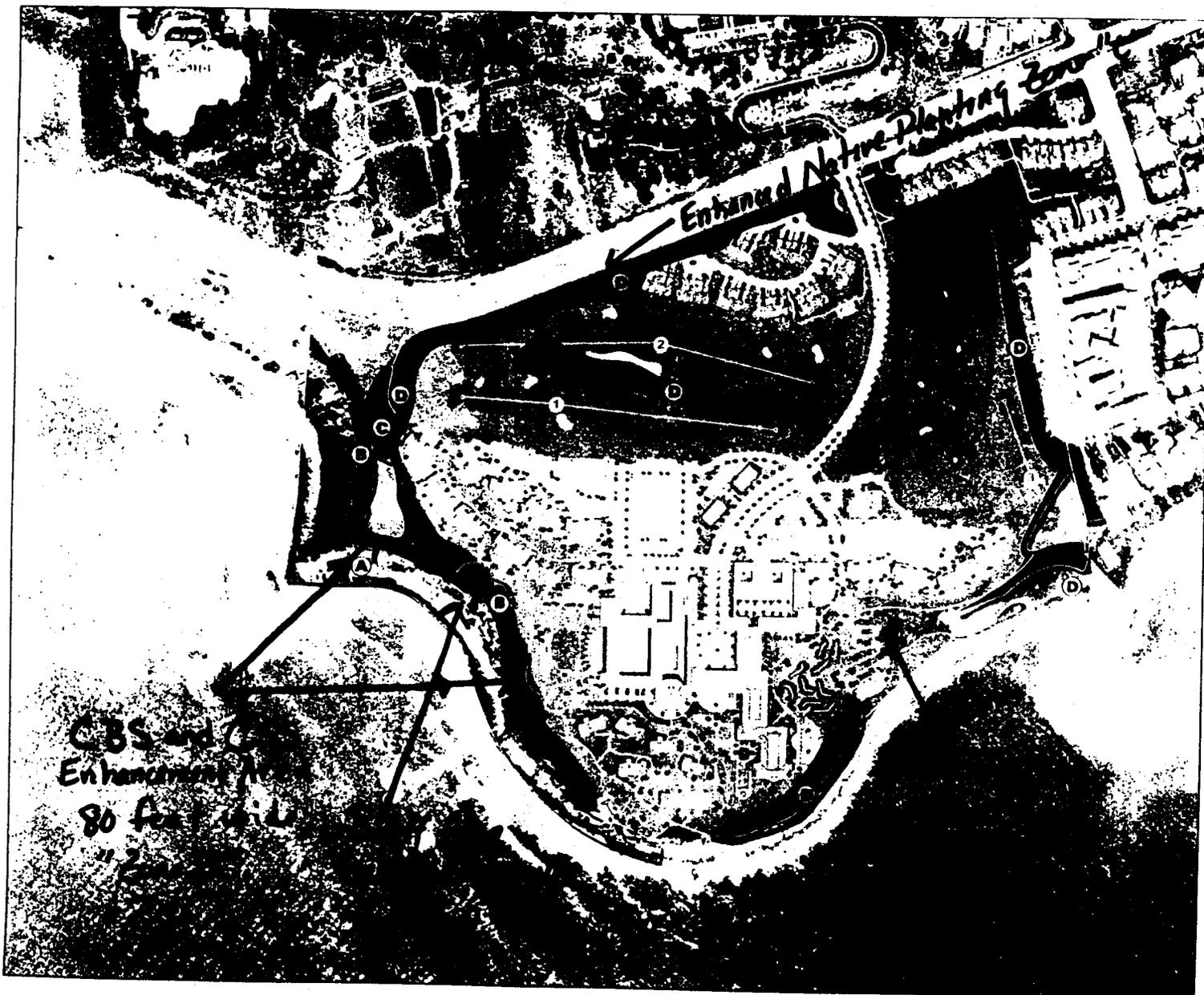
LONG POINT RESORT

City of Rancho Palos Verdes
California



NEW PUBLIC PARKING

- Ⓐ 50 New Spaces in Fishing Access Lot Expansion (general public)
- Ⓑ Upgrades Existing Rundown 50-Space Los Angeles County Fishing Access Parking Lot (general public)
- Ⓒ Upgrades Restroom at County Fishing Access
- Ⓓ 50 New Coastal Access Parking Spaces within Heart of Resort (general public)
- Ⓔ ADA Spaces and Adjacent Ramp
- Ⓕ Upgrades Coastal Access Signage
- Ⓖ 975 New Resort Guest Visitor Parking Spaces



LONG POINT RESORT
 City of Rancho Palos Verdes
 California

**HABITAT PROTECTION
 AND NATIVE PLANTING**

- Ⓐ Dedication of Bluff Face
 and Shoreline
- Ⓑ Coastal Bluff Scrub and
 Coastal Sage Scrub
 Enhancement Area
 (80 feet deep)
- Ⓒ Native Planting Adjacent to
 CBS and CSS Enhancement
- Ⓓ Native Plantings within Golf
 and Open Space Areas

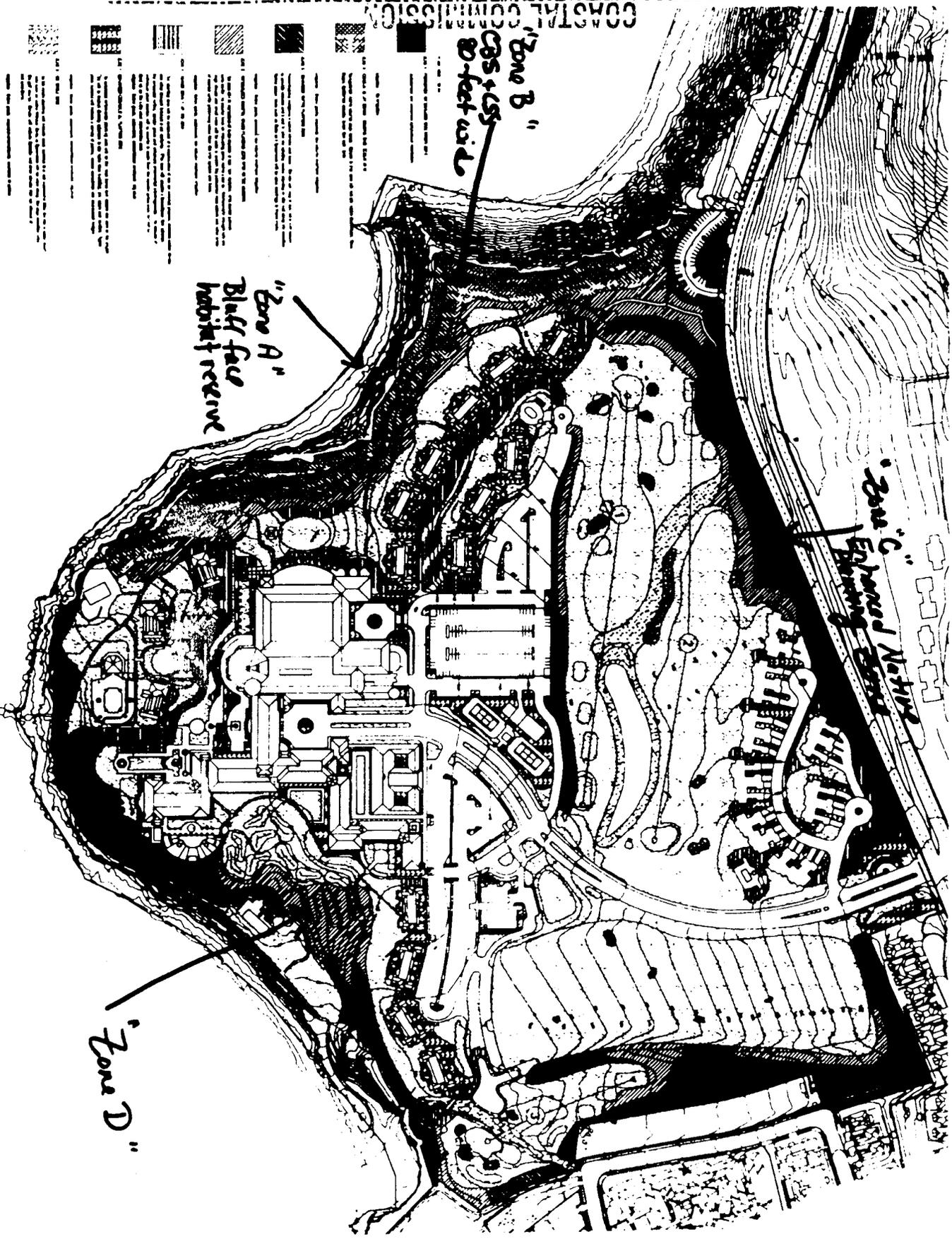
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COASTAL COMMISSION



"Zone B"
CBS + CS
10-foot width

"Zone A"
Bluff face
habitat reserve

"Zone C"
Enhanced Nature

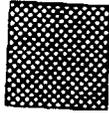
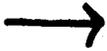
"Zone D"

Scale bar



PLANT ZONE LEGEND

Bluff
face

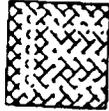


ZONE A - PRESERVED NATURALIZED VEGETATION ZONE

Undisturbed and preserved naturalized vegetation

Irrigation: No Irrigation

80-foot
wide CBS →
+CSS Restoration
Area.



ZONE B - COASTAL BLUFF SCRUB / COASTAL SAGE SCRUB

Revegetated native coastal sage scrub. Shrubs in this zone will include native Buckwheat, Rhus, Sages, California encelia, Scrub Oak and Toyon

Irrigation: Below grade, seasonal, low volume overhead irrigation

Shrubs

- | | |
|---|----------------------|
| <i>Artemisia californica</i> | Coastal Sagebrush |
| <i>Baccharis pilularis</i> 'Centennial' | Coyote Brush |
| <i>Ceanothus</i> species | Wild Lilac |
| <i>Elymus condensatus</i> | Giant Wildrye |
| <i>Encelia californica</i> | Coast Sunflower |
| <i>Eriogonum fasciculatum</i> | California Buckwheat |
| <i>Eriogonum parvifolium</i> | Seacliff Buckwheat |
| <i>Heteromeles arbutifolia</i> | Toyon |
| <i>Isomenis arborea</i> | Bladderpod |
| <i>Malosma laurina</i> | Laurel Sumac |
| <i>Mimulus aurantiacus</i> | Sticky Monkey Flower |
| <i>Muhlenbergia rigens</i> | Deer Grass |
| <i>Opuntia</i> species | Prickly Pear |
| <i>Prunus lyonii</i> | Catalina Cherry |
| <i>Rhus</i> species | Sumac |
| <i>Ribes speciosum</i> | Gooseberry |
| <i>Romneya coulteri</i> | Matilija Poppy |
| <i>Salvia apina</i> | White Sage |
| <i>Salvia leucophylla</i> | Purple Sage |
| <i>Salvia mellifera</i> | Black Sage |

Coastal Sage Scrub Hydroseed Mix
All of area to be hydroseeded

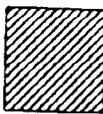
- | | |
|--|---------------------------|
| <i>Acnatherum coronatum</i> | Giant Stipa |
| <i>Artemisia californica</i> | California sagebrush |
| <i>Calyptegia macrostegia</i> ssp. <i>tenuifolia</i> | Chaparral Morning Glory |
| <i>Dichelostemma capitatum</i> | Blue Dicks |
| <i>Dodecatheon clevelandii</i> ssp. <i>clevelandii</i> | Cleveland's Shooting Star |
| <i>Eremocarpus setigerus</i> | Dove Weed |
| <i>Eriogonum fasciculatum</i> | California Buckwheat |
| <i>Hemizonia fasciculata</i> | Fascicled tarplant |
| <i>Lathyrus vestitus</i> var. <i>alefeldii</i> | Wind Sweet Pea |
| <i>Lotus purshianus</i> | Spanish Clover |
| <i>Lotus scoparius</i> ssp. <i>scoparius</i> | Deerweec |

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<i>Melica frutescens</i>	Melic Grass
<i>Mimulus aurantiacus</i> ssp. <i>australis</i>	Yellow Bush Monkey flower
<i>Muhlenbergia microsperma</i>	Littleseed Muhly
<i>Nasella pulchra</i>	Purple Needlegrass
<i>Phacelia minor</i>	California Bluebells
<i>Plantago erecta</i>	California Plantain

Area adjacent
to Palos Verdes
Drive South



ZONE C: ENHANCED NATIVE PLANTING ZONE

Predominantly indigenous native shrubs and trees. Shrubs will vary in size, color and texture to provide interest and blend in with the existing native planting on site and along the coastline. Native accent trees such as Oaks and Sycamores will be used sparingly to frame views.

Irrigation: Below grade, seasonal, low volume overhead irrigation

Trees

<i>Lyonothamnus floribundus</i>	Catalina Ironwood
<i>Platanus racemosa</i>	California Sycamore
<i>Quercus agrifolia</i>	Coast Live Oak
<i>Quercus ilex</i>	Holly Oak

Shrubs

<i>Arbutus unedo</i>	Strawberry Tree
<i>Arctostaphylos</i> species	Manzanita
<i>Artemisia californica</i>	Coastal Sagebrush
<i>Baccharis pilularis</i> 'Centennial'	Coyote Brush
<i>Ceanothus</i> species	Wild Lilac
<i>Cistus</i> species	Rockrose
<i>Elymus condensatus</i>	Giant Wildrye
<i>Encelia californica</i>	Coast Sunflower
<i>Eriogonum fasciculatum</i>	California Buckwheat
<i>Eriogonum parvifolium</i>	Seacliff Buckwheat
<i>Heteromeles arbutifolia</i>	Toyon
<i>Isomens arborea</i>	Bladderpod
<i>Lavatera bicolor</i>	Tree Mallow
<i>Maiosma launna</i>	Laurel Sumac
<i>Mimulus aurantiacus</i>	Sticky Monkey Flower
<i>Muhlenbergia rigens</i>	Deer Grass
<i>Opuntia</i> species	Prickly Pear
<i>Prunus lyonii</i>	Catalina Cherry
<i>Rhus</i> species	Sumac
<i>Ribes speciosum</i>	Gooseberry
<i>Romneya coulteri</i>	Matilija Poppy
<i>Rosmarinus officinalis</i> hybrids	Rosemary
<i>Salvia adonia</i>	White Sage
<i>Salvia argentea</i>	Silver Sage
<i>Salvia chamaedryoides</i>	No Common Name
<i>Salvia clevelandii</i>	Cleveland Sage
<i>Salvia greggii</i> hybrids	Autumn Sage
<i>Salvia leucophylla</i>	Purple Sage
<i>Salvia mellifera</i>	Black Sage

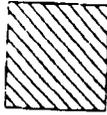
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Includes area
Surrounding
ADA Trail



ZONE D - NATURALIZED COASTAL GRASS PLANTING ZONE WITH NATIVE ACCENTS

This zone will be comprised of large masses of low, non-invasive, ornamental grasses suitable for the coastal location including some native species. Native and/or drought tolerant large shrubs and small trees will be used to accent key pedestrian connections and other areas of interest while preserving views from the trail system and hotel.

Irrigation: Below grade, permanent, low volume overhead irrigation

Trees

- | | |
|--------------------------|---------------------|
| Lyonothamnus floribundus | Catalina Ironwood |
| Platanus racemosa | California Sycamore |
| Quercus agrifolia | Coast Live Oak |
| Quercus ilex | Holly Oak |

Shrubs

- | | |
|--|-----------------------|
| Agrostis pallens | Bent Grass |
| Deschampsia holciformis | Hairgrass |
| Elymus condensatus | Giant Wildrye |
| Heteromeles arbutifolia | Toyon |
| Melica californica | California Melica |
| Miscanthus sinensis 'Morning Light' | Japanese Silver Grass |
| Muhlenbergia lindheimeri | Lindheimer Muhly |
| Muhlenbergia lindheimeri 'Autumn Glow' | No Common Name |
| Muhlenbergia microsperma | Littleseed Muhly |
| Muhlenbergia rigens | Deer Grass |
| Muhlenbergia rigida 'Nashville' | Purple Muhly |
| Nassella pulchra | Purple Needlegrass |
| Pennisetum setaceum 'Sterile Green' | Fountain Grass |
| Romneya coulteri | Matilija Poppy |
| Salvia argentea | Silver Sage |
| Salvia chamaedryoides | No Common Name |
| Salvia greggi hybrids | Autumn Sage |
| Seslena autumnalis | Autumn Deer Grass |
| Vulpia microstachys | Small Fescue |



ZONE E - TRANSITIONAL PLANTING ZONE

This planting zone will be composed of a combination of low ornamental grasses, selective native shrubs and other drought tolerant plant material. This zone will provide a transitional link between the enhanced native, coastal grass and enhanced ornamental planting zones. The masses of individual plant species will be smaller in scale than the coastal grass zone, but not as detailed as the enhanced ornamental zone.

Irrigation: Below grade, permanent, conventional overhead irrigation

Trees

- | | |
|------------------------|----------------------------|
| Eucalyptus citriodora | Lemon-Scented Gum |
| Eucalyptus ficifolia | Red-Flowering Gum |
| Eucalyptus lemannii | Bushy Yate |
| Eucalyptus leucocylon | White Ironbark |
| Eucalyptus sideroxylon | Red Ironbark |
| Melaleuca nesophila | Pink Melaleuca |
| Metrosideros excelsus | New Zealand Christmas Tree |

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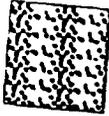
<i>Pinus halepensis</i>	Aleppo Pine
<i>Pinus pinea</i>	Stone Pine
<i>Platanus racemosa</i>	California Sycamore
<i>Quercus agrifolia</i>	Coast Live Oak
<i>Quercus ilex</i>	Holly Oak

Shrubs

<i>Aeonium species</i>	No Common Name
<i>Agave americana</i>	Century Plant
<i>Agave attenuata</i>	Foxtail Agave
<i>Agave vilmoriniana</i>	Octopus Agave
<i>Aloe nobilis</i>	No Common Name
<i>Aloe striata</i>	Coral Aloe
<i>Alyogyne huegelii</i> 'Santa Cruz'	Blue Hibiscus
<i>Anigozanthus hybrids</i>	Kangaroo Paw
<i>Arbutus unedo</i>	Strawberry Tree
<i>Artemisia californica</i>	Coastal Sagebrush
<i>Baccharis pilularis</i> 'Centennial'	Coyote Brush
<i>Cistus hybrids</i>	Rockrose
<i>Dietes bicolor</i>	Fortnight Lily
<i>Encelia californica</i>	Coast Sunflower
<i>Erigeron karvinskianus</i>	Mexican Daisy
<i>Eriogonum fasciculatum</i>	Common Buckwheat
<i>Euphorbia milii</i>	Crown of Thorns
<i>Fremontodendron hybrids</i>	Flannel Bush
<i>Gaura lindheimeri</i>	Gaura
<i>Heteromeles arbutifolia</i>	Toyon
<i>Iris douglasiana</i>	Pacific Coast Iris
<i>Kniphofia uvaria</i>	Red Hot Poker
<i>Laurus nobilis</i>	Bay Laurel
<i>Laonotis leonurus</i>	Lion's Tail
<i>Lupinus species</i>	Laurel Sumac
<i>Mimulus aurantiacus</i>	Sticky Monkey Flower
<i>Miscanthus sinensis</i> 'Morning Light'	Japanese Silver Grass
<i>Muhlenbergia lindheimeri</i>	Lindheimer Muhly
<i>Muhlenbergia lindheimeri</i> 'Autumn Glow'	No Common Name
<i>Muhlenbergia rigens</i>	Deer Grass
<i>Muhlenbergia rigida</i> 'Nashville'	Purple Muhly
<i>Myoporum 'Pachicum'</i>	No Common Name
<i>Myoporum parvifolium</i>	No Common Name
<i>Opuntia species</i>	Prickly Pear
<i>Pennisetum setaceum</i> 'Sterile Green'	Fountain Grass
<i>Prunus lyonii</i>	Catalina Cherry
<i>Pyracantha</i> 'Santa Cruz'	Firethorn
<i>Rhus species</i>	Sumac
<i>Romneya coulteri</i>	Mat-liza Poppy
<i>Rosa bracteata</i>	No Common Name
<i>Rosmarinus officinalis</i> 'Lockwood de Forest'	Prostrate Rosemary
<i>Salvia chaenactyoides</i>	No Common Name
<i>Salvia clevelandii</i>	Cleveland Sage
<i>Salvia greggii</i>	Autumn Sage
<i>Salvia leucantha</i>	Mexican Bush Sage
<i>Sedum species</i>	Stonecrop
<i>Senecio mandraliscae</i>	Groundsel
<i>Seslena autumnalis</i>	Autumn Deer Grass
<i>Thymus vulgaris</i>	Thyme
<i>Viburnum japonicum</i>	No Common Name
<i>Westringia frutescens</i>	Coast Rosemary

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ZONE F - ENHANCED ORNAMENTAL PLANTING ZONE

The enhanced ornamental planting zone will be the most dense and ornamental zone on the project. This will be located directly adjacent to the main hotel building, pool areas and casitas. Typical plant material will include a variety of palms, accent succulents and ornamental hedges.

Irrigation: Below grade, permanent, conventional overhead irrigation

Trees

- | | |
|---------------------------------------|----------------------------|
| <i>Albizia julibrissin</i> | Persian Silk Tree |
| <i>Araucaria araucana</i> | Monkey Puzzle Tree |
| <i>Arbutus hybrid 'Marina'</i> | Marina Strawberry Tree |
| <i>Brugmansia 'Charles Grimaldi'</i> | Angel's Trumpet |
| <i>Callistemon viminalis</i> | Weeping Bottlebrush |
| <i>Cinnamomum camphora</i> | Camphor Tree |
| <i>Citrus species</i> | Citrus |
| <i>Dombeya wallichii</i> | Pink Ball Tree |
| <i>Dracena draco</i> | Dragon Tree |
| <i>Eriobotrya deflexa</i> | Bronze Loquat |
| <i>Erythrina caffra</i> | Coral Tree |
| <i>Eucalyptus ficifolia</i> | Red-Flowering Gum |
| <i>Feijoa sellowiana</i> | Pineapple Guava |
| <i>Ficus microcarpa nitida</i> | No Common Name |
| <i>Ficus titaclarensis 'Wilsonii'</i> | Wilson Holly |
| <i>Jacaranda mimosifolia</i> | Jacaranda |
| <i>Koelreuteria paniculata</i> | Goldenrain Tree |
| <i>Laurus nobilis</i> | Bay Laurel |
| <i>Leptospermum laevigatum</i> | Australian Tea Tree |
| <i>Quindambar styraciflua</i> | American Sweetgum |
| <i>Magnolia grandiflora hybrids</i> | Southern Magnolia |
| <i>Metrosideros excelsus</i> | New Zealand Christmas Tree |
| <i>Olea europaea</i> | Olive |
| <i>Pinus halepensis</i> | Aleppo Pine |
| <i>Pinus pinea</i> | Stone Pine |
| <i>Pittosporum species</i> | No Common Name |
| <i>Platanus racemosa</i> | California Sycamore |
| <i>Plumera rubra</i> | No Common Name |
| <i>Podocarpus gracilior</i> | Fern Pine |
| <i>Punica granatum</i> | Pomegranate |
| <i>Quercus agrifolia</i> | Coast Live Oak |
| <i>Quercus ilex</i> | Holly Oak |
| <i>Quercus virginiana</i> | Southern Live Oak |
| <i>Schinus molle</i> | California Pepper |
| <i>Scophora japonica</i> | Japanese Pagoda Tree |
| <i>Strelitzia nicolai</i> | Giant Bird Of Paradise |
| <i>Tabebuia species</i> | Trumpet Tree |
| <i>Tupidanthus calyptratus</i> | No Common Name |
| <i>Ulmus parvifolia 'True Green'</i> | Chinese Elm |

Palms & Cycads

- | | |
|---------------------------------------|-------------------|
| <i>Archontophoenix cunninghamiana</i> | King Palm |
| <i>Brahea armata</i> | Mexican Blue Palm |
| <i>Butia capitata</i> | Florida Palm |
| <i>Ceratozamia latifolia</i> | No Common Name |

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<i>Ceratozamia mexicana</i>	No Common Name
<i>Chamaerops humilis</i>	Mediterranean Fan Palm
<i>Cycas revoluta</i>	Sago Palm
<i>Davidia involuta</i>	Mexican Cycad
<i>Phoenix canariensis</i>	Canary Island Date Palm
<i>Phoenix reclinata</i>	Senegal Date Palm
<i>Phoenix roebelenii</i>	Pygmy Date Palm
<i>Ravenea madagascariensis</i>	Traveler's Palm
<i>Ravenea glauca</i>	Majesty Palm
<i>Rhapis excelsa</i>	Lady Palm
<i>Syagrus romanzoffianum</i>	Queen Palm
<i>Trachycarpus fortunei</i>	Windmill Palm
<i>Washingtonia filifera</i>	California Fan Palm
<i>Washingtonia robusta</i>	Mexican Fan Palm
<i>Zamia furfuracea</i>	Cardboard Palm

Columns & Large Accents

<i>Cupressus sempervirens</i>	Italian Cypress
<i>Grewia occidentalis</i>	Lavender Starflower
<i>Heteromeles arbutifolia</i>	Toyon
<i>Juniperus chinensis 'Spartan'</i>	Juniper
<i>Laurus nobilis</i>	Sweet Bay
<i>Ligustrum japonicum 'Texanum'</i>	Texas Privet
<i>Ligustrum lucidum</i>	Glossy Privet
<i>Podocarpus species</i>	Fern Pine
<i>Prunus caroliniana 'Bright and Tight'</i>	Carolina Laurel Cherry
<i>Syzygium paniculatum</i>	Australian Brush Cherry

Shrubs and Perennials

<i>Abutilon hybridum</i>	Flowering maple
<i>Acanthus mollis</i>	Bear's Breech
<i>Agapanthus species</i>	Lily-Of-The-Nile
<i>Alpinia speciosa</i>	Shell Ginger
<i>Alstroemeria hybrids</i>	Peruvian Lily
<i>Alyogyne huegelii 'Santa Cruz'</i>	Blue Hibiscus
<i>Anemone x hybrid 'Whirlwind'</i>	Japanese Anemone
<i>Anigozanthus hybrids</i>	Kangaroo Paw
Annual Color	Annual Color
<i>Arbutus unedo</i>	Strawberry Tree
<i>Armeria maritima</i>	Common Thrift
<i>Aspidistra elatior</i>	Cast-Iron Plant
<i>Asplenium bulbiferum</i>	Mother fern
<i>Bambusa multiplex 'Alphonse Karr'</i>	Alphonse Karr Bamboo
<i>Bambusa oldhamii</i>	Clumping Giant Timber Bamboo
<i>Begonia 'Richmondensis'</i>	No Common Name
<i>Begonia crassifolia</i>	Winter-Blooming Begonia
<i>Blechnum 'Silver Queen'</i>	Fern
<i>Bougainvillea hybrids</i>	No Common Name
<i>Breynia nevosa</i>	Hawaiian Sho Bush
<i>Bromeliad neoregelia caroliniae</i>	Hybrid Bromeliad
<i>Buddleia davidii</i>	Butterfly Bush

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<i>Gaillardia haematocephala</i>	Pink Powder Puff
<i>Camellia japonica</i>	Camellia
<i>Camellia sasanqua</i>	Sun Camellia
<i>Campanula poscharskyana</i>	Serbian Bellflower
<i>Canna hybrids</i>	No Common Name
<i>Cassia macrocarpa</i>	Natal Plum
<i>Chrysanthemum maximum</i> 'Alaska'	Shasta Daisy
<i>Cissus rhombifolia</i>	Grape Ivy
<i>Cistus species</i>	Rockrose
<i>Clivia miniata</i>	Kaffir Lily
<i>Colocasia esculenta</i>	Elephant's Ear
<i>Convolvulus cneorum</i>	Bush Morning Glory
<i>Coprosma kurui</i>	No Common Name
<i>Cyperus papyrus</i>	Papyrus
<i>Cyrtium falcatum</i>	Japanese Holly Fern
<i>Dicksonia antarctica</i>	Tasmanian Tree Fern
<i>Dryopteris arguta</i>	Coastal Wood Fern
<i>Echinacea purpurea</i> 'Magnus'	Purple Cone Flower
<i>Echium fastuosum</i>	Pride Of Madeira
<i>Elaeagnus pungens</i>	Silverberry
<i>Engeron karvinskianus</i>	Santa Barbara Daisy
<i>Enobotrya deflexa</i> 'Coppertone'	No Common Name
<i>Escallonia</i> 'Fradesi'	No Common Name
<i>Euonymus japonicus</i>	Evergreen Euonymus
<i>Euphorbia ingens</i> (multi)	Candelabra Tree
<i>Euryops pectinatus</i> 'Viridis'	Euryops
<i>Fatsia japonica</i>	Japanese Aralia
<i>Gardenia jasminoides</i> 'Mystery'	Gardenia
<i>Gaura lindheimeri</i>	Gaura
<i>Grewia occidentalis</i>	Lavender Starflower
<i>Hedychium coronarium</i>	White Ginger
<i>Hemerocallis hybrids</i>	Hybrid Daylily
<i>Heteromeles arbutifolia</i>	Toyon
<i>Heuchera hybrids</i>	Coral Bells
<i>Hibbertia scandens</i>	Guinea Gold Vine
<i>Hydrangea macrophylla</i>	Big-Leaf Hydrangea
<i>Ilex vomitoria</i> 'Nana'	Yaupon
<i>Impatiens wallerana</i>	Busy Lizzie
<i>Iris douglasiana</i>	No Common Name
<i>Juniperus species</i>	Juniper
<i>Kniphofia uvaria</i>	Red Hot Poker
<i>Lantana species</i>	Lantana
<i>Laurus nobilis</i>	Bay Laurel
<i>Lavandula species</i>	Lavender
<i>Lavatera assurgentiflora</i>	California Tree Mallow
<i>Leonotis leonurus</i>	Lon's Tail
<i>Leptospermum scoparium</i>	New Zealand Tea Tree
<i>Ligularia tussilaginea</i>	Leopard Plant
<i>Ligustrum japonicum</i> 'Texanum'	Texas Privet
<i>Liriope gigantea</i>	Big Blue Lily Turf
<i>Loropetalum chinense</i> 'Razzleberry'	No Common Name
<i>Lotus berthelotii</i>	Parrot's Beak
<i>Mahonia aquifolium</i>	Oregon Grape
<i>Microlepia strigosa</i>	Lace Fern
<i>Miscanthus sinensis</i> 'Morning Light'	Japanese Silver Grass

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Myoporum Pacificum	No Common Name
Myrsine africana	African Boxwood
Myrtus communis 'Compacta'	Myrtle
Nandina domestica hybrids	Heavenly Bamboo
Nephrolepis cordifolia	Southern Sword Fern
Ophiopogon japonicus	Mondo Grass
Pelargonium species	Geranium
Penstemon hybrids	Beard Tongue
Philodendron 'Xanadu'	Dwarf Philodendron
Phormium cookianum	Mountain Flax
Phormium tenax	New Zealand Flax
Pittosporum species	No Common Name
Pyracantha 'Santa Cruz'	Firethorn
Rhaphiolepis species	No Common Name
Rhododendron Azalea	Azalea
Rosa bracteata	No Common Name
Rosa 'White Carpet'	White Shrub Rose
Rosmannus officinalis hybrids	Rosemary
Rudbeckia hirta 'Indian Summer'	Gloriosa Daisy
Rumohra adiantiformis	Leatherleaf Fern
Salvia species	Sage
Schefflera arboricola	Hawaiian Elf Schefflera
Seslena autumnalis	Autumn Deer Grass
Sollya heterophylla	Australian Bluebell Creeper
Spathiphyllum 'Mauna Loa'	No Common Name
Strelitzia reginae	Bird Of Paradise
Tecomana capensis	Cape Honeysuckle
Thymus vulgaris	Thyme
Tibouchina urvilleana	Princess Flower
Trachelospermum jasminoides	Star Jasmine
Viburnum japonicum	No Common Name
Viola odorata	Viola
Watsonia borbonica 'Flamboyant'	No Common Name
Westringia fruticosa	Coast Rosemary
Woodwardia limbata	Giant Chain Fern
Xylosma congestum	Shiny Xylosma
Zantedeschia aethiopica	Common Calla

Succulent and Cactus Accents

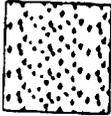
Aeonium species	No Common Name
Agave species	Agave
Aloe species	Aloe
Crassula argentea	Jade Plant
Crassula laicata	No Common Name
Dracena draco	Dragon Tree
Dracena marginata	No Common Name
Echevena species	No Common Name
Euphorbia ingens	Candelabra Tree
Euphorbia 'Jerry's Choice'	Dwarf Euphorbia
Kalanchoe thyrsiflora	No Common Name
Opuntia species	Opuntia
Portulacana atra	Elephant's Food
Sedum species	Stonecrop
Senecio mandraliscae	No Common Name
Yucca species	Yucca

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Vines & Espaliers

<i>Bougainvillea hybrids</i>	No Common Name
<i>Calliandra haematocephala</i>	Pink Powder Puff
<i>Camellia japonica</i>	Pink Powder Puff
<i>Cissus antarctica</i>	Kangaroo Treebine
<i>Clytostoma callistegioides</i>	Violet Trumpet Vine
<i>Distictis buccinata</i>	Blood-Red Trumpet Vine
<i>Distictis 'Rivers'</i>	Royal Trumpet Vine
<i>Eriobotrya deflexa</i>	Bronze Loquat
<i>Ficus pumila</i>	Creeping Fig
<i>Hibbertia scandens</i>	Guinea Gold Vine
<i>Jasminum polyanthum</i>	Jasmine
<i>Magnolia grandiflora 'Little Gem'</i>	Southern Magnolia
<i>Malus 'Anna'</i>	Apple
<i>Passiflora alata caerulea</i>	Passion Vine
<i>Podocarpus gracilior</i>	Fern Pine
<i>Pyrostegia venusta</i>	Flame Vine
<i>Solandra maxima</i>	Cup-of-Gold Vine
<i>Stephanotis floribunda</i>	Madagascar Jasmine
<i>Trachelospermum jasminoides</i>	Star Jasmine



ZONE G - BIO SWALE ZONE

The bio swale planting will include plant material that will successfully filter the storm water runoff. Trees such as native Willows, Oaks, or Sycamores will be used along the edge condition with the golf course. Shrubs will include Cattails and other shrubs that are tolerant of wet conditions.

Irrigation: Below grade, seasonal conventional, overhead irrigation

Trees

<i>Platanus racemosa</i>	California Sycamore
<i>Quercus agrifolia</i>	Coast Live Oak
<i>Salix goodingii</i>	Black Willow

Shrubs and Perennials

<i>Artemisia douglasiana</i>	Mugwort
<i>Baccharis emoryi</i>	Emory's Baccharis
<i>Baccharis salicifolia</i>	Mule Fat
<i>Distichis spicata</i>	Saltgrass
<i>Eleocharis macrostachya</i>	Creeping Spikerush
<i>Juncus mexicanus</i>	Mexican Rush
<i>Juncus rugulosus</i>	Wrinkled Rush
<i>Leymus triticoides</i>	Alkali Ryegrass
<i>Muhlenbergia rigens</i>	Deergrass
<i>Pluchera odorata</i>	Salt Marsh Fleabane
<i>Salix hindiana</i>	No Common Name
<i>Salix lasiolepis</i>	Arroyo Willow

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ZONE H - TURF ZONE

Double Dward Turf rescue such as Medallion III or Marathon III will be used in non-function event areas. A Hybrid non seeding Bermuda grass such as Turfway 419 will be used for the function lawns.

Irrigation: Below grade permanent, conventional, overhead irrigation.

PLANTING NOTES

1. A wide variety of plant materials have been included as part of this legend. It is not intended that all the plant material listed will be incorporated into the final design. The plant legend also should not be limited to only the plant material listed, should particular site conditions require specific attention.

MAINTENANCE NOTES

1. The resort property will maintain all landscaped areas shown on this plan except for the area directly adjacent to the expanded fishermen's access parking lot. The landscape surrounding this parking lot will be maintained by the city of Rancho Palos Verdes.

IRRIGATION NOTES

1. The irrigation shall consist of head to head coverage of all proposed planted areas separated with the following systems:
 - North, south, east and west exposure
 - Landscape zones B-G as listed above
 - Top / toe of slopes and flat areas
 - Similar precipitation rates
 - Planted pots
2. The system shall be designed with the intent of no overspray onto walks, walls, windows or streets.
3. Irrigation heads will be offset from hardscape at greater distances to reduce back splash and overspray.
4. The irrigation system will be designed with check valves in each head to prevent low head drainage, and pressure regulator stems to equalize pressure throughout each system to increase application uniformity.
5. Irrigation will be designed to operate within a water window of 1:30 pm to 5 am to reduce irrigation during public use of the facility, application of water during minimal wind conditions, and reduced evaporation losses.
6. The irrigation controller will be capable of the following:
 - Multiple programs to allow diverse control of the separate systems within the facility.
 - Multiple start times will allow adequate percolation of applied water with soak time in between in order to help reduce run-off. The controller will have the ability to allow independent station programming where each valve can operate under its own program. The controller will have the ability to be upgraded to a central control system.
7. Flow sensing valves will be used in order to shut off a station with a lateral or mainline break.
8. Rain shut-off devices will be used to over-ride the irrigation system during periods of rain.

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**OCEAN TRAILS
PROHIBITED INVASIVE ORNAMENTAL PLANTS**

The species listed below are prohibited from use in landscaping on residential lots, parks, at the golf course clubhouse, and within the golf course proper. In addition to this list, all commercially available seed mixes are prohibited from use at Ocean Trails (variously called "grass mix", "turf mix", "wildflower mix", "meadow seed mix", and "pasture seed mix" mixes). Whenever a prohibited species is detected, the responsible party will be required to immediately remove the plant(s) and take appropriate measures to ensure non-recurrence of the plant species.

SCIENTIFIC NAME

COMMON NAME

<i>Acacia</i> sp. (all species)	Acacia
<i>Acacia cyclops</i>	Acacia
<i>Acacia dealbata</i>	Acacia
<i>Acacia decurrens</i>	Green Wattle
<i>Acacia longifolia</i>	Sidney Golden Wattle
<i>Acacia melanoxylon</i>	Blackwood Acacia
<i>Acacia redolens</i>	a.k.a. <i>A. Ongerup</i>
<i>Achillea millefolium</i> var. <i>millefolium</i>	Common Yarrow
<i>Agave americana</i>	Century plant
<i>Ailanthus altissima</i>	Tree of Heaven
<i>Aptenia cordifolia</i>	Red Apple
<i>Arctotheca calendula</i>	Cape Weed
<i>Arctotis</i> sp. (all species & hybrids)	African daisy
<i>Arundo donax</i>	Giant Reed or Arundo Grass
<i>Asphodelus fistulosus</i>	Asphodie
<i>Atriplex glauca</i>	White Saltbush
<i>Atriplex semibaccata</i>	Australian Saltbush
<i>Carpobrotus chilensis</i>	Ice Plant
<i>Carpobrotus edulis</i>	Hottentot Fig
<i>Centranthus ruber</i>	Red Valerian
<i>Chenopodium album</i>	Pigweed, Lamb's Quarters
<i>Chrysanthemum coronarium</i>	Annual chrysanthemum
<i>Cistus</i> sp. (all species)	Rockrose
<i>Cortaderia jubata</i> [<i>C. Atacamensis</i>]	Atacama Pampas Grass
<i>Cortaderia dioica</i> [<i>C. sellowana</i>]	Selloa Pampas Grass
<i>Cotoneaster</i> sp. (all species)	Cotoneaster
<i>Cynodon dactylon</i>	Bermuda Grass
<i>Cytisus</i> sp. (all species)	Broom
<i>Delosperma 'Alba'</i>	White Trailing Ice Plant
<i>Dimorphantheca</i> sp. (all species)	African daisy, Cape marigold, Freeway daisy
<i>Drosanthemum floribundum</i>	Rosea Ice Plant
<i>Drosanthemum hispidum</i>	Purple Ice Plant
<i>Eucalyptus</i> (all species)	Eucalyptus
<i>Ageratum coelestinum</i> [<i>Ageratina</i> sp.]	Mist Flower
<i>Foeniculum vulgare</i>	Sweet Fennel
<i>Gazania</i> sp. (all species & hybrids)	Gazania
<i>Genista</i> sp. (all species)	Broomrape
<i>Hedera canariensis</i>	Algerian Ivy
<i>Hedera helix</i>	English Ivy

Prohibited Invasive Ornamental
Plants (official list)

COASTAL COMMISSION

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<i>Ipomoea acuminata</i>	Blue dawn flower, Mexican morning glory
<i>Lampranthus spectabilis</i>	Trailing Ice Plant
<i>Lantana camara</i>	Common garden lantana
<i>Limonium perezii</i>	Sea Lavender
<i>Linaria bipartita</i>	Toadflax
<i>Lobularia maritima</i>	Sweet Alyssum
<i>Lonicera japonica</i> 'Halliana'	Hall's Honeysuckle
<i>Lotus comiculatus</i>	Birdsfoot trefoil
<i>Lupinus</i> sp. (all non-native species)	Lupine
<i>Lupinus arboreus</i>	Yellow bush lupine
<i>Lupinus texanus</i>	Texas blue bonnets
<i>Malephora crocea</i>	Ice Plant
<i>Malephora luteola</i>	Ice Plant
<i>Mesembryanthemum crystallinum</i>	Crystal Ice Plant
<i>Mesembryanthemum nodiflorum</i>	Little Ice Plant
<i>Myoporum laetum</i>	Myoporum
<i>Nicotiana glauca</i>	Tree Tobacco
<i>Oenothera berlandieri</i>	Mexican Evening Primrose
<i>Olea europea</i>	Olive tree
<i>Opuntia ficus-indica</i>	Indian fig
<i>Osteospermum</i> sp. (all species)	Trailing African daisy, African daisy, Cape marigold, Freeway daisy
<i>Oxalis pes-caprae</i>	Bermuda Buttercup
<i>Pennisetum clandestinum</i>	Kikuyu Grass
<i>Pennisetum setaceum</i>	Fountain Grass
<i>Phoenix canariensis</i>	Canary Island date palm
<i>Phoenix dactylifera</i>	Date palm
<i>Plumbago auriculata</i>	Cape leadwort
<i>Ricinus communis</i>	Castorbean
<i>Rubus procerus</i>	Himalayan blackberry
<i>Schinus molle</i>	California Pepper Tree
<i>Schinus terebinthifolius</i>	Florida Pepper Tree
<i>Senecio mikanioides</i>	German Ivy
<i>Spartium junceum</i>	Spanish Broom
<i>Tamarix chinensis</i>	Tamarisk
<i>Trifolium tragiferum</i>	Strawberry clover
<i>Tropaeolum majus</i>	Nasturtium
<i>Ulex europaeus</i>	Prickly Broom
<i>Vinca major</i>	Periwinkle

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OCEAN TRAILS WEED PLANTS TO BE ERADICATED

The plant species listed below are considered to be weeds. Other weeds may be identified and subsequently added to this list. These plants should be controlled and/or removed and eradicated to the greatest extent feasible whenever one or more species are detected on a private residential lot, park, fire buffer, golf course, and within lots designated as open space.

SCIENTIFIC NAME**COMMON NAME**

<i>Avena fatua</i>	Wild oats
<i>Avena barbata</i>	Slender oats
<i>Brassica nigra</i>	black mustard
<i>Brassica rapa</i>	field mustard
<i>Bromus diandrus</i>	ripgut grass
<i>Bromus hordeaceus</i> [B. mollis]	brome grass, soft chess
<i>Bromus rubens</i>	foxtail chess
<i>Carduus pycnocephalus</i>	Italian thistle
<i>Centaurea melitensis</i>	yellow star thistle
<i>Centaurea solstitialis</i>	Barnaby's thistle
<i>Chenopodium album</i>	pigweed, lamb's quarters
<i>Chenopodium murale</i>	goosefoot
<i>Cirsium vulgare</i>	bull thistle
<i>Conium maculatum</i>	poison hemlock
<i>Cynara cardunculus</i>	artichoke thistle
<i>Descurainia sophia</i>	flixweed
<i>Ehmaria calycina</i>	veldt grass
<i>Erodium cicutarium</i>	filaree
<i>Hirschfeldia incana</i>	perennial mustard
<i>Hordeum leporinum</i>	foxtail barley
<i>Lactuca serriola</i>	prickly lettuce
<i>Malva parviflora</i>	cheeseweed
<i>Marrubium vulgare</i>	horehound
<i>Piptatherum</i> [Oryzopsis] <i>miliacea</i>	rice grass, smilo grass
<i>Phalaris aquatica</i>	harding grass
<i>Picris echioides</i>	bristly ox-tongue
<i>Raphanus sativus</i>	wild radish
<i>Rumex conglomeratus</i>	creek dock
<i>Rumex crispus</i>	curly dock
<i>Salsola tragus</i> [S. australis]	Russian thistle
<i>Silybum marianum</i>	milk thistle
<i>Sisymbrium irio</i>	London rocket
<i>Sisymbrium officinale</i>	hedge mustard
<i>Sisymbrium orientale</i>	Eastern rocket
<i>Sonchus asper</i>	prickly sow thistle
<i>Sonchus oleraceus</i>	sow thistle
<i>Sorghum halepense</i>	Johnson grass
<i>Taraxacum officinale</i>	dandelion
<i>Tribulus terrestris</i>	puncture vine
	cocklebur

Weed Plants to Be Eradicated
(official list)

COASTAL COMMISSION

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APPENDIX A NON-NATIVE INVASIVE PLANTS IN THE SANTA MONICA MOUNTAINS

SCIENTIFIC NAME	COMMON NAME
<i>Acacia cyclops</i>	Acacia
<i>Acacia longifolia</i>	Sidney Golden Wattle
<i>Acacia melanoxylon</i>	Blackwood Acacia
<i>Ailanthus altissima</i>	Tree of Heaven
<i>Aptenia cordifolia</i>	Red Apple
<i>Arundo donax</i>	Giant Reed or Arundo Grass
<i>Avena fatua</i>	Wild Oats
<i>Avena barbata</i>	Slender Oat
<i>Brassica nigra</i>	Black Mustard
<i>Brassica rapa</i>	Field Mustard
<i>Bromus diandrus</i>	Ripgut Grass
<i>Bromus mollis</i>	Brome Grass, Soft Chess
<i>Bromus rubens</i>	Foxtail Chess
<i>Carduus pycnocephalus</i>	Italian Thistle
<i>Carpobrotus edulis</i>	Hottentot Fig
<i>Centaurea melitensis</i>	Yellow Star-Thistle, Tecolote
<i>Centaurea solstitialis</i>	Barnaby's Thistle
<i>Chenopodium album</i>	Pigweed, Lamb's Quarters
<i>Chenopodium murale</i>	Goosefoot
<i>Chrysanthemum coronarium</i>	Annual chrysanthemum
<i>Cirsium vulgare</i>	Bull Thistle
<i>Conium maculatum</i>	Poison Hemlock
<i>Cortaderia atacamensis</i>	Pampas Grass
<i>Cynara cardunculus</i>	Artichoke Thistle or Cardoon
<i>Cynodon dactylon</i>	Bermuda Grass
<i>Descurainia sophia</i>	Flixweed
<i>Erodium cicutarium</i>	Filaree
<i>Eupatorium (Ageratina) adenophorum</i>	Eupatory
<i>Eucalyptus globulus</i>	Eucalyptus
<i>Foeniculum vulgare</i>	Fennel
<i>Hirschfeldia incana</i>	Perennial Mustard
<i>Hordeum leporinum</i>	Foxtail Barley, Mouse Barley
<i>Lactuca serriola</i>	Prickly Lettuce
<i>Lobularia maritima</i>	Sweet Alyssum
<i>Malva parviflora</i>	Cheeseweed
<i>Marrubium vulgare</i>	Hoehound
<i>Mesembryanthemum crystallinum</i>	Common Ice Plant
<i>Myoporum laetum</i>	Myoporum
<i>Nicotiana glauca</i>	Tree Tobacco
<i>Oryzopsis miliacea</i>	Smilo Grass
<i>Oxalis pes-caprae</i>	Bermuda Buttercup
<i>Pennisetum clandestinum</i>	Kikuyu Grass
<i>Pennisetum setaceum</i>	Fountain Grass
<i>Phalaris aquatica</i>	Harding Grass
<i>Pennis echinoides</i>	Bristly Ox-tongue
<i>Raphanus sativus</i>	Wild Radish
<i>Ricinus communis</i>	Castor Bean
<i>Rumex conglomeratus</i>	Greek Dock
<i>Rumex crispus</i>	Curly Dock
<i>Salsola australis</i>	Russian Thistle
<i>Schinus molle</i>	California Pepper Tree
<i>Schinus terebinthifolius</i>	Florida Pepper Tree
<i>Senecio mikanioides</i>	German Ivy
<i>Silybum marianum</i>	Milk Thistle
<i>Sisymbrium irio</i>	London Rocket
<i>Sisymbrium officinale</i>	Hedge Mustard
<i>Sisymbrium orientale</i>	Eastern Rocket
<i>Sonchus oleraceus</i>	Sow Thistle
<i>Sorghum halepense</i>	Johnson Grass
<i>Spartium junceum</i>	Spanish Broom
<i>Taraxacum officinale</i>	Dandelion
<i>Tribulus terrestris</i>	Puncture Vine
<i>Tropaeolum majus</i>	Nasturtium
<i>Vinca major</i>	Periwinkle
<i>Xanthium spinosus</i>	Cocklebur

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CITY OF RANCHO PALOS VERDES

PLANNING, BUILDING, & CODE ENFORCEMENT

March 24, 2003

Ms. Melissa Stickney, Coastal Program Analyst
CALIFORNIA COASTAL COMMISSION
200 OCEANGATE • SUITE 1000
LONG BEACH, CA 90802-4302

RECEIVED
South Coast Region

MAR 28 2003

CALIFORNIA
COASTAL COMMISSION

Re: Coastal Development Permit Application No. A-5-RPV-02-324
Long Point Resort Hotel

Dear Melissa:

The City of Rancho Palos Verdes was recently contacted by Destination Development Corporation regarding additional information requested by the Coastal Commission Staff pertaining to the existing coastal access trail / road to the shoreline beach. Specifically, the applicant has requested the City's input regarding Bullet Item No. 4 in a letter dated March 3, 2003 from the Coastal Commission, which states:

"Please evaluate the feasibility of removing the revetment/rock slope that lies along the seaward cut/fill slope of the road descending to the proposed public sandy beach."

It is the City's understanding that the rock slope noted by the Coastal Commission Staff provides erosion protection to the access road at the point nearest to the shoreline, as depicted in the attached aerial. As the Coastal Staff may be aware, the shoreline beach, which is accessed by the subject road, is used by the general public throughout the year. In fact, at the time the former owner, Marineland, discontinued its operation as an aquatic amusement park, the City undertook several measures to ensure the shoreline beach and its access trail remained open to the general public.

As such, the subject access road is frequented by hikers, joggers, swimmers, divers, and kayakers, to name a few, because of the relatively easy access that it provides to the ocean. Because of the physical nature of this area and the frequency of users, the City wants to ensure that this area remains readily accessible to emergency vehicles, not only for routine patrols, but as well as for rescue purposes.

It appears that because of the access road's close proximity to the shore, the existing rock revetment protects the access road from direct wave action and related erosion. As such, it is the City's opinion that the existing rock revetment is essential to preserve the existence of the access road, not only to maintain public access to the shore, but as

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well as to ensure public health and safety. Therefore, it is the City's request that the Coastal Commission allow the existing rock revetment to remain in its current location as part of its consideration of the subject project application.

Should you have any further questions regarding this matter, please contact myself or Senior Planner Ara Mihranian at 310-544-5228.

Sincerely,



Joel Rojas
Director of Planning,
Building and Code Enforcement

Attachment

- Aerial Photograph
 - March 3, 2003 Coastal Commission Staff Letter
- C. Mike Mohler, Destination Development Corporation



COASTAL COMMISSION
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The Long Point property contains Coastal Bluff Scrub habitat along portions of the steep bluff faces. Additionally, the property contains a very small area of jurisdictional wetlands. Other than these two areas (which will not be impacted), the property contains no significant natural resources and was heavily disturbed from the prior Marineland use. Each of these areas will be avoided by the project design.

The overall project site, as described above, is subject to multiple land use and zoning designations. The following table summarizes the applicable designations and the basic development standards under those designations:

Land Use Designation

City Document	Land Use Designation
General Plan Land Use Designation	Com. Rec.
	Natural Hazard
	Natural Overlay
	Soc./Cult. Overlay
	Urban Overlay
Coastal Specific Plan Land Use Designation	Com. Rec.
	Agricultural
	Natural Hazard
	Natural Overlay
	Soc./Cult. Overlay
Zoning	CR (Com. Rec.)
	OH (OS Hazard)
	Natural Overlay
	Soc./Cult. Overlay
	Urban Overlay

The Planning Commission and City Council determined that the project is in conformance with these land use designations.

2003 MODIFICATIONS TO PROJECT DESCRIPTION

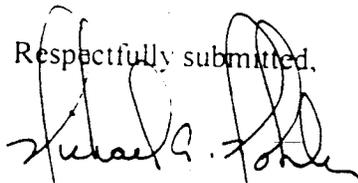
1. Additional Coastal Access Trail – seaward of eastern Casita buildings. Trail to serve as link between shoreline access ADA trail (from Lower Pool) and Vanderlip Trail seaward of existing residential units adjacent (easterly) of Long Point property.
2. December 24, 2002 Letter to CCC staff - noting our commitment to remove invasive vegetation near the arroyo willow in the southeast portion of the Long Point site as a part of project implementation. Further, we will plant some additional "support" willows or other appropriate vegetation to help ensure long-term viability.
3. Casita Building at Top of Shoreline Access ADA Trail – letter noting our commitment to install thermal insulation and double-paned glass on building.

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We have also attached some "Additional Information" that may also be of use to you.

We look forward to a hearing before the Coastal Commission in Long Beach in June.

Respectfully submitted,



Michael A. Mohler
Vice President

Attachment

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D

DESTINATION
DEVELOPMENT CORPORATION

11777 San Vicente Boulevard, Suite 900, Los Angeles, California 90049 TEL (310) 820-6661 FAX (310) 207-1132

March 25, 2003

California Coastal Commission
Attn: Melissa Stickney, Coastal Program Analyst
South Coast Area Office
200 Oceangate, Suite 1000
Long Beach, CA 90802-4302

RECEIVED
South Coast Region

MAR 28 2003

CALIFORNIA
COASTAL COMMISSION

Re: **Proposed Long Point Resort**
CDP A-5-RPV-02-234
Modified Project Description

Dear Ms. Stickney:

In accordance with your request, please note the following:

**PROJECT DESCRIPTION – AS APPROVED BY CITY OF RANCHO PALOS VERDES
ON AUGUST 28, 2002**

Project Acreage / Location

The project site consists the 102.1 acres of the Long Point parcel, formerly housing the Marineland Aquatic Park. The street address is 6610 Palos Verdes Drive South, Rancho Palos Verdes, CA 90275.

Project Land Use Components

The proposed project includes a variety of uses, which are identified in the following table:

Land Use Component	Description
Hotel	400 rooms, including some freestanding bungalow units, on a 55.6 acre portion of the Long Point property. Ancillary uses are discussed separately below. (Same Number of Rooms as CCC 1991 Approval)
Casitas	50 (150 maximum possible accommodations due to the ability for multiple keying of up to three keys per casita). These units would be for sale, but the owners of the individual units would be allowed to occupy the units a maximum of 60 days out of each year, with a maximum single visit duration of 29 days. When not occupied by an owner, each unit would be part of the hotel leasing pool. Conditions of approval to this effect have been adopted.

COASTAL COMMISSION
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A distinctive experience provided by Destination Hotels & Resorts

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Land Use Component	Description
Resort Villas	32 single keyed units. These units would be for sale, but the owners of the individual units would only be allowed to occupy the units a maximum of 90 days out of each year, with a maximum single visit duration of 29 days. When not occupied by an owner, each unit would be part of the hotel leasing pool. Conditions of approval to this effect have been adopted.
Public Golf Practice Facility	Driving range, golf academy and a three-hole practice course (ranging between a par 3 through a par 5) on 32.5 acres of the Resort Hotel Area.
Conference Center	68,000 square feet including banquet conference space, and convenience services retail sales (this includes hallway "flow" space).
Restaurants	3 to 4 Public Restaurants
Spa Fitness Center	20,000 to 25,000 square feet. Spa to be available for public use as well as hotel guest use.
Tennis Courts	2 courts
Natural Habitat Conservation Enhancement Area	7.9 acres, consisting of 6.7 acres of bluff face and 1.2 acres of newly created Coastal Bluff Scrub Enhancement Area on the Resort Hotel Area. Additional native plant areas on project edges.
Public Trails	Approximately 3.8 acres (4 miles) of dedicated public trails and trail corridors, including ADA access to shoreline area and connectivity to existing regional trails.
Public Parking	100 deed-restricted public parking spaces, consisting of 50 additional spaces adjacent to the Point Vicente Fishing Access and 50 spaces located in the interior of the Long Point property, serving the nearby coastal access points.
Resort Golf Parking	975 parking spaces (consisting of 390 on-grade surface stalls, 375 parking structure stalls and 60 subterranean stalls)
Club House	8,000 square feet
Public Parks	2.2 acre park within the coastal zone adjacent to the Pt. Vicente Fishing Access. (More than double size of park in 1991 Approval)
Golf Maintenance Facility	A facility to house the equipment used for golf facility maintenance is proposed adjacent to the tennis courts and below clubhouse.

Site Description

The Long Point property contains remnants of the prior Marineland Aquatic Park that ceased operation on the property in 1985. A large expanse of parking area, vacant buildings in various states of disrepair, industrial type buildings utilized as office space, and the Catalina Room banquet facility exist on the property at this time. Additionally, a public coastal access point exists in the southwestern area of the property, and public parking is available adjacent to this access point. The coastal access is open to the public between dawn and dusk each day.² In addition to these uses, filming activities frequently occur on the site.

¹ The Catalina Room use of the property was approved under Conditional Use Permit No. 187 on May 23, 1995, which remains valid at this time.

² Urgency Ordinances No's. 213U, 214U, and 216U adopted by the City Council upon the closure of Marineland established a requirement for coastal access and public parking on the Long Point property between the hours of 8:30 am and 4:00 pm each day.

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ADDITIONAL INFORMATION

The proposed Resort development consists of the main hotel building, bungalows, casitas, resort villas, and recreational structures that are plotted in a manner that cohesively connects the resort buildings as a Classical Mediterranean Village. The following discussion generally describe each of the proposed structures.

Resort Hotel – The main resort building consists of multiple levels that accommodate 3600 guest rooms, restaurants, bar lounges, banquet facilities, meeting rooms, and retail service space. The hotel building will also include an underground parking garage that will accommodate 60 parking spaces. The hotel building is designed to step with the natural topography of the land.

Resort Villas – The proposed resort villas, located immediately adjacent to Palos Verdes Drive West and the Resort's entrance, will consist of thirty-two (32) units that will be individually owned with limited stay, as well as serving hotel guests for a minimum of 75% of the year. The proposed villas will be constructed with similar materials as the hotel building, providing continuity and consistency with the architectural theme of the Resort. The buildings will consist of two-story, four-unit structures that provide two to four bedrooms, with individual floor plans ranging between 2,000 and 2,500 square feet. Each unit will maintain a two-car garage with kitchen amenities.

Resort Bungalows – The proposed Bungalows (40 rooms) are situated south of the hotel and consist of five (5), two-story structures that are arranged around the Sunset Pool Area. Each Bungalow will provide sleeping quarters as well as living rooms for hotel guests that range between 450 to 900 square feet.

Resort Casita – The proposed Casitas will provide overnight resort accommodations in a flexible room format where sizes, amenities, and number of bedrooms may be adjusted to suit specific guest needs. The project will consist of twelve (12), one-story and two-story buildings that provide a maximum of 150 rooms. The Casitas are located to the east and west of the hotel building around individual pool areas. The Casitas will provide guests with additional amenities, more commonly found in custom homes. The Casitas will resemble the Classical Mediterranean architectural theme seen throughout the Resort.

Accessory Structures – As previously indicated, the proposed project consists of several accessory structures, such as pool houses, cabanas, public restrooms and a golf clubhouse. These structures will be constructed of similar materials used throughout the resort.

Parking Structure – The parking garage will be partially notched into the ground to give the visual appearance of an on-grade surface parking lot as seen from Palos Verdes Drive South. The proposed structure will be finished in earth tone stucco resembling the hotel architecture. Furthermore, as a means of screening, landscaping is proposed along the exterior facade, as well as earth berms that will visually integrate the structure into surrounding terrain.

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Hotel Operation

The City of Rancho Palos Verdes conditioned the operation of the Villas (see Condition No. 34) so that the owner of a Villa unit may utilize the unit for no more than 90 days per calendar year, and no more than 29 consecutive days at any one time. The condition also specifies that when not occupied by the owner, the Villas should be included in the hotel room rental pool and managed by the hotel operators.

The operation of the hotel accommodations, including the bungalows, will be available for use by the public year round, while the Villas would operate as described above. The owner's use of a Casita unit would be limited to a maximum of 60 days per calendar year, which is 30 days less than the limit for the Villas. Furthermore, an owner can only use their unit up to a maximum of 29 consecutive days, similar to the operation of the Villas. The balance of the year, both the Villas and Casitas would be made available for rent as a hotel suite, where the Transient Occupancy Tax (TOT) would be charged.

Grading

The following table illustrates the approved grading quantities:

Project	Cut (cubic yards)	Fill (cubic yards)	Total (cubic yards)
Current Proposal	392,275	392,275	784,550

Circulation

The Environmental Impact Report (EIR) as certified by the City of Rancho Palos Verdes imposed specific circulation mitigation measures. The mitigation measures require widening of Palos Verdes Drive South to a 100 foot right-of-way immediately adjacent to the project site; provide a 150-foot minimum left turn pocket for vehicles traveling west of Palos Verdes Drive South and desiring to turn left into the hotel's main entrance; a traffic signal shall be installed at the project entrance; and install certain roadway improvements at the intersections of Silver Spur at Hawthorne Boulevard, Hawthorne Blvd. at Palos Verdes Drive North, and Western Avenue at 25th Street. The Project was determined not to result in any adverse traffic impacts at local streets or intersections.

Parking

The current proposal includes a parking supply of 1,075 spaces, of which 100 spaces are designated and deed restricted for public parking. As proposed, the parking totals will include surface parking (640 spaces), structure parking (375 spaces) and subterranean parking (60 spaces). Approximately 30% of the total parking supply will be valet.

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Biological Resources

The following table summarizes the acreage of the significant resources as they will exist on the Resort Hotel Area as a result of the project implementation:

Habitat Conservation / Enhancement	Acres
Bluff-face/Habitat Reserve	6.7
Coastal Bluff Scrub Enhancement	1.2
Total Habitat Conservation Area	7.9

Based on the information in the above table, the revised project proposes a new planning area (Planning Area 1-B, *Coastal Bluff Scrub Enhancement Area*) as a plant transition area (i.e., a native plant buffer) between the Bluff-Face/Habitat Reserve (PA 1-A) and the Project development limits. With this Project design feature and mitigation measures recommended in the certified EIR, the potential of indirect impacts to the El Segundo Blue Butterfly and the Coastal Bluff Scrub along the western bluffs would be reduced to less than significant levels.

The Resort Hotel Area also contains a small area of mulefat, which will be avoided by the project, and the project would be conditioned to require this. Therefore, no impact to this resource would result from the project.

Recreational Resources And Uses

The proposed project includes a variety of recreational opportunities available to the general public, including coastal access points, passive recreational areas, and the golf practice facility.

Public parking areas are provided on the Long Point property for people accessing the coast, whether through the two coastal access points or along the bluff top trail that runs along the seaward edge of the Long Point site. A corridor of trails also runs along Palos Verdes Drive South, as discussed in the trails section below. Additionally, the project incorporates a 2.2-acre park area adjacent to and overlooking the cove beneath the Fisherman's Access facility. This park is more than twice the size of the park area required on the Long Point property as part of the current entitlements approved by the Coastal Commission in September 1991.

Trails, Coastal Access, And Bikeways

The proposed project includes a number of trails on the Long Point property in accordance with the City's Conceptual Trails Plan (CTP). Segments C5 (Marineland Trail), D4 (Long Pt. Trail), E2 (Flowerfield Trail), and J2 (Café Trail) are all implemented in general accord with the provisions of the Conceptual Trails Plan. A linkage between the Long Point site trails and segment D5 (Vanderlip Park Trail) would also be completed.

³ See Coastal Commission Appeal No. A5-RPV-91-46 Staff Report, Revised Findings, date of action September 11, 1991. Condition of approval number III. 1. c 3

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The proposed project proposes increased coastal access. A bluff top trail traverses the entire coastline of the Long Point property. Additionally, two points of access to the actual shore are incorporated, one of which is the access point required from the prior Marineland use, as memorialized in urgency ordinances. Other major "vertical" access trails are located on the entry drive and along the eastern boundary of the property. In addition to the physical improvement to public access, the hours of access will be expanded beyond the 8:30 am to 4:30 pm time frame. This would bring the hours of accessibility to this portion of the coastline in line with other areas of the City, such as Ocean Trails and Oceanfront Estates. The general hours of public accessibility are from one hour before sunrise to one hour after sunset.⁴

In addition to the above, the project includes 100 public parking spaces for use by the public to access and utilize the public access opportunities that would be made available on the Long Point site.

The project also includes both on-street and off-street bikeways. The E4, E5, and E6 segments (Palos Verdes Drive South segments from Point Vicente to the eastern limit of the long Point site) call for both class I off-street lanes and class II on-street bike lanes. The class II lanes are already in place, and the project proposes to improve the off-street lanes in the linear park area along the Long Point site's street frontage.

1991 Entitlements For Long Point Property

The Long Point property currently has entitlements for a similar resort facility. These entitlements (Conditional Use Permit No. 136, Grading Permit No. 1246, and Lot Line Adjustment No. 38 ("1991 Approval")) were granted by the City of Rancho Palos Verdes on July 2, 1991, and subsequently approved by the California Coastal Commission on September 14, 1991 (Coastal Development Permit 5-000-000). The entitlements have received extensions from the City and the Coastal Commission since 1991.

The following table offers a comparison of the components of the existing entitlements to those contemplated by the proposed project:

Coastal Development Permit Entitlement Comparison

Land Use Component	1991 Approval	Current Proposal	Difference
Hotel	390 new rooms 10 refurbished rooms	400 new rooms (including bungalow units)	No additional rooms
Casitas	50	50 (up to three keys per casita)	Existing approval silent on multiple keys
Resort Villas	None	32 Villas	32 additional resort villas

⁴ See RPVMC § 12.16.030 regarding hours for streets parks and recreational facilities which sets this standard.

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Land Use Component	1991 Approval	Current Proposal	Difference
Golf Course	9 hole executive course with support facilities	3-hole golf practice facility with driving range	6 less golf holes in current proposal
Conference Center	30,000 sq. ft. plus unspecified "flow space", and convenience services retail sales	68,000 sq. ft. consisting of banquet conference area, "flow space", and convenience services retail sales	Additional space and related services in current proposal.
Restaurants	Galley West Restaurant rehabilitation and main hotel restaurant	Maximum 4 Restaurants	1-2 additional restaurants in current proposal
Spa Fitness Center	25,000 sq. ft.	Maximum 25,000 sq. ft.	No change
Tennis Courts	8 courts	2 courts	6 less tennis courts
Country Market / Café	30,000 sq. ft.	No equivalent	Less commercial space in current proposal
Public Park Area (on Long Point)	1 acre required by Coastal Commission conditions	2.2 acre	100% increase in areas dedicated to parkland on the Long Point property.
Total Acreage	102.1 acres	102.1 acres	No change.

As indicated in the above table, the proposed project in comparison with the existing entitlements is similar in that the Long Point Resort project remains as a multi-faceted destination resort. The environmental and architectural quality of the current proposal is superior to that of the 1991 Approval. Additionally, 32 resort villas that were not part of the original approvals, and additional square footage of floor area within the conference center (to address public as well as resort guest demand) are proposed. In regards to site improvements, in addition to the facilities identified in the above table, the current proposal includes a maximum of seven (7) swimming pools, spas and or jacuzzis; and a larger system of public walkways, jogging paths, bike trails linking public areas and amenities, and passive recreation areas (public lawns, public scenic overlooks, and public seating areas). In approving a Coastal Development Permit in 1991, the City of Rancho Palos Verdes and the Coastal Commission adopted conditions of approval that required re-submittal of certain aspects of the approved project for additional review prior to project implementation. Adherence to these conditions would have required additional development space (for parks and casitas) that would have reduced the area for, and negatively impacted the functionality of, the nine-hole executive golf course.

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Melissa Stickney

From: Bartlett, David E. [dave.bartlett@cox.net]
Sent: Monday, April 28, 2003 2:49 PM
To: Melissa Stickney
Cc: Mike Mohler; Mike Mohler (E-mail)
Subject: Re: Long Point

RECEIVED
South Coast Region

APR 28 2003

CALIFORNIA

Melissa:

Please consider this message our written response.

The plan for public access during construction is:

"During all phases of construction, the project will preserve the ability of the public to park and access the existing beach. From time to time during construction, it will be necessary to relocate the public parking. A minimum of 25 spaces will always be available for the public and temporary signage will be installed to clearly indicate public parking and access to the beach."

Please let me know if the CCC staff has any questions regarding this matter.

Thank you.

Dave

D. Bartlett Associates, Inc.
Land Use & Planning Consultants
David E. Bartlett
30322 Esperanza Avenue-Suite 200
Rancho Santa Margarita, CA 92688
Office: 949-635-3144
Fax: 949-635-3145
Mobile: 562-708-6062
E-mail: dave.bartlett@cox.net

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On 4/28/03 8:52 AM, "Melissa Stickney" <mstickney@coastal.ca.gov> wrote:

- > Hello again Dave. Could you please tell me what is proposed for public
- > access during construction? If that information is located within the
- > already submitted materials, please just let me know where I can find it. If
- > not, we will need it in writing as soon as possible.

Melissa Stickney

From: Bartlett, David E. [dave.bartlett@cox.net]
Sent: Tuesday, May 13, 2003 11:12 AM
To: Melissa Stickney
Cc: Mike Mohler
Subject: Re: Long Point

RECEIVED
South Coast Region

MAY 13 2003

CALIFORNIA

Hi Melissa:

All new and existing trails will be public.

All new trails will be ADA accessible with the following exceptions:

1. West portion of the Long Point trail
2. Shoreline trail
3. Entry road trail

Bicycles and pedestrians (combined trail) will only be allowed along the PV Drive South corridor, the entry drive and to the public park. All other connections from within the project will be for pedestrians only.

All trail surfaces are proposed to be a stabilized decomposed granite or other acceptable surface.

New Pedestrian trails will be 4 feet wide within a 6 foot easement.

Combined bike/pedestrian will be 5 feet wide within an 8 foot easement.

Mike Mohler will be in my office on Wednesday morning and I will confirm this information with him. Also, if we need to discuss any of the other items, we could do it by phone on Wednesday morning between 10-12 with Mike. We will both be in my office at that time.

Please let me know if you have any further questions regarding this matter.

Dave

 D. Bartlett Associates, Inc.
 Land Use & Planning Consultants
 David E. Bartlett
 30322 Esperanza Avenue-Suite 200

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Shift No. 1- one shuttle	6 a.m. to 10 a.m.	8 round trips
Shift No. 2 – two shuttles	10 a.m. to 2 p.m.	16 round trips
Shift No. 3 – one shuttle	2 p.m. to 6 p.m.	8 round trips

Based on the above table, the total number of trips resulting from the proposed shuttle service is 32 round trips. Each trip from the resort hotel to Ocean Trails will take approximately 30 minutes, for a total of one hour per each round trip. According to the attached draft Addendum, it has been determined that the proposed shuttle service will not result in any new significant traffic impacts. Furthermore, the revised project will not result in an increase to the trip distribution because it is assumed that hotel visitors seeking use of the Ocean Trails golf course will use the shuttle service. As for outside visitors using the Ocean Trails golf course, a traffic study was prepared for that project that was reviewed and approved by the City. The Ocean Trails traffic study accounted for vehicle trips generated by the use of a golf course and provided mitigation measures to reduce impacts to City streets.

Parking

At the time Marineland ceased operation, the subject property maintained 2,736 parking spaces, of which, 966 parking spaces were located at the main parking lot, 370 spaces at the west parking lot, 1,200 spaces at the overflow parking lot, with a remaining 200 miscellaneous parking spaces. After the park closed, the City Council adopted Urgency Ordinances No's 213U, 214U and 216U requiring coastal access and public parking be maintained between the hours of 8:30 a.m. and 4:00 p.m. Soon thereafter, a development application was submitted to the City and subsequently approved by the City Council for a hotel and conference facility. The City's approval included a condition of approval requiring further study of the parking.⁷ As part of the Coastal Commission's review of an appeal of the City Council's approval, the Coastal Commission approved the project with conditions, including a revision to the required parking. The current Coastal Commission approval calls for 1,007 parking spaces (combined surface and subterranean parking spaces), with 101 surface spaces (10% of the required parking spaces) set aside for public parking. Additionally, 50 of the public spaces were to be located at the "northwest portion of the property".

The current proposal includes a parking supply of 925 spaces, of which 100 spaces are designated for public parking. As proposed, the parking totals will include surface parking (490 spaces), structure parking (375 spaces) and subterranean parking (60 spaces). Approximately 30% of the total parking supply will be valet.

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⁷ See the attached Coastal Commission Staff Report: Revised Findings, dated September 1, 1991, Condition III, 1. a

Since the proposed project does not consist of an independent land use, but rather multiple uses, including hotel accommodations, banquet facilities, restaurants, and a golf course, the applicant's traffic engineer (LSA Associates) prepared a shared parking study.⁸ According to the shared parking study, the Institute of Traffic Engineers (ITE) Parking Manual cites a range of 0.73 to 1.33 parking spaces per room for resort/convention hotels, whereas the Resort Hotel Traffic Study cites a range of 0.80 to 1.39 spaces per room, and the reference book Hotel Planning and Design suggests 0.80 to 1.4 parking spaces per room. Considering the aforementioned parking rates and that the proposed operations of the project, the applicant's traffic engineer believes that a parking rate of 1.4 or 1.5 spaces per room would be appropriate for the project design.

Assuming a rate of 1.5 parking spaces, the proposed project, with 550 rooms (hotel rooms, bungalows and multiple keyed casitas units included), requires 825 parking spaces. It should be noted that the resort villas are designed with a two-car garage and a two-car driveway per unit to address parking the villas parking demands. Since the project consists of 925 parking spaces, a surplus of 100 spaces will be set aside for public use. Additionally, the surplus parking can occasionally be used to accommodate overflow parking for special events. As a result, the subject development, with 925 parking spaces, will have a parking ratio of 1.7 spaces per guest room. Without the public parking, less 100 spaces, a total of 825 spaces will be provided for a parking ratio of 1.5 spaces per room. As such, the Planning Commission determined that the established parking ratio for the subject development adequately address hotel guest and employee parking for all of the site's amenities. The calculations were based on a mix of uses and the interrelation of those uses.

Biological Resources

The following table summarizes the acreage of the significant resources as they will exist on the Resort Hotel Area as a result of the project implementation:

Habitat Conservation/Enhancement	Acreage
Bluff-face/Habitat Reserve	6.7
Coastal Bluff Scrub Enhancement	1.2
Total Habitat Conservation Area	7.9

Based on the information in the above table, the revised project proposes a new planning area (Planning Area 1-B, Coastal Bluff Scrub Enhancement Area for the El Segundo Blue Butterfly) within the Conservation District as a plant transition area (i.e., a native plant buffer) between the Bluff-Face/Habitat Reserve (PA 1-A) and the Project development limits. With this Project design feature and mitigation measures recommended in the certified EIR, potential impacts to the El Segundo Blue Butterfly and the Coastal Bluff Scrub along the western bluffs, would be reduced to less than significant levels.

⁸ See LSA study dated May 24, 2000 which is attached

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*

report in permit file
Long Beach Office.

5. Conformance with City Conditions

All conditions placed on the City of Rancho Palos Verdes Conditional Use Permit 136 and Resolution No. 91-43 that do not conflict with the above conditions are incorporated herein as conditions to this permit.

6. Prohibition on Conversion to Exclusive Use

Prior to transmittal of the coastal development permit, the applicant shall submit, for the review and approval of the Executive Director, evidence that a deed restriction has been recorded for the hotel site which indicates that this coastal permit authorizes the development of a 450 unit resort hotel, (as fully described in the findings), which is a proposed visitor-serving use exclusively available to the general public. Furthermore, the deed restriction shall specify that conversion of any portion of the approved facilities to a private or member only use or the implementation of any program to allow extended or exclusive use or occupancy of the facilities by an individual or limited group or segment of the public is specifically not authorized by this permit and would require an amendment to this permit or a new permit and/or amendment to the certified LCP in order to be effective.

III. FINDINGS AND DECLARATIONS ON COASTAL PERMIT

The Commission finds and declares as follows:

STAFF NOTE: The findings contained in the substantial issue staff report for A5-RPV-91-46 are incorporated herein.

A. Project Description and Background

The core hotel unit of the development approved by the City consists of 390 hotel rooms, 50,000 square feet of guest room support space, 30,000 square feet of conference and community room space, 340 seats of dining space, 200 seats of beverage service, and 6,000 square feet of retail space. The original proposal called for 1,100 subterranean parking spaces and 275 surface parking spaces. The applicant has submitted a revised parking plan which calls for 1,007 subterranean parking spaces and 10% of this or 101 surface public parking spaces. In addition, the plan calls for a nine hole golf course and a 25,000 square foot spa/fitness center with six tennis courts and a stadium court. Ancillary development consists of a 10,000 square foot retail and food service structure at the entrance of Palos Verdes Drive, renovation of the 15,000 square foot Galley West Restaurant, renovation of the 10 room Pereira Motel, the construction of 50 casita units, renovation of the Look Out Bar, the International Cafe/Theater Building and Baja Reef Dressing Rooms. Grading is estimated at a total of 418,037 cubic yards. The hotel would be designed in a Mediterranean style with a height limit of 48 feet. The proposal also includes a heliport, conditional upon a six month trial basis. The maximum height of any building shall be 48-feet measured from the average elevation of the finished grade at the front of the building to the highest ridgeline of the structure. On the inland side buildings shall be a maximum of four floors and on the ocean side a maximum of five floors. The proposed development also calls for a trail network with vista points.

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~~EXHIBIT~~ 12a OF

a public passive recreational and public parking area on the northwestern coastal portion of the property. (See Exhibit 9) This plan shall include:

- a. not less than 50 parking spaces at the northwestern portion of the property adjoining Palos Verdes Drive South. The parking area shall also include a turn-out area for bicyclists separate from vehicular traffic and with racks for a minimum of 50 bicycles;
- b. a path from the parking lot to a passive grassy recreational area which shall include the westernmost viewing area (vista point) as shown on Exhibit 9.
- c. the recreational area shall include but not be limited to the following amenities:
 - 1. water fountains
 - 2. restrooms
 - 3. one (1) acre landscaped picnic area with picnic tables and benches
 - 4. view scopes and no fewer than two benches at the westernmost viewing area
 - 5. a kiosk or other educational tableau containing pictorial and written information on local coastal wildlife (terrestrial and marine).
- d. Signs shall be posted at the northwestern parking lot and in the recreational area also informing the public of the on-site trails and additional parking areas.

2. Signage

Directional signs shall be posted on Palos Verdes Drive South on both sides of the road advertising the above public recreational area. These signs shall be legible for at least 100 feet.

3. Trail Connection to Point Vicente

There shall be a connector trail from the northwestern public parking/recreation area to the Point Vicente fishing access parking area. There shall be directional signs at the trailhead of the proposed project indicating the Point Vicente access area.

4. In-lieu Fee

Prior to the issuance of a permit, the applicant shall comply with the following, subject to the review and approval of the Executive Director:

(a) provide through a financial instrument subject to the review and approval of the Executive Director the amount of not less than \$540,000 payable to the California Coastal Commission for distribution to a public agency or a private non-profit association designated, in writing, by the Coastal Commission (including, but not necessarily limited to, the American Youth Hostel Association and the City of Rancho Palos Verdes) for the acquisition of land and/or construction of low cost visitor serving overnight accommodations such as hostels or campground facilities.

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4. In-lieu Fee

Prior to the issuance of a permit, the applicant shall comply with the following, subject to the review and approval of the Executive Director:

(a) provide through a financial instrument subject to the review and approval of the Executive Director the amount of not less than \$540,000 payable to the California Coastal Commission for distribution to a public agency or a private non-profit association designated, in writing, by the Executive Director of the Coastal Commission (including, but not necessarily limited to, the American Youth Hostel Association) for the acquisition of land and/or construction of a low-cost visitor serving hostel facility in south bay area.

5. Conformance with City Conditions

All conditions placed on the City of Rancho Palos Verdes Conditional Use Permit 136 and Resolution No. 91-43 that do not conflict with the above conditions are incorporated herein as conditions to this permit.

III. FINDINGS AND DECLARATIONS ON COASTAL PERMIT

The Commission finds and declares as follows:

STAFF NOTE: The findings contained in the substantial issue staff report for A5-RPV-91-46 are incorporated herein.

A. Project Description and Background

The core hotel unit of the development approved by the City consists of 390 hotel rooms, 50,000 square feet of guest room support space, 30,000 square feet of conference and community room space, 340 seats of dining space, 200 seats of beverage service, and 6,000 square feet of retail space. The original proposal called for 1,100 subterranean parking spaces and 275 surface parking spaces. The applicant has submitted a revised parking plan which calls for 1,007 subterranean parking spaces and 10% of this or 101 surface public parking spaces. In addition, the plan calls for a nine hole golf course and a 25,000 square foot spa/fitness center with six tennis courts and a stadium court. Ancillary development consists of a 10,000 square foot retail and food service structure at the entrance of Palos Verdes Drive, renovation of the 15,000 square foot Galley West Restaurant, renovation of the 10 room Pereira Motel, the construction of 50 casita units, renovation of the Look Out Bar, the International Cafe/Theater Building and Baja Reef Dressing Rooms. Grading is estimated at a total of 418,037 cubic yards. The hotel would be designed in a Mediterranean style with a height limit of 48 feet. The proposal also includes a heliport, conditional upon a six month trial basis. The maximum height of any building shall be 48-feet measured from the average elevation of the finished grade at the front of the building to the highest ridgeline of the structure. On the inland side buildings shall be a maximum of four floors and on the ocean side a maximum of five floors. The proposed development also calls for a trail network with vista points.

The site covers 102 acres which is designated in the Coastal Specific Plan as Commercial/Recreation, including the 17-acre vacant Ab

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EXHIBIT # 13a

which is currently agricultural uses. The Development Code was amended and approved by the Coastal Commission to allow for a hotel, conference center, and other ancillary uses. The Coastal Specific Plan states that the Long Point project, because it involves a CUP, can be a coastal dependent use.

The project site is located at Long Point on the Palos Verdes peninsula. The site is the location of the old Marineland site and it is commonly referred to as the Marineland site. The project is 102-ocean fronting acres located between Palos Verdes Drive South and the Pacific Ocean. Adjacent to the west is a Los Angeles County fishing access parking lot. Just further to the west is the Point Vicente lighthouse. Directly to the west are apartments, condominiums and townhouses. Land across Palos Verdes Drive South is largely vacant.

The site operated as the Marineland tourist attraction from 1954 to 1987. The year before its closure 825,000 people had visited the attraction. In its heyday it attracted upwards of one million people per year. However, the park had experienced declining attendance and revenues and it was closed in February of 1987 shortly after its purchase by Harcourt, Brace & Janovich. That same year the property was sold to the Monaghan Company. In March 1989 the owners submitted an application to the City of Rancho Palos Verdes for a 575 room hotel, 60,000 square foot conference center, 295 casitas, 48,500 square foot athletic club with 12 tennis courts and swimming pool, 200 room future hotel, 300 seat Galley West restaurant, 10,000 square foot flower market and cafe, and nine hole golf course. In December 1989 the project was redesigned to allow for 485 hotel rooms, 10 rooms in the Pereira motel, 30,000 square feet of conference/community center, a 25,000 square foot athletic club with six tennis courts and a stadium court with 300 seats, a five-hole regulation size golf course, 80 single family lots, and other features remained the same. The project has been further revised to its present configuration.

B. Public Access

The Commission found in the substantial issue staff report (A5-RPV-91-46) that the proposed development raises substantial issue because it is not in conformity with the LCP and the sections 30210, 30212, and 30212.5 of the Coastal Act. Of particular importance was provisions in the 1983 ordinance stipulating that 30% of a coastal specific plan area be common open space and that another coastal bluff public recreation area be provided over and above the 30% common space area. The Commission found that there was no public recreation area over and above the 30% common open space and that public uses of the golf course (if it is indeed open space since it is developed with a golf course) is an exclusive recreational use. Therefore, the Commission finds that the project must be conditioned to provide revised plans showing a public parking and passive recreation area accessible and usable to a broader spectrum of the public on the northwesternmost coastal bluff area adjacent to Point Vicente. Only as conditioned does the proposed development conform with applicable public access provisions of the Local Coastal Plan and the Coastal Act.

C. Recreation

Section 30213 of the Coastal Act contains provisions for ~~COASTAL COMMISSION~~ encouragement and provision of low-cost visitor-serving facilities. In the

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Substantial Issue findings of this staff report the Commission found that the hotel complex represented a high cost, exclusive-oriented facility, and that it did not provide any low-cost visitor-serving opportunities. The Commission further found that the site was formerly occupied by Marineland and that Marineland was entirely a low-cost, visitor-serving, family-oriented facility.

The staff report cited other hotel projects in the Los Angeles area which had been conditioned to provide in-lieu fees as a substitute for low-cost visitor-serving facilities. Among these are: 5-82-542 A3 (Westport Playa Sol Ltd.), 5-87-675 (Ritz Carlton Hotel Co.), A-207-79 (Marina Plaza), A-49-79 (Interstate Marina). Both the Marina Plaza and Interstate Marina hotels are in Marina del Rey. The Marina Plaza (300 rooms) was assessed \$365,000. The Interstate Marina (300 rooms) was assessed \$365,000. The Ritz Carlton in Marina del Rey (308 rooms) was assessed \$370,000. It should be noted that Marina del Rey has a policy in the certified Land Use Plan calling for the protection and development of low cost visitor-serving facilities. Although the City of Rancho Palos Verdes does not have such a policy, the fact remains that a long-term, highly popular, family-oriented, low-cost, visitor-serving facility (Marineland) is gone and will be replaced with a high-cost, exclusive visitor-serving facility.

In approving similar luxury hotel projects in the past (Interstate Marina Hotel, Marina Plaza Hotel, Ritz Carlton Marina del Rey, Ritz Carlton in Laguna Niguel) the commission recognized the necessity of achieving a balance between lower and higher cost facilities, but has also acknowledged that it is not necessarily appropriate to require hotel developers to include lower cost facilities on-site. In each of these cases the Commission required provision of lower cost visitor accommodations in conjunction with the hotel development, but permitted the developer to provide such units off-site and/or contribute in-lieu fees to be used for construction of the lower cost facilities. A-49-79 and A-207-79, respectively, were required to provide \$365,000 each, for construction of a superior grade youth hostel within the vicinity of Marina del Rey, while AVCO Community Developers, applicants for what became the Ritz Carlton Hotel in Laguna Niguel (79-5539 and 5-82-291 and amendments) was required to construct 132 units of lower cost visitor accommodations, including a minimum 66 bed youth hostel, and contribute \$548,000 in a Letter of Credit to guarantee the construction of the units. The Marina del Rey Ritz Carlton (5-87-657) was assessed a total of \$370,000 or \$1,200 per room, based upon a formula which took the total amount required to build a 100 bed hostel, divided that figure by the total of expected number of hotel rooms to be built in Marina del Rey, and came up with the \$1,200 per room figure.

Therefore, the Commission finds that the applicant must mitigate the loss of the low-cost, visitor-serving historic use of the site in conjunction with its conversion to a higher cost hotel/golf course complex. The project is therefore conditioned to provide in-lieu fees in the amount of \$540,000 to be used for land acquisition and/or construction of lower cost visitor accommodations such as hostel facilities. While potential recipient projects are not limited to American Youth Hostel facilities, there is an existing youth hostel in San Pedro which is being planned for renovation and expansion. Only as conditioned will the proposed project conform with prior actions of the Coastal Commission and Section 30213 of the Coastal Act.

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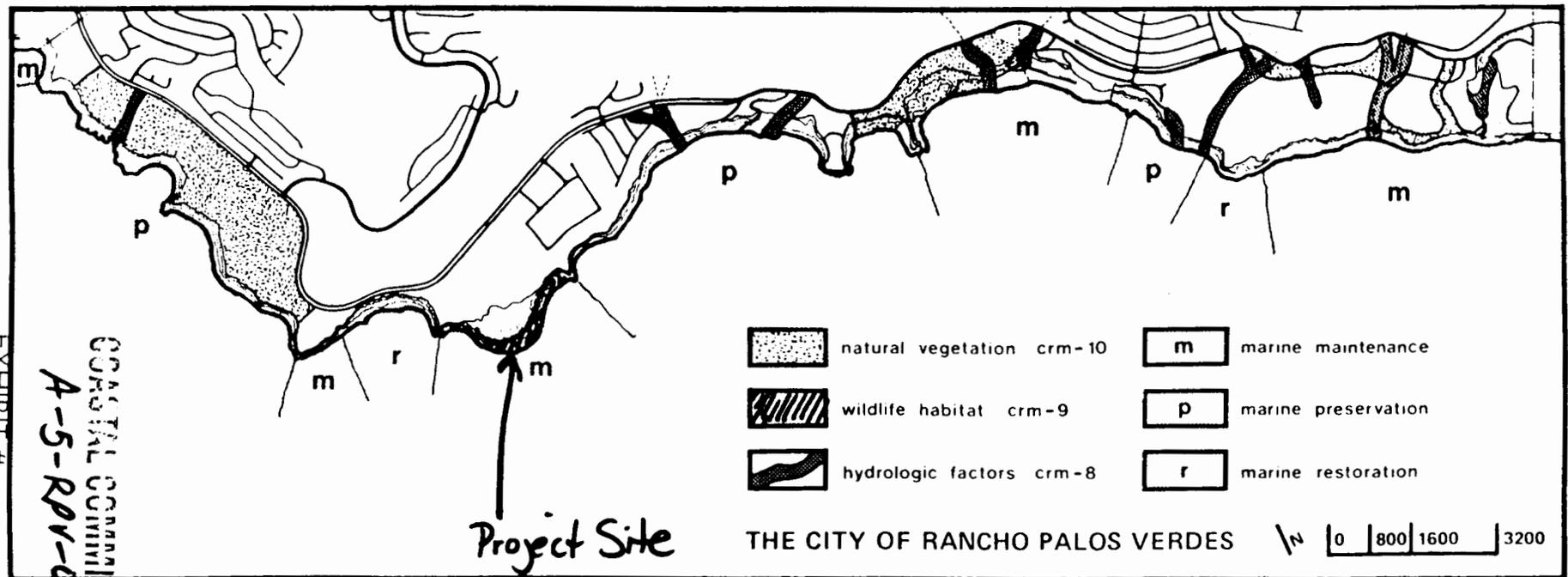
WHICH ARE DIRECTLY ASSOCIATED WITH VEGETATION COMMUNITIES. THESE ARE GENERALLY FOUND ON BLUFF FACES AND NATURAL CANYON AREAS WHERE WILDLIFE THRIVES DUE TO THE PROTECTION AND FOOD FOUND FROM THE NATURAL VEGETATION. THOUGH THERE ARE NO FORMALLY RECOGNIZED ENDANGERED OR RARE SPECIES OF WILDLIFE OR VEGETATION, THESE WILDLIFE HABITATS ARE SIGNIFICANT BECAUSE OF THE WIDE VARIETY AND NUMBERS OF WILDLIFE WHICH ARE ASSOCIATED WITH THEM. ADDITIONALLY, THE NATURAL VEGETATION OF GRASSES AND WILD FLOWERS FOUND ON THE HILLSIDES AND CANYONS GIVES A UNIQUE

ENVIRONMENTAL CHARACTER TO THE CITY WHICH, IF TO BE PRESERVED, REQUIRES CONSIDERATION OF THE NATURAL DRAINAGE SYSTEM AND TOPOGRAPHY.

THE AREAS FOR PRESERVATION OF NATURAL RESOURCES MAP (FIGURE 12) IDENTIFIES CRITICAL NATURAL RESOURCES. THESE ARE CALLED OUT ON THE MAP AS FOLLOWS:

HYDROLOGIC FACTORS	8
WILDLIFE HABITATS	9
OTHER NATURAL VEGETATION AREAS	10

figure 12 areas for preservation of natural resources



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Woolly Sea-blite (Suaeda taxifolia). Woolly sea-blite is a CNPS List 4 species that typically blooms from January through December. This perennial herb occurs in margins of coastal salt marsh and coastal bluff scrub. Woolly sea-blite occurs on the RHA in the southern coastal bluff scrub. No suitable habitat is present on the UPVA for this species.

Special Status Wildlife. Forty-one special status wildlife species are known to occur within the region and have a potential to occur within the Project site. ~~In addition to focused surveys have been conducted for the coastal California gnatcatcher in 1998, a host plant survey for the Pacific pocket mouse, Palos Verdes blue butterfly, and El Segundo blue butterfly was conducted in 1999 (Dudek 1999).~~ Brief descriptions of the special status wildlife species and their potential to occur within the Project site are discussed below. Please note that they are grouped by type and listed alphabetically according to their scientific name. These species are summarized in Table 5.3-3.

Invertebrates

→ *El Segundo Blue Butterfly (Euphilotes battoides allyni)*. The El Segundo blue butterfly is a federally-listed Endangered species. This butterfly was previously known to persist on just a few remaining fragments of dune habitat along the Los Angeles County coast from Los Angeles International Airport to Palos Verdes. The largest remaining population of this species is found on the property of the Los Angeles International Airport. The El Segundo blue butterfly is not only threatened by loss of habitat, but by threats to the continued survival of its host plant. ~~Ashy-leaved Coast buckwheat (Eriogonum cineracens)~~ is believed to be the primary larval food plant or host plant for the species, and it is threatened by competition from several introduced plants including other buckwheats. The larvae of the El Segundo blue butterfly cannot successfully feed on these other buckwheats. The El Segundo blue butterfly adult flight period is ~~May through June (Garth and Tilden 1986)~~ mid-June to August.

→ The host plant (coast buckwheat) for the El Segundo blue butterfly was identified on the UPVARHA during the 1999 and 2001 focused surveys. Associated with the locations of the coast buckwheat, a population of the El Segundo blue butterfly was found on the bluff tops, bluff faces, and foot of the bluff on the western portion of the RHA during the focused surveys conducted in 2001. Most of the butterflies were observed in the stretch of bluff north of and around the narrowpoint located immediately north of the Long Point⁵. This is a stretch of bluff located just south of the existing fishing access parking lot. One male was observed approximately 700 feet south of this narrowpoint, near a small-patch of coast buckwheat (Exhibit 5.3-1).

⁵ Geographic feature identified on USGS topographic map.

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PAGE Biological Resources

The ~~ashy-leaved~~ashy-leaf buckwheat was found within the coastal sage scrub and southern cactus scrub habitats on the UPVA. ~~Although the larval food plant for and within the disturbed areas of the RHA along the bluff habitat areas.~~ As discussed previously, the El Segundo blue may also use the ashy-leaf buckwheat. Therefore, focused surveys were also conducted concurrently on the UPVA during the period when the El Segundo blue butterfly was identified ~~on the UPVA, the appropriate dune habitat for the species was not.~~ Therefore ~~the known to be flying on the RHA.~~ The El Segundo blue butterfly ~~is was not expected to occur~~observed on the UPVA ~~or RHA due to a lack of suitable habitat~~during focused survey efforts.

Palos Verdes Blue Butterfly (Glaucopsyche lygdamus palosverdesensis). The Palos Verdes blue butterfly is a federally-listed Endangered species. It was believed to be extinct, but was rediscovered on March 10, 1994 at a Defense Fuel Support Point site in San Pedro. During the 1980s, there were 12 locations identified as supporting the Palos Verdes blue butterfly. All of these locations were on the southern half of the Palos Verdes Peninsula and supported coastal sage scrub habitats. This butterfly is a subspecies of the silvery blue (*Glaucopsyche lygdamus*), of which at least ten subspecies have been described. These subspecies occur in small colonies that are distributed locally across North America. The larval food plants or host plants for this species consist of legumes (Garth and Tilden 1986); such as ~~milk-vetch or rattleweed (Astragalus trichopodus lonchus)~~,locoweed that is used by the Palos Verdes blue butterfly. In addition, ~~this species~~the Palos Verdes blue will also lay its eggs on deerweed (*Lotus scoparius*).

One of the two required larval food plant species was identified on UPVA during the 1999 and 2001 focused surveys for host plants of the Palos Verdes blue butterfly. Locoweed was observed at the edge of southern cactus scrub in the UPVA. ~~It is presumed that the habitat here is too fragmented and disturbed to support the Palos Verdes blue butterfly. The quality of onsite habitat and the current distribution of the Palos Verdes blue butterfly indicate that its potential to occur on the UPVA is very low.~~

This species was not observed during focused survey efforts during the spring of 2001. Therefore this species is not expected to occur onsite.

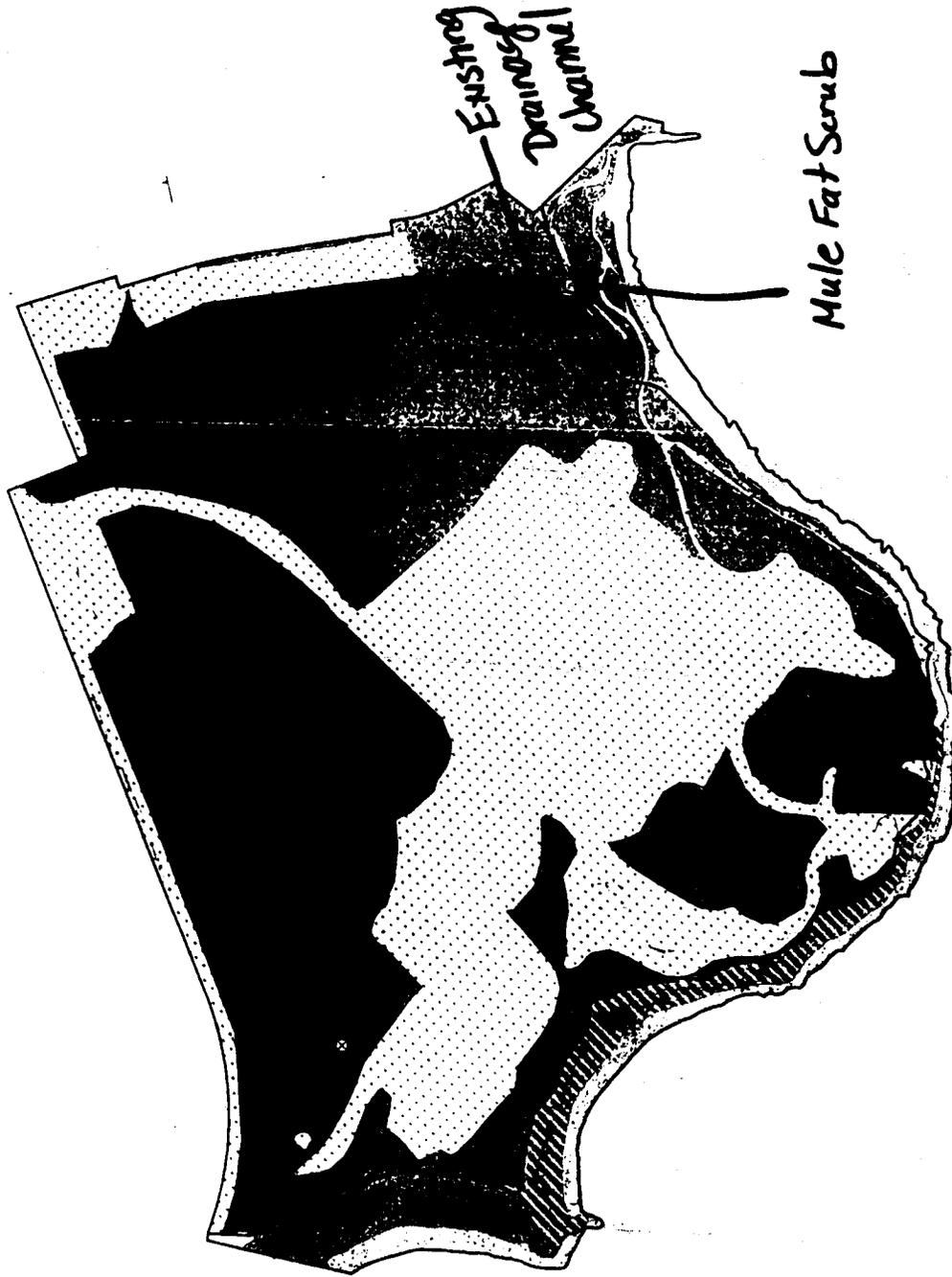
Amphibians

Western Spadefoot Toad (Scaphiopus hammondi). The western spadefoot toad is a federal Species of Concern, a California Species of Special Concern, and a CDFG Protected species. This species inhabits grassland, coastal sage scrub, and other habitats with open sandy, gravelly soils. The western spadefoot toad is primarily a species of the lowlands, frequenting washes, floodplains of rivers, alluvial fans, and alkali flats (Stebbins 1985). This species is rarely seen outside of the breeding

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Biological Resources



Bentley

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Legend

00

Biological Resources Impacts Within the Resort Hotel Area

Camp Point



AREAS FOR PRESERVATION OF NATURAL RESOURCES

THE COMPONENT ELEMENTS AND THEIR NUMERIC CODE ARE AS FOLLOWS:

EXTREME SLOPE	1
HIGH SLOPE	2
HAZARD	3
A EXTREME	
B HIGH	
MARGINALLY STABLE	4
INSUFFICIENT INFORMATION	5
WILDLAND FIRE HAZARD	6
FLOOD/INUNDATION	7

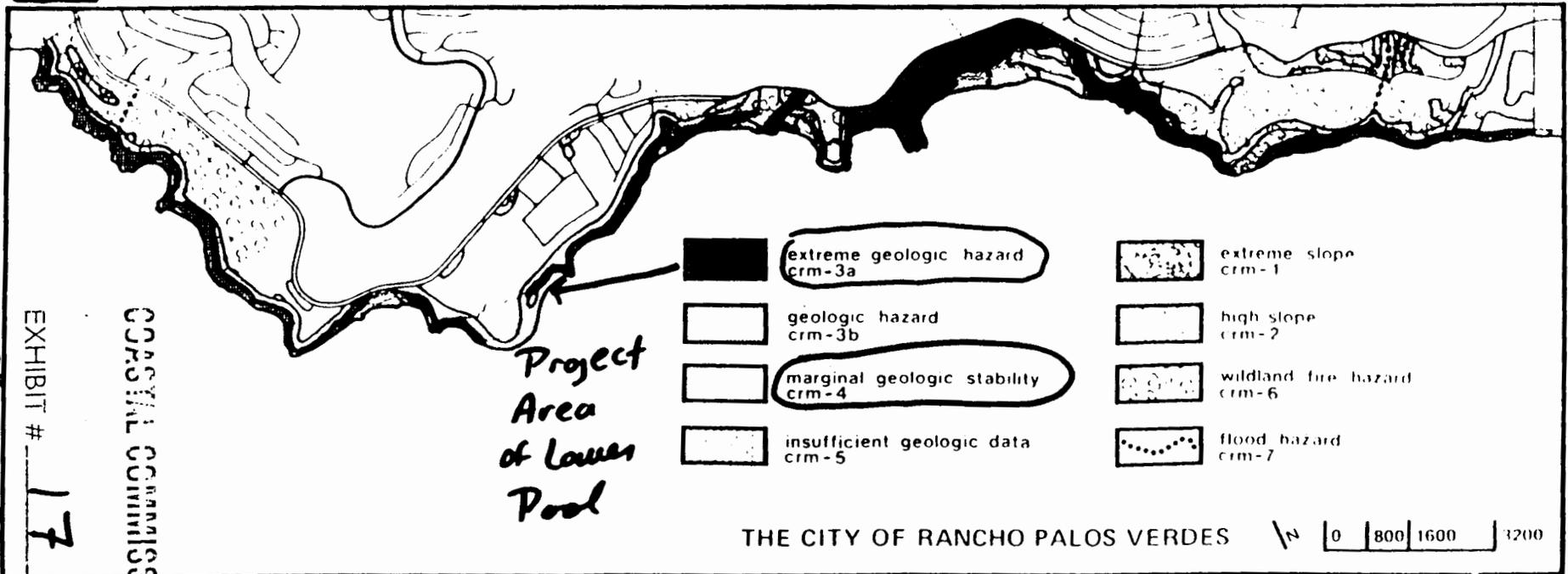
THESE AREAS ARE FOR CONSERVATION OF PLANT AND ANIMAL LIFE, HABITATS FOR MARINE ORGANISMS AND WILDLIFE SPECIES, AREAS FOR ECOLOGICAL AND OTHER SCIENTIFIC STUDIES AND ANY OTHER UNIQUE NATURAL RESOURCES WITHIN THE CITY.

THE INTERTIDAL MARINE RESOURCE IS ONE OF THE MOST SIGNIFICANT RESOURCES WITHIN RANCHO PALOS VERDES AND IS DEPENDENT UPON PROPER MANAGEMENT OF THE LAND ENVIRONMENT AS IT INTERACTS WITH THE OCEAN.

THERE ALSO EXIST IN THE COASTAL REGION A NUMBER OF SIGNIFICANT WILDLIFE HABITATS.

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Figure 11 areas for consideration of public health and safety



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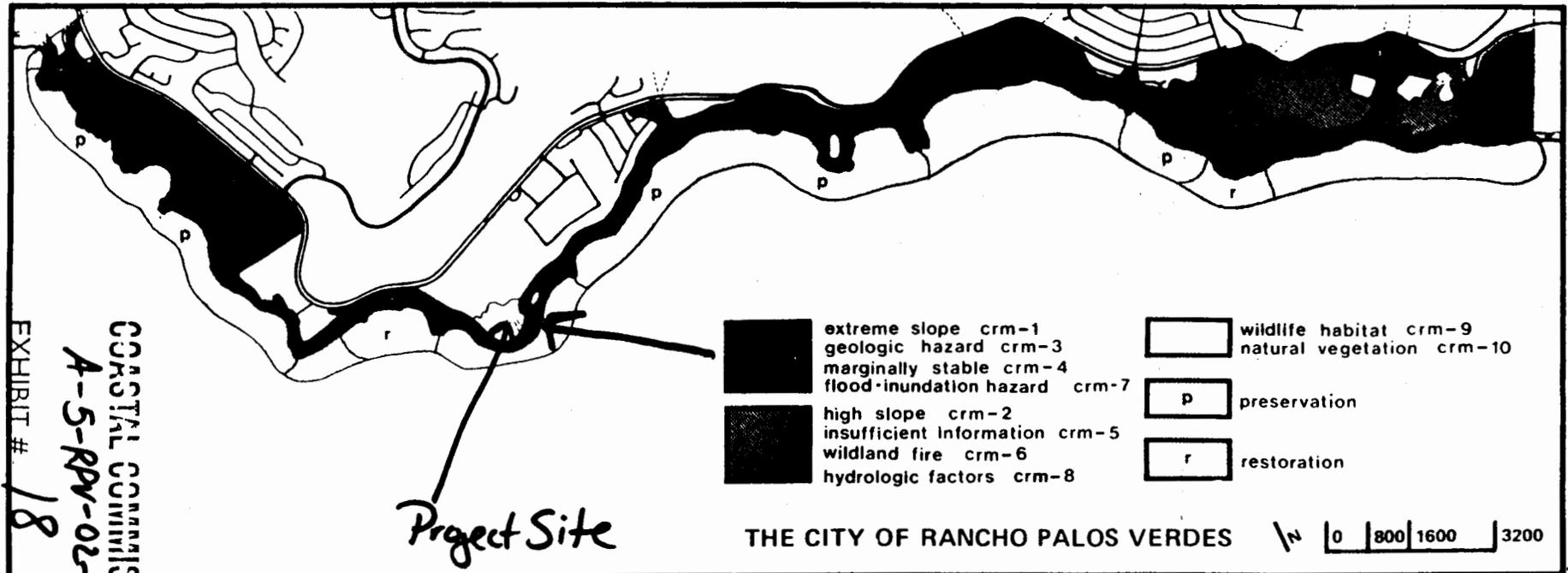
NATURAL OUTCROPS. GRADING RESPECTING NATURAL TOPOGRAPHY, ROADS AND DRIVEWAYS FOLLOWING NATURAL TOPOGRAPHY TO THE GREATEST EXTENT POSSIBLE, PROVISION FOR SILTATION AND EROSION CONTROL, REVEGETATION OF ALL CLEARED AND/OR GRADED AREAS, AND DRAINAGE ACCOMPLISHED IN A MANNER CONSISTENT WITH OTHER NATURAL SYSTEMS ARE IMPORTANT.

THESE AREAS ARE CHARACTERIZED BY STEEP, BROKEN TOPOGRAPHY, AND INCLUDE THE STEEPER SECTIONS OF SEA CLIFF, MOST OF THE ACTIVE PORTUGUESE BEND LANDSLIDE WITHIN THE COASTAL REGION, AND SEVERAL STEEP WALLED CANYONS. THE HIGHER AND STEEPER PORTIONS OF THE SEA CLIFF ARE MAINLY BEDROCK EXPOSURES; HOWEVER, IN SOME SECTIONS IN THE SOUTHERN PART OF THE CITY, A LOWER, BUT EQUALLY STEEP SEA CLIFF HAS BEEN CUT IN ANCIENT LANDSLIDE DEPOSITS. GEOLOGIC HAZARDS ASSOCIATED WITH THE SEA CLIFF INCLUDE COASTAL EROSION AND LANDSLIDING.

CRM 3 - HAZARD

CATEGORY 3A - AREAS HAVING THE MOST SEVERE TOPOGRAPHIC AND GEOLOGIC PROBLEMS HAVE BEEN INCLUDED IN CRM 3A. MOST OF

figure 13 natural environment element



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CATEGORY 3 - AREAS IN WHICH EXISTING GEOLOGIC INFORMATION IS NOT SUFFICIENTLY DETAILED TO ESTABLISH SUITABILITY FOR CONSTRUCTION PURPOSES.

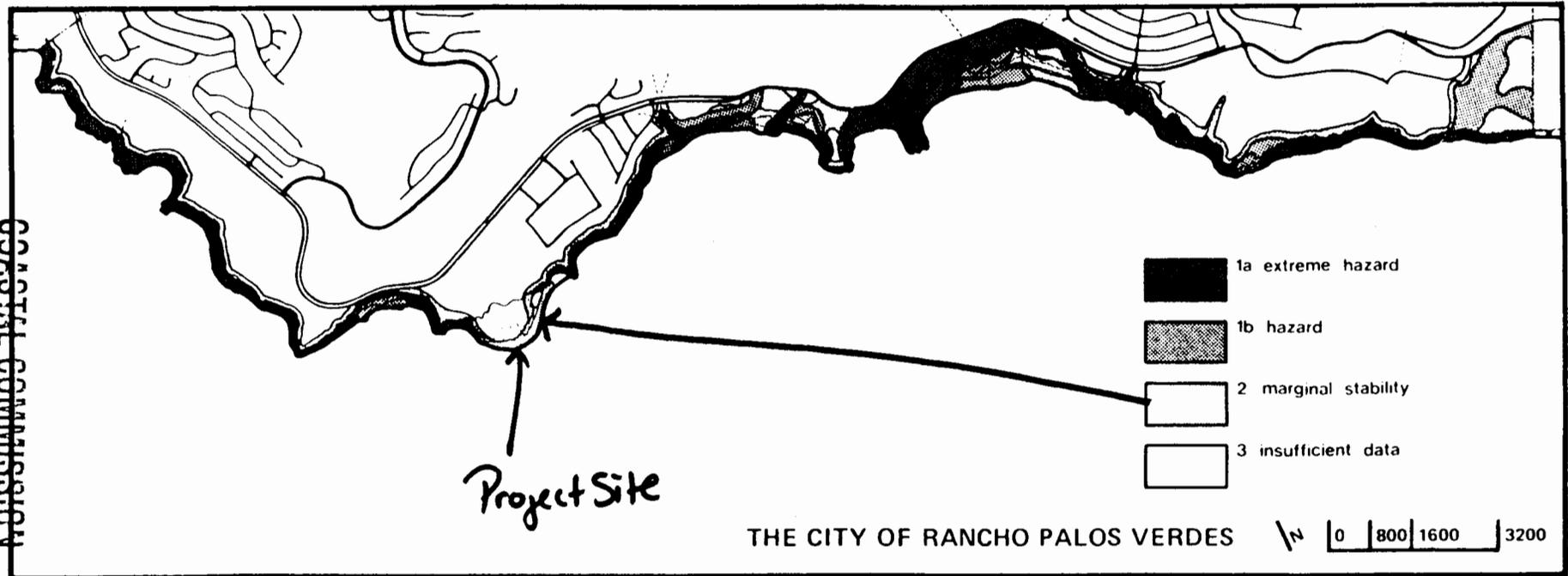
CATEGORY 4 - AREAS THAT APPEAR TO BE SUITABLE FOR PERMANENT TRACT-TYPE RESIDENTIAL STRUCTURES AND SUPPORTING FACILITIES IN LIGHT OF EXISTING GEOLOGIC INFORMATION.

THE ABOVE CLASSIFICATION SYSTEM IS BASED ON THE ANALYSIS OF EXISTING GEOLOGIC DATA, BOTH PUBLISHED AND UNPUBLISHED. SIGNIFICANT GAPS STILL EXIST IN THE AMOUNT OF DETAILED GEO-

LOGIC INFORMATION AVAILABLE ON RANCHO PALOS VERDES TO NECESSITATE THE INCLUSION OF A "GRAY ZONE" (CATEGORY 3) BETWEEN AREAS THAT ARE KNOWN TO BE FREE OF GEOLOGIC PROBLEMS AND THOSE KNOWN TO BE RESTRICTED BY GEOLOGIC CONDITIONS.

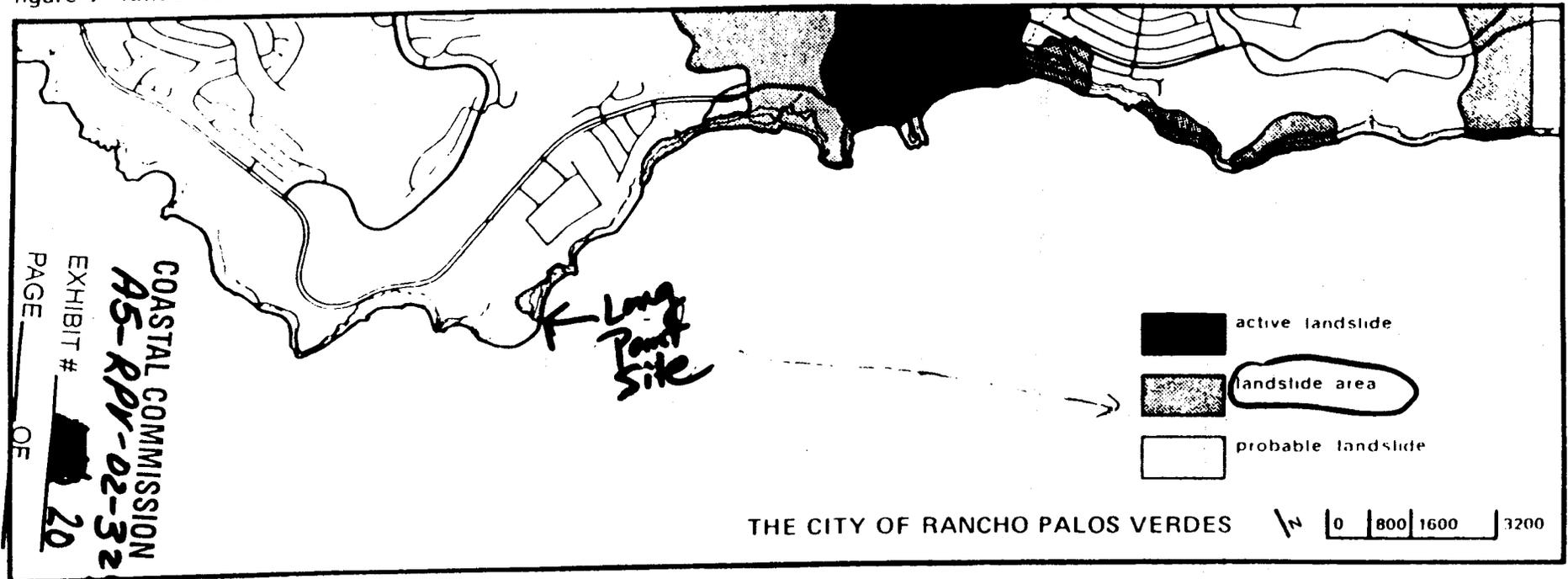
THE GEOGRAPHICAL DISTRIBUTION OF THE ABOVE CATEGORIES IS SHOWN ON FIGURE 5. SPECIFIC COMMENTS REGARDING THE LOCATION, CONSTRAINTS, AND LIMITATIONS FOR THE USE OF LAND AREAS WITHIN THESE CATEGORIES ARE DISCUSSED IN THE PROVISIONAL COASTAL SETBACK ZONE, NATURAL ENVIRONMENT ELEMENT, AND RESPECTIVE SUBREGION SECTIONS.

figure 5 geology



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Figure 7 landslides



RESPECT TO THE DISTANCE FROM THE FAULT AND GEOLOGIC MAKEUP IN A SPECIFIC AREA. IN GENERAL, MORE SEVERE WAVE PATTERNS WILL BE INCURRED BY LANDS IN THE SOUTHERN PORTION OF THE COASTAL REGION AND PROGRESSIVELY DIMINISH TOWARDS THE WEST. WHEN THE DISTANCE FACTOR IS COUPLED WITH SURFACE FACTORS (MONTEREY FORMATION OR TERRACE DEPOSIT), THE AMPLIFICATION SPECTRA USED IN TABLE 4 CAN BE EXPECTED FOR THE RESPECTIVE MAGNITUDES.

CONCLUSIONS DRAWN FROM DATA INDICATE THAT EARTHQUAKES WITH A MAGNITUDE OF 5.6 OR GREATER WILL INDUCE GROUND SHAKING WHICH EXCEEDS UNIFORM BUILDING CODE REQUIREMENTS. THE EXPECTED RECURRENCE INTERVAL FOR SUCH

EARTHQUAKES IS 150 YEARS FOR A MAGNITUDE OF 5.6 AND 300 YEARS FOR A MAGNITUDE OF 6.5.

THE "MAXIMUM CREDIBLE" EARTHQUAKE FOR THIS FAULT IS A 7.7 MAGNITUDE. SINCE THE RECURRENCE INTERVAL FOR AN EVENT OF THIS MAGNITUDE IS APPROXIMATELY 1000 YEARS AND THE SOUTHERN SEGMENT MOVED ONLY 40 YEARS AGO, THIS POTENTIAL EVENT IS NOT CONSIDERED AS TO HAVE A SUFFICIENTLY HIGH PROBABILITY OF OCCURRENCE TO WARRANT ANALYSIS (SEE PAGE 155 OF THE GENERAL PLAN).

SAN ANDREAS FAULT

THE COASTAL REGION LIES APPROXIMATELY 55 MILES FROM THE SAN ANDREAS FAULT. BECAUSE

DEGREES) AND INDIRECT (32.5-90 DEGREES). A 90-DEGREE ANGLE TO THE SIDE WAS DETERMINED TO BE OUT OF THE NORMAL RANGE OF VISION OF DRIVER AND PASSENGER.

THE BOUNDARIES OF THE VISTAS IDENTIFIED ALONG PALOS VERDES DRIVE ARE DEFINED BOTH VERTICALLY AND HORIZONTALLY ON THE ACCOMPANYING PLANS AND SECTIONS OF THE COASTAL AREA (FIGURES 26, 27, AND 28). THESE BOUNDARIES WERE ESTABLISHED BY THE FOLLOWING METHOD:

◦ HORIZONTAL BOUNDARIES

RIGHT EDGE FROM THE BEGINNING POINT OF A CONTINUOUS VIEWING STATION TO THE RIGHT EDGE OF THE

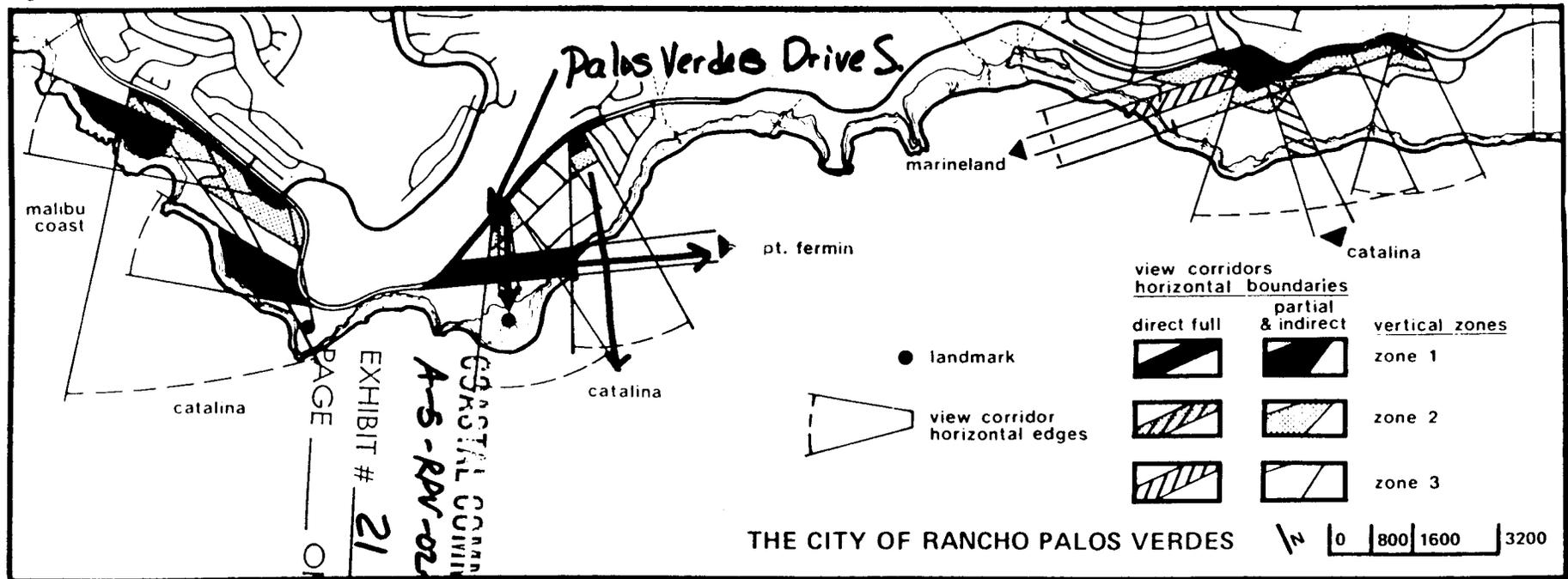
VIEWING FOCUS.

LEFT EDGE - FROM THE ENDING POINT OF A CONTINUOUS VIEWING STATION TO THE LEFT EDGE OF THE VIEWING FOCUS.

◦ VERTICAL BOUNDARIES

BOTTOM EDGE - A VERTICAL ARC WAS ESTABLISHED FOR THE BOTTOM EDGE FROM THE VIEWING STATION ELEVATION TO THE FOCAL POINT ELEVATION. FOR DISTANT FOCAL POINTS (I.E. CATALINA AND MALIBU COASTLINE) A MINIMUM 2-DEGREE DOWN-ARC FROM HORIZONTAL WAS USED.

figure 26 visual corridors



Building Design Standards

- 49) The resort hotel shall contain the following principal visitor-serving structures and uses, and shall substantially comply with, and not to exceed, the following square footage numbers:
- a) Conference Center / Banquet Facilities – 60,000 square feet
 - b) Restaurant, bar and lounge - approximately 22,500 square feet
 - c) Resort related retail, visitor services and guest amenities – approximately 20,000 square feet.
 - d) Spa Facilities – 25,000 square feet
 - e) Swimming pools - Three for the resort hotel (including the lower pool facility), one for the West Casitas, one for the Resort Villas, and one within the spa facility
 - f) Pool Cabanas: - commensurate with size of adjacent pool
 - g) Lower Pool Facility – 1,400 square feet (hotel guest area: 680 square feet of restroom facilities, 350 square feet of pool kitchen area, 6,400 square feet of deck area including the 2,400 square foot pool / public area: to be no less than 2,900 square feet of deck area and 370 square feet of restroom room facilities)
 - h) Tennis Courts – two tennis Courts
 - i) Golf School / Club house – 8,000 square feet.
 - j) Golf Cart and Maintenance Facility (adjacent to tennis courts) – 4,000 square feet.
 - k) Parking Structure – 180,000 square feet (459 parking spaces; 239 spaces on the lower level and 197 on the upper level).
 - l) Lookout Bar – 3,500 square feet
 - m) Resort Hotel Entry Trellis – 250 square feet of roof area
- 50) A Square Footage Certification prepared by a registered surveyor shall be submitted to the Director of Planning, Building and Code Enforcement, prior to a framing inspection, indicating that the buildings, as identified in the previous condition, do not exceed the permitted square footages.
- 51) The maximum heights of the buildings approved for the project site shall not exceed the following criteria:

Hotel Building

- a. Maximum roof ridgeline 153 feet above sea level – plus fireplace chimney to the minimum height acceptable by the Uniform Building Code.
- b. Maximum height of 86 feet at eastern elevation, as measured from adjacent finished grade located in the middle of the elevation, 53 feet at the inland most end of the elevation, and 50 feet from the seaward most end of the elevation.

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- c. Maximum height of 50 feet at northern elevation, as measured from adjacent finished grade, 30 foot maximum at western most end of the elevation, and 40 foot maximum at the eastern most end of the elevation.
- d. Maximum height of 85 feet, as measured from lowest finished grade at the highest point along the southern elevation, 40 feet at the eastern most end of the elevation, and 50 feet at the western most end of the elevation.
- e. Maximum height of 90 feet, as measured from lowest finished grade elevation along the western elevation, 60 feet at the seaward most end of the elevation, and 50 feet at the inland most end of the elevation.

→ Resort Villas - Maximum height shall not exceed 26 feet, as measured from the lowest adjacent finished grade to the top of the highest roof ridgeline for those villa structures located outside of the visual corridor of Vertical Zone 1. If any Villa structure is located within the visual corridor of Vertical Zone 1, as identified on the site plan, it shall not exceed a maximum height of 16 feet, as measured from the lowest adjacent finished grade to the top of the highest roof ridgeline.

Casitas - Maximum height of the casitas located outside of the visual corridor of Vertical Zone 1 shall not exceed 26 feet as measured from the lowest adjacent finished grade. The Casitas located within the Coastal Specific Plan's Vertical Zone 1 shall not exceed 16 feet in height, as measured from the lowest adjacent finished grade to the top of the highest roof ridgeline.

Bungalows - Maximum height of the bungalows shall not exceed 26 feet as measured from the lowest adjacent finished grade to the top of the highest roof ridgeline.

Clubhouse - Maximum height of the clubhouse shall not exceed 16 feet as measured from the lowest adjacent finished grade to the top of the highest roof ridgeline.

Golf Maintenance Facility - Maximum height of the maintenance facility shall not exceed 16 feet as measured from the lowest adjacent finished grade to the top of the highest roof ridgeline.

Lookout Bar - Maximum height of the Lookout Bar shall not exceed 19 feet as measured from the lowest adjacent finished grade to the top of the highest roof ridgeline.

Lower Pool Facility - Maximum height of the lower pool facility shall not exceed 16 feet, as measured from the lowest adjacent finished grade to the top of the highest roof ridgeline.

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Parking Structure – Maximum height of the parking structure shall not exceed 16 feet, as measured from the lowest adjacent finished grade to the top of the highest parapet wall and railing thereon.

Accessory Structures – Maximum height of all accessory structures shall not exceed 12 feet, as measured from the lowest adjacent finished grade to the top of the highest roof ridgeline.

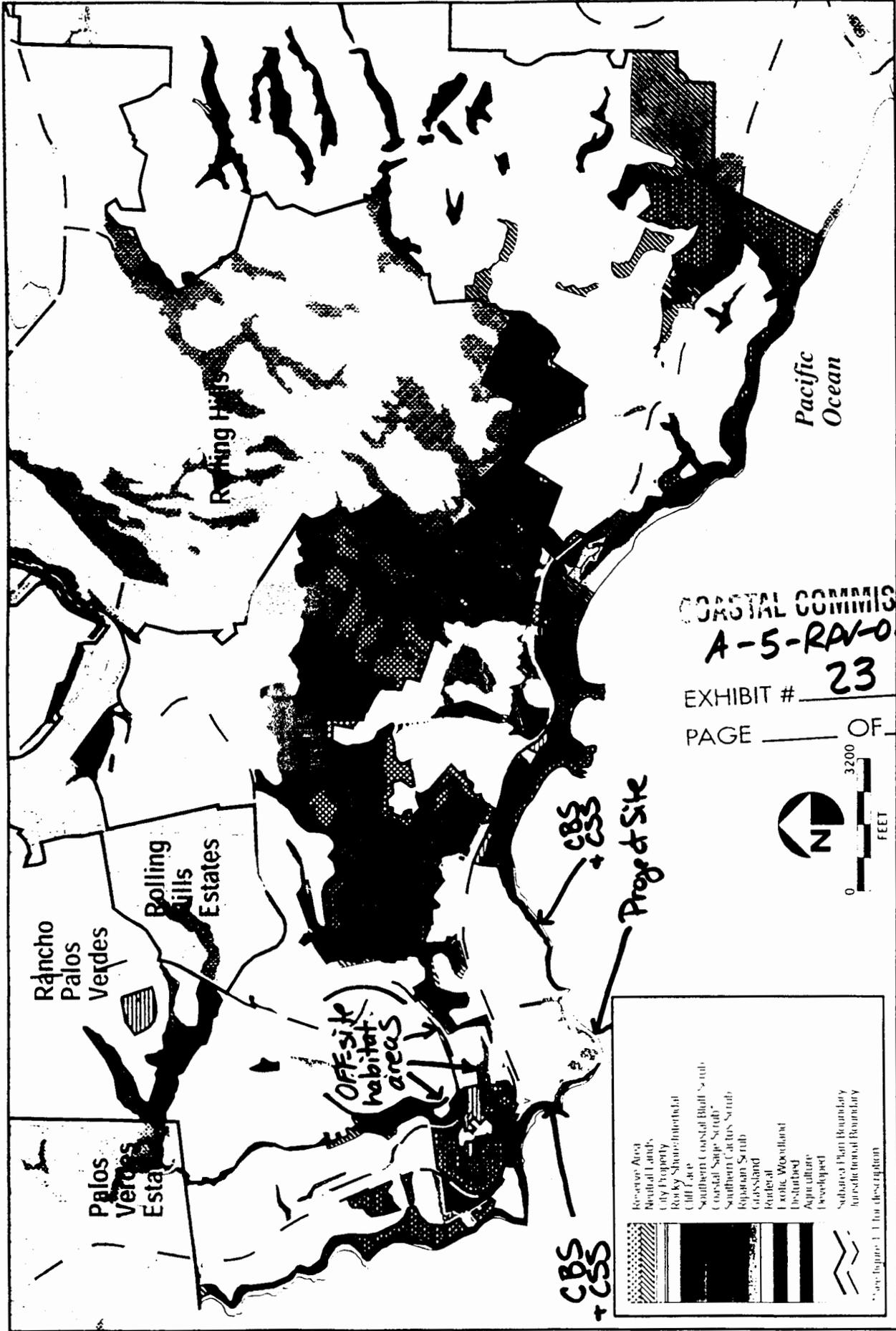
Architectural Features – architectural elements (cupolas, rotundas, and towers) may exceed the foregoing height limits with the prior written approval of the Director of Planning, Building and Code Enforcement, provided that such elements are generally consistent with the plans reviewed by the City Council.

Chimneys - Fireplace chimneys shall be limited to the minimum height acceptable by the Uniform Building Code

- 52) A Building Pad Certification shall be prepared by a licensed engineer and submitted to Director of Planning, Building and Code Enforcement prior to final inspection of grading activities. A Roof Ridgeline Certification, indicating the maximum height of each building, shall be prepared by a licensed engineer and submitted to Director of Planning, Building and Code Enforcement prior to final framing certifications for each building.
- 53) In no event shall any structure, including architectural features, exceed the elevation height of Palos Verdes Drive South, as measured from the closest street curb, adjacent to the Resort Hotel Area. This condition shall not apply to chimneys built to the minimum standards of the Uniform Building Code.
- 54) Glare resulting from sunlight reflecting off building surfaces and vehicles shall be mitigated by such measures as incorporating non-reflective building materials and paint colors into the design of the hotel architecture, as well as landscaping around the buildings and parking lots.
- 55) The design of the parking structure shall resemble the hotel architecture and shall be subject to review and approval by the Director of Planning, Building and Code Enforcement. The materials used for the parking structure shall be reviewed and approved by the Director of Planning, Building and Code Enforcement prior to issuance of building permits.
- 56) The applicant shall submit an Architectural Materials Board for review and approval by the Director of Planning, Building and Code Enforcement prior to issuance of building permits. The Materials Board shall identify, at the least, a sample of the proposed exterior building materials, such as roof tile materials and paint colors.

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 Reserve Design

FIGURE

3-2

URS | TAC

**Trails Training Course
Proposed Guidelines for Developed Outdoor Recreation Areas
Regulatory Negotiation Committee Final Report**

Highlights:

- Newly constructed and altered recreation facilities and outdoor developed areas are required to comply with ADAAG where the provisions can be applied (e.g., parking, entrances, toilet rooms).
- Some recreation facilities have unique features for which additional provisions and special applications are needed – hence, the development of guidelines for developed outdoor areas.
- **Regulatory Negotiation Committee:** Convened to arrive at a consensus decision on the text of proposed rule (guidelines) previously developed by the Recreation Access Advisory Committee (RACC – 1993). The Committee met 10 times between 1997-1999, often with public comment periods.
- **Full accessibility** is to be considered at the onset of a project and throughout. The guidelines recognize that often the natural environment will prevent full compliance with certain technical provisions, therefore, “conditions for departure” from the technical provisions in certain cases are allowed.
- **** Guidelines require all areas of newly designed or newly constructed and altered portions of existing trails connecting to “designated trailheads” or “accessible trails” to comply.**
 - Where new trails connect to an existing trails that is not accessible, the technical provisions do not apply.
 - Where the new or altered portion is not connected to a designated trailhead, the technical provisions do not apply.
 - (This provision takes into consideration those trails which may be in the “middle of nowhere.”)

Conditions for Departure:

- **** Departures are permitted from certain technical provisions where at least one of four conditions is present (“Conditions for Departure”).** When a departure is permitted, the proposed guidelines specifically provide an exception to the respective technical provision.
- **Factors which influence the ability to provide fully accessible facilities such as soil, surrounding vegetation, hydrology, terrain, and surface characteristics, are fundamental to the outdoor arena.** (“Departures” rationale – without the opportunity to depart from the technical provisions, compliance may significantly alter the nature of the outdoor experience.)
- **** When the condition for departure no longer exists, the technical provisions re-apply.**
- **** Where a departure is taken for a specific technical provision, the other technical provisions should be applied if they are not affected by the condition.** (For instance, a significant cultural feature may prohibit a 36 inch trail width, but that would not affect the slope or surface.)

Two Exceptions:

- **** There may be situations where the combination of factors and conditions may make it impractical to make the entire trail accessible according to technical provisions.** In other words, there’s a point at which it does not make much sense to continue to try to make the trail accessible.

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Two general exceptions apply:

1. Where one or more of the "conditions for departure" exist and where one or more of the "general exception" conditions below exist, (Caveat: The segment between the trailhead and first point of departure is required to comply unless the segment is 500 feet or less or a prominent feature is less than 500 feet from the trailhead - provide access to the first point of departure or the prominent feature.)

The "general exception" conditions are:

- The combination of running slope and cross slope exceeds 40 percent for over 20 feet; or,
- A trail obstacle 30 inches or more in height lies across the full tread width of the trail; or,
- The surface is neither firm nor stable for a distance of 45 feet or more; or,
- A clear trail width is less than 12 inches for a distance of 20 feet or more.

2. Where one or more of the conditions for departure are met resulting in departures from the technical provisions for over 15 percent of the length of the trail, the technical provisions shall not apply after the first point of departure (same "caveat" above applies). This is affectionately known as the "drop dead point" by the Reg Neg committee.

This 15% threshold is a compromise in order to balance the resources and environmental impact with the practicality of providing meaningful access on trails. Every attempt should be made to attempt compliance with all technical provisions throughout the full length of the trail.

Other:

- Distinction between provisions for "Trails" and "Outdoor Recreation Access Routes (ORAR).
 - Trail - A route that is designed, designated, or constructed for recreational pedestrian use, or provided as a pedestrian alternative to vehicular routes within a transportation system.
 - ORAR - A continuous unobstructed path designated for pedestrian use that connects accessible elements within a picnic area, camping area, or designated trailhead.
- Technical provisions for "trails" allow more flexibility because of the nature of their use in the outdoor arena. (Technical provisions for ORARs are also more flexible than "access route" specifications under ADAAG for the same reason.)
- Where elements are provided along trails, they are not required to be connected by an outdoor recreation access route, requiring more stringent provisions.

Emphasize these technical provisions and circumstances for application are reasonable. Most of our newly constructed or altered trails, especially backcountry, will not meet these provisions. However, we must continue to strive to provide opportunities for access to our trails whenever possible to people with disabilities.

Emphasize also the need for staff to carefully read the "preamble" and background information, as well as the Appendix, in these proposed guidelines. That text will answer most of their questions and will help considerably in understanding the application of the technical provisions. Don't just jump into the technical provisions and try to apply them.

The UTAP process is an excellent way to determine if our existing trails are accessible and will help identify ways to make them more accessible; as well as giving staff excellent information for all users of our trails.

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Accessible Routes, Outdoor Access Routes & Trails

Accessible routes, outdoor access routes and trails are all paths that have varying requirements based on their purpose, what they connect to and the environment they fall within. The following table identifies the technical provisions as they apply to each of the different paths:

	Access Route (ADAAG)	Outdoor Access Route	Trail
Surface	Stable, firm, slip resistant	Firm and Stable	Firm and Stable Exception*
Max Running Slope	1:12	1:20 (for any distance) 1:12 (for max 50 ft) 1:10 (for max 30 ft)	1:20 (for any distance) 1:12 (for max 200 ft) 1:10 (for max 30 ft) 1:8 (for max 10 ft) Exception 1:7 (for 5 ft max for open drainage structures) Exception*
Max Cross Slope	1:50	1:33 Exception 1:20 (for drainage purposes)	1:20 Exception 1:10 (at the bottom of an open drain where clear tread width is a min of 42 in)
Min Clear Tread Width	36 inches 32 inches (for no more than 24 inches)	36 inches Exception 32 inches when * applies.	36 inches for any distance Exception 32 inches when * applies.
Edge Protection	Where provided, min of 2 inches	Where provided, min of 3 inches.	Where provided, 3 inches min.
Tread Obstacles	(Changes in Level) ¼ inch (no beveled edge) ¼-1/2 inch must have a beveled edge with a max slope of 1:2. Over ½ inch = ramp	1 inch high max Exception 2 inches high max (where beveled with a slope no greater than 1:2 and where * applies."	2 inches high max Exception 3 inches max (where running and cross slopes are 1:20 or less) Exception *
Passing Space	Every 200 feet where clear tread width is less than 60 inches, a minimum 60x60 inch space, or a t-shaped intersection of two walks or corridors with arms and stem extending min of 48 inches.	Every 200 ft where clear tread width is less than 60 in., a minimum 60x60 in space, or a t-shaped intersection of two walking surfaces with arms and stem extending min of 48 inches. Exception every 300 feet where * applies.	Every 1000 feet where clear tread width is less than 60 inches, a 60x60 inch min passing space or a t-shaped intersection of two walking surfaces with arms and stem extending min of 48 inches. Exception *
Resting Intervals	(Landings) 60 inch min length, min width as wide as the ramp run leading to it; if change in direction occurs, must have 60x60 inch space.	60 in min length, width at least as wide as the widest portion of the trail segment leading to the resting interval and a max slope of 1:33 Exception a max slope of 1:20 is allowed for drainage	60 in min length, width at least as wide as the widest portion of the trail segment leading to the resting interval and a maximum slope of 1:20 Exception *

(16.1.1 Conditions for Departure) The provision may not apply if it cannot be provided because compliance would cause substantial harm to cultural, historic, religious or significant natural features or characteristics; substantially alter the nature of the setting or purpose of the facility; require construction methods or materials that are prohibited by Federal, state, or local regulations or statutes; or would not be feasible due to terrain or the prevailing construction practices

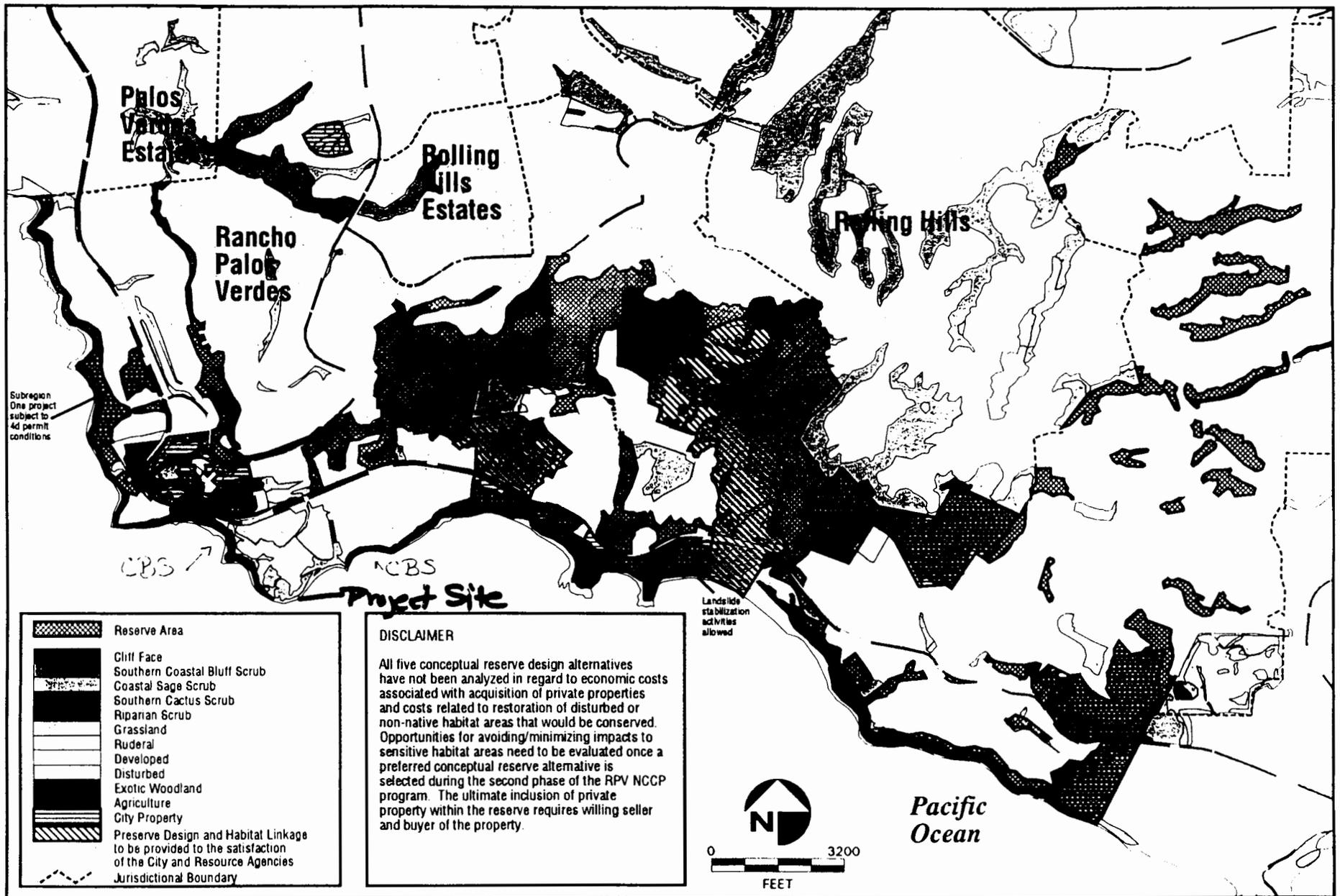
National Center on Accessibility

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OGDEN
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Preliminary Reserve Alternative 3

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FIGURE
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The California Exotic Pest Plant Council

List A-1: Most Invasive Wildland Pest Plants; Widespread

Latin Name ¹	Common Name	Habitats of Concern and Other Comments	Distribution ²
<i>Ammophila arenaria</i>	European beach grass	Coastal dunes	SCo,CCo,NCo
<i>Arundo donax</i>	giant reed, arundo	Riparian areas	cSNF,CCo,SCo,SnGb,D,GV
<i>Bromus tectorum</i>	cheat grass, downy brome	Sagebrush, pinyon-juniper, other desert communities; increases fire frequency	GB,D
<i>Carpobrotus edulis</i>	iceplant, sea fig	Many coastal communities, esp. dunes	SCo,CCo,NCo,SnFrB
<i>Centaurea solstitialis</i> ^C	yellow starthistle	Grasslands	CA-FP (uncommon in SoCal)
<i>Cortaderia jubata</i>	Andean pampas grass, jubatagrass	Horticultural; many coastal habitats, esp. disturbed or exposed sites incl. logged areas	NCo,NCoRO,SnFrB,CCo,WTR,SCo
<i>Cortaderia selloana</i>	pampas grass	Horticultural: coastal dunes, coastal scrub, Monterey pine forest, riparian, grasslands; wetlands in ScV; also on serpentine	SnFrB,SCo,CCo,ScV
<i>Cynara cardunculus</i> ^B	artichoke thistle	Coastal grasslands	CA-FP, esp. CCo,SCo
<i>Cytisus scoparius</i> ^C	Scotch broom	Horticultural: coastal scrub, oak woodlands, Sierra foothills	NW, CaRF,SNF,GV,SCo,CW
<i>Eucalyptus globulus</i>	Tasmanian blue gum	Riparian areas, grasslands, moist slopes	NCoRO,GV,SnFrB,CCo,SCoRO,SCo,nChl
<i>Foeniculum vulgare</i>	wild fennel	Grasslands; esp. SoCal, Channel Is.; the cultivated garden herb is not invasive	CA-FP
<i>Genista monspessulana</i> ^C	French broom	Horticultural: coastal scrub, oak woodlands, grasslands	NCoRO,NCoRI,SnFrB,CCo,SCoRO,sChl,WTR,PR
<i>Lepidium latifolium</i> ^B	perennial pepperweed, tall white top	Coastal, inland marshes, riparian areas, wetlands, grasslands; potential to invade montane wetlands	CA (except KR,D)
<i>Myriophyllum spicatum</i>	Eurasian watermilfoil	Horticultural; lakes, ponds, streams, aquaculture	SnFrB,SnJV,SNH(?); prob. CA
<i>Pennisetum setaceum</i>	fountain grass	Horticultural: grasslands, dunes, desert canyons; roadsides	Deltaic GV,CCo,SCo,SnFrB
<i>Rubus discolor</i>	Himalayan blackberry	Riparian areas, marshes, oak woodlands	CA-FP
<i>Senecio mikanioides</i> (= <i>Delairea odorata</i>)	Cape ivy, German ivy	Coastal, riparian areas, also SoCal (south side San Gabriel Mtns.)	SCo,CCo,NCo,SnFrB,SW
<i>Taeniatherum caput-medusae</i> ^C	medusa-head	Grasslands, particularly alkaline and poorly drained areas	NCoR, CaR,SNF,GV,SCo
<i>Tamarix chinensis</i> , <i>T. gallica</i> , <i>T. parviflora</i> & <i>T. ramosissima</i>	tamarsk, salt cedar	Desert washes, riparian areas, seeps and springs	SCo,D,SnFrB,GV,sNCoR,sSNF,Teh,SCoRI,SNE,WTR
<i>Ulex europaeus</i> ^B	gorse	North, central coastal scrub, grasslands	NCo,NCoRO,CaRF,n&cSNF,SnFrB,CCo

¹Noxious Weed Ratings

F: Federal Noxious Weed, as designated by the USDA; targeted for federally-funded prevention, eradication or containment efforts.

A: CA Dept. of Food & Agriculture, on "A" list of Noxious Weeds; agency policies call for eradication, containment or entry refusal.

B: CA Dept. of Food & Agriculture, on "B" list of Noxious Weeds; includes species that are more widespread, and therefore more difficult to contain; agency allows county Agricultural Commissioners to decide if local eradication or containment is warranted.

C: CA Dept. of Food & Agriculture, on "C" list of Noxious Weeds; includes weeds that are so widespread that the agency does not endorse state or county-funded eradication or containment efforts except in nurseries or seed lots.

Q: CA Dept. of Food & Agriculture's designation for temporary "A" rating pending determination of a permanent rating.

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For most species nomenclature follows *The Jepson Manual: Higher Plants of California* (Hickman, J., Ed., 1993).

Exotic Pest Plants of Greatest Ecological Concern in California

List A-2: Most Invasive Wildland Pest Plants; Regional

Latin Name ¹	Common Name	Habitats of Concern and Other Comments	Distribution ²
<i>Ailanthus altissima</i>	tree of heaven	Riparian areas, grasslands, oak woodlands, esp. GV, SCo	CA-FP
<i>Atriplex semibaccata</i>	Australian saltbush	SoCal, coastal grasslands, scrub, "high marsh" of coastal salt marshes	CA (except CaR,c&sSN)
<i>Brassica tournefortii</i>	Moroccan or African mustard	Washes, alkaline flats, disturbed areas in Sonoran Desert	SW,D
<i>Bromus madritensis</i> ssp. <i>rubens</i>	red brome	Widespread; contributing to SoCal scrub, desert scrub type conversions; increases fire frequency	CA
<i>Cardaria draba</i> ^B	white-top, hoary cress	Riparian areas, marshes of central coast; also ag. lands, disturbed areas	Problem only in CCo
<i>Conicosia pugioniformis</i>	narrow-leaved iceplant, roundleaf iceplant	Coastal dunes, sandy soils near coast; best documented in San Luis Obispo and Santa Barbara cos.	CCo
<i>Cotoneaster pannosus</i> , <i>C. lacteus</i>	cotoneaster	Horticultural; many coastal communities; esp. North Coast, Big Sur; related species also invasive	CCo,SnFrB,NW
<i>Cytisus striatus</i>	striated broom	Often confused with <i>C. scoparius</i> ; coastal scrub, grassland	SnFrB,CCo,SCo,PR
<i>Egeria densa</i>	Brazilian waterweed	Streams, ponds, sloughs, lakes; Sacramento-San Joaquin Delta	n&sSNF,SnJV,SnFrB,SnJt,SNE
<i>Ehrharta calycina</i>	veldt grass	Sandy soils, esp. dunes; rapidly spreading on central coast	CCo,SCoRO,WTR
<i>Eichhornia crassipes</i>	water hyacinth	Horticultural; established in natural waterways, esp. troublesome in Sacramento-San Joaquin Delta	GV,SnFrB,SCo,PR
<i>Elaeagnus angustifolia</i>	Russian olive	Horticultural; interior riparian areas	SnJV,SnFrB,SNE,DMoj
<i>Euphorbia esula</i> ^A	leafy spurge	Rangelands in far no. CA, also reported from Los Angeles Co.	eKR.NCo,CaR,MP,SCo
<i>Ficus carica</i>	edible fig	Horticultural; Central Valley, foothill, South Coast and Channel Is. riparian woodlands	nSNF,GV,SnFrB,SCo
<i>Lupinus arboreus</i>	bush lupine	Native to SCo. CCo; invasive only in North Coast dunes	SCo.CCo.NCo
<i>Mentha pulegium</i>	pennyroyal	Santa Rosa Plain (Sonoma Co.) and Central Valley vernal pools; wetlands elsewhere	NW,GV,CWScO
<i>Myoporum laetum</i>	myoporum	Horticultural; coastal riparian areas in SCo	SCo.CCo
<i>Saponaria officinalis</i>	bouncing bet	Horticultural; meadows, riparian habitat in SNE, esp. Mono Basin	NW,CaRH,nSNF,SnFrB,SCoRO,SCo,PR,MP,SNE,GV
<i>Spartina alterniflora</i>	Atlantic or smooth cordgrass	S.F. Bay salt marshes; populations in Humboldt Bay believed extirpated	CCo(shores of S.F. Bay)

²Distribution by geographic subdivisions per the Jepson Manual

CA=California	GV=Great Valley	ScV=Sacramento Valley
CA-FP=California Floristic Province	KR=Klamath Ranges	SnJV=San Joaquin Valley
CaR=Cascade Ranges	MP=Modoc Plateau	SN=Sierra Nevada
CaRF=Cascade Range Foothills	NCo=North Coast	SNE=East of SN
CCo=Central Coast	NCoRI=Inner NCo Ranges	SNF=SN Foothills
ChI=Channel Islands	NCoRO=Outer NCo Ranges	SNH=High SN
CW=Central Western CA	NW=Northwestern CA	SnFrB=San Francisco Bay Area
D=Deserts	PR=Peninsular Ranges	SnGb=San Gabriel Mtns
DMoj=Mojave Desert	SCo=South Coast	SW=Southwestern CA
DSon=Sonoran Desert	SCoRI=Inner SCo Ranges	Teh=Tehachan Mtns
GB=Great Basin	SCoRO=Outer SCo Ranges	WTR=Western Transverse Ranges

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1999 CalEPPC List p. 3

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