

II. Conservation & Open Space Element

The State of California requires both an Open Space Element and a Conservation Element to be included in every local government general plan. As many of the City's goals and policies, and the State's requirements, are related, these two elements have been joined into this one single element.

Open Space is one of the prominent features that defines the character of Rancho Palos Verdes and plays a large role in the quality of life that residents seek to live in and maintain, and non-residents seek to visit. Conserving open space provides opportunities to the public for outdoor recreation, view-shed protection, conservation of natural resources that provide a healthy ecosystem for vegetation and wildlife, flood and erosion control, protection of the public health and safety, buffering between incompatible land uses and the enhancement of roads and public spaces.

The majority of Rancho Palos Verdes is developed with residential land uses; however a significant amount of land is dedicated to open space uses, including parks, golf courses, trails and a dedicated preserves. The City seeks to create a system that integrates parks, trails, natural habitats and cultural resources into a series of networks for both residents and visitors to utilize.

Goals

To set the context for this Element, its Goals are as follows;

1. ~~It is the goal of the City of Rancho Palos Verdes~~ To conserve, protect, and enhance its natural resources, beauty, and open space for the benefit and enjoyment of its residents and the residents of the entire region. Future development shall recognize the sensitivity of the natural environment and be accomplished in such a manner as to maximize the protection of it.



(PLANNING COMMISSION RECOMMENDED CHANGE TO THE GOAL)



2. ~~The City shall~~ **Protect** and preserve all significant archaeological, paleontological and historical resources within the City.

(PLANNING COMMISSION RECOMMENDED CHANGE TO THE GOAL)

The basis for this element has been the environmental capabilities inherent in the land of Rancho Palos Verdes. Land “capability” is fundamentally an evaluation of the basic ecological and environmental units dealing with the natural factors of land, climate, hydrology, biotic resources, geotechnical factors, and the systematic relationships which must exist among them. The Element discusses each of these basic ecological and environmental units as they apply to Rancho Palos Verdes individually, as detailed factors, then in appropriate classification combinations. Each of these combinations has then been classified into two categories: 1) preservation of natural resources and open space, and 2) public health and safety. The two categories have then been combined to develop the Conservation and Open Space Element which becomes a guide for the natural environmental resource management policies.

The Element then focuses upon Cultural Resources (paleontological, historical and archeological resources) and the conservation of them. Finally, the Element includes an inventory of existing Open Spaces within the City that are so beneficial for the City’s residents and the residents of the entire region.

Basic Ecological and Environmental Units

This section discusses the basic ecological and environmental units that deal with natural factors affecting the City. It is these factors and the relationships amongst them that serve as the basis in which the environmental resource management policies are developed. For example, the discussion below on “Climate” describes the components of weather, which affects the City in terms of temperatures, winds, precipitation and air quality. The “Biotic Resources” portion describes the significant ecologic habitats associated with the land-based natural vegetation communities, as well as ocean related resources along the immediate shoreline. The section on “Geotechnical Factors” includes topographic conditions, geologic hazards, and mineral resources. Hydrology covers the natural and man-made water drainage patterns within the City and the factors affecting them, as well as their influence on the other natural environment factors.

Climate

Rancho Palos Verdes has one of the most ideal climates of the world. Its average maximum and minimum temperatures range approximately between 67°F. and 50°F., and annual precipitation is approximately 11” to 15”.



Precipitation intensity is variable during storms. Records of maximum precipitation rates are not available specifically for the City, however, data from the Botanic Garden area of the Peninsula indicates that .3 of an inch has fallen within a five-minute period and 1.1 inches in a one hour period (Gales). The latter occurring during one of the heavy 1969 storms.

The sea breeze, which is the predominant wind, is a primary factor in creating this climate and typically flows from the west-southwest in a day-night cycle with speeds generally ranging from 5 to 15 mph. The sea breeze maintains the cool temperatures and clean air circulation and generally prevents warmer inland temperatures and air pollution from permeating into the peninsula, except under certain seasonal conditions such as the offshore Santa Ana winds.

The climate on the peninsula has been classified by other studies into five (5) micro zones (Gales). Of the five, there are three (the Coastal Zone, Upper West Face of the Hill, and Middle Highlands/Eastern Upper Slopes) that apply to the City of Rancho Palos Verdes. (See Figure 3).

Zone I – Coastal. The coastal climate zone extends along the coastline and inland to the 500-700 ft. elevation line. Temperatures are generally mild and frost is a rare occurrence. The area around Pt. Vicente tends to be slightly windier, cooler, and receives more fog and low clouds than other areas within this zone. The remainder of the coast is more sheltered than Point Vicente, accounting for this difference. In general, this Coastal Zone tends to have more fog and low clouds, cooler days, but warmer night temperatures than other areas of the peninsula. Relative humidity is higher than in other zones due to proximity to the ocean. Mean monthly temperatures were calculated from average monthly temperatures recorded at various stations located within each zone.

Zone 1 – Average Monthly Temperatures

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
High	59	62.4	62.7	63.9	65.3	68.3	72.4	74.7	72.9	69.4	65.7	62.1
Low	49	51	51.4	51.8	54.6	58	61.3	63.3	60.6	57.3	54.4	51

Zone 2 – Upper West Face of the Hill. This climate zone is above the 500-700 ft. elevation and extends to the top of the peninsula heights. The climate is similar to that of the coastal zone, but nighttime temperatures are generally cooler, and there are more occurrences of very warm days than in the coastal zone. Relative humidity is fairly high, but fluctuates more than in the Coastal Zone. The afternoon sea breeze tends to keep temperatures moderate and can be brisk down through the valleys.



Zone 2 – Average Monthly Temperatures

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
High	56	61.5	61.5	64.5	66	67.5	72.5	75.5	72	69	65	59.5
Low	44	48	52.5	49	52	53	59	60.5	58	54.5	50	51

Zone 3 – Middle Highlands/Eastern Upper Slopes. This climate zone tends to have greater climatic variation than the previous zones. Temperatures are slightly warmer than in Zone 2 and warm days can be very warm with cool days as cool or cooler than in any other zone. Temperatures have about a 20° range.

Zone 3 – Average Monthly Temperatures

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
High	59.9	64	64.9	69.7	71.4	76.4	83.3	84.1	79.6	73.9	66.3	59.1
Low	44.6	47.7	48	49.3	52	55.7	59.8	62.7	59.1	55.3	49.3	45

This mild climate of Rancho Palos Verdes with its soil and plant nutrients has created a setting enabling a wide variety of both native and non-native plant species to grow within the City. In order to flourish, many non-native species require a certain amount of supplementary water and care. Other species have adapted well and thrive with the natural conditions. At one time, agricultural use of large portions of the City took advantage of this environmental quality but has since given way to residential development also attracted to the mild climate and clean air.

Air Quality

Air quality is affected by various emission sources as well as atmospheric conditions such as wind speed, wind direction, temperature, rainfall, etc. The combination of topography, inversion layers, abundant sunshine, and emissions from the second largest urban area in the United States make the Los Angeles Basin as a whole, one of the top 5 worst air pollution problem areas in the nation.

On the other hand, the City of Rancho Palos Verdes is located at the southwestern border of the Basin, adjacent to the Pacific Ocean, with winds that blow predominantly from the west-southwest at relatively low velocities. The mild winds typically transport the air pollutants generated in the urbanized areas of the Los Angeles Basin, away from the City and towards the inland areas to the east. As a result, with the rare exception of off shore wind conditions, the City of Rancho Palos Verdes' air pollutant level is better than the Los Angeles basin and consistently registers below the State and Federal emission standards.



The Eastview area's prevailing wind is from the west and generally the climate and air quality are mild and good respectively.

Topography

Development on the Palos Verdes Peninsula has taken advantage of plateaus created over the millennia by the natural terracing caused by changing sea levels and uplifting. In some areas, steep slopes have created difficulties in developing access, utility service, and site improvements resulting in constrained urban development. Within the City, 40% to 50% of all land area would fall into the category of steep slopes with inclines of approximately 25% and above, the remainder being less than 25% in steepness. (See Figure 5). (Slope is usually expressed by a percentage figure equal to the number of feet of rise per 100 feet of horizontal distance). Land with average slopes of 10% or less are considered to be flat to rolling and are most easily and generally the first lands to be developed. This pattern of development is apparent in most areas of urban development. Lands of 10% to 25% topography are hilly but construction on this type of terrain is relatively common. Slopes between 25% and 35% become steep and costs of mass construction begin to increase substantially. Development within this area is often associated with extensive adverse environmental impact, problems of access, maintenance and appearance. Steeper slopes within this category are generally more suitable for custom house sites and more innovative design solutions. Slopes above 35% are considered as extreme, and development is not, under all but the most unusual and individual circumstances, economically feasible.

Due to the fact that Rancho Palos Verdes is a hillside community with slopes ranging from 5% steepness to over 35% steepness, development across the hillsides is limited. As a result, the community is developed with larger properties offering more open space. In addition, the topography and subsurface strata create various geologic conditions and geotechnical factors that influence how development occurs throughout the City. As a result, in many cases, the topography and geologic conditions have created opportunities to preserve open spaces for visual and/or public recreational resources.

Geologic Conditions & Geotechnical Factors

Geologic Conditions. The Palos Verdes Peninsula bedrock is composed of a metamorphic core blanketed by sequences of younger sedimentary rock. The structure is complicated by smaller-scale folding and both the schist and sedimentary rocks have been intruded by irregular masses of basaltic volcanic rocks. This entire block has been uplifted by movement on two sub-parallel bounding faults, the Palos Verdes fault on the northeast and the San Pedro fault offshore on the southwest. (See Figure 6) A series of thirteen staircase marine terraces developed



surrounding the Palos Verdes Peninsula during late Pleistocene and Holocene geologic time (the last few hundred thousand years). The sandy marine terrace deposits and overlying deposits of landward origin now occupy some of these benches. The landscape in parts of this area has also been significantly modified by the movement of massive landslides during the time interval between the formation of the oldest terraces and the present.

The schist, known as the Catalina Schist, crops out only in a small area on the north slope of the Peninsula. Basaltic rocks are exposed in several areas and terrace deposits (while they underlie much greater areas than the two previously mentioned units) are present in only a small fraction of the total area and are relatively thin (a few tens of feet thick). By far the most widely exposed rocks and the most significant in terms of slope stability is the Miocene Monterey Formation.

The Monterey Formation is more than 2000 feet thick on the Palos Verdes Peninsula. It has been divided into three members on the basis of rock type: the Altamira Shale, the Valmonte Diatomite (fossilized remains of diatoms, a type of hard-shelled algae), and the Malaga Mudstone (from oldest to youngest). Altamira Shale consists largely of thin-bedded sedimentary rocks formed by the deposition of successive layers of clay, along with numerous layers of tuff (volcanic ash) that have been largely altered to weak clays. Thick layers of volcanic ash deposited million of years ago were compressed over time into bentonite. In the presence of water, bentonite becomes very slippery and has been a major contributing factor for landslides in Rancho Palos Verdes.

The City of Rancho Palos Verdes is located in a seismically active area and near several of the active and potentially active faults in Southern California. Active and potentially active faults within Southern California are those capable of producing seismic shaking that may cause damage to structures. There are two faults present on the Peninsula: the Palos Verdes and Cabrillo Faults. The Palos Verdes Fault is considered a source of significant earthquake hazard and the Cabrillo Fault is a potentially moderate earthquake hazard. The hard rock substrata of the Peninsula Hills helps this area to be seismically safer than surrounding areas that have more soft sandy soils subjecting them to ground acceleration due to liquefaction. Therefore, seismic influences will not be a major factor in determining land use overall in Rancho Palos Verdes. This being said, it is still possible that renewed movement on some existing landslides could be triggered by strong seismic shaking, but this would only occur if these areas are in a meta-stable condition before the earthquake.

Geotechnical Factors/Landslides. Rock type, the structure of the rock, the quantity of available water, and the topographical conditions are factors that



influence landslides. Landslides have occurred on the Peninsula along a fault that resulted in surface displacement during the Holocene Epoch and the Pleistocene Epoch which had a history of movement approximately 11,000 and up to 1.6 million years ago, respectively. The locations of these existing slides, some of which have horizontal dimensions of thousands of feet, are known from previous mapping (Vonder Linden and Jahns).

The Portuguese Bend system is the most studied and publicized landslide in the area, identified as a large complex that extends from the top of the ridge of the City to the ocean. The recently active portion of the Portuguese Bend System began in 1956 as a result of grading operations. There are portions of the landslide that have been in debate for many years and other landslides, such as the South Shores landslide system have been at equilibrium for some time. However, development activities, heavy rain periods and erosion may change the existing conditions and lead to renewed failure of certain landslides that may appear to be quite stable at this time.

As a consequence of these geologic conditions, existing and potential slope stability must be recognized as a prime consideration in determining land use within the City. Although some types of limited development may be possible within certain landslide areas, detailed geologic investigations are necessary to demonstrate the required degree of stability. Appropriate geologic investigations often precede certain developments in “non-landslide” areas of the City, as new ground failure could well be triggered by man’s activities.

The following four categories of slope stability have been mapped, shown on Figure 7—Active Landslide, Old Landslide, Possible Landslide, and Non-Landslide areas. The four categories of slope stability have been developed from the landslide mapping developed by Envicom as a portion of the “Geotechnical and Public Safety Report for Cities of Rancho Palos Verdes, Rolling Hills Estates, and Rolling Hills.” Old Landslide Areas are presently in a metastable condition and could change to Active Landslides with minor changes in the natural or man-made environment, while other older landslide areas are in a stable condition and could be suitable for residential development (subject to detailed geologic investigations) and human habitation. The significance of the slope stability categories in terms of land use planning are described here (Interpretations by Earth Sciences Associates).

- *Active landslide areas.* Areas now undergoing downslope movement; extremely unstable ground not suitable for residential development; possible use as passive recreational area, parks, area of geologic interest, etc., but unsuitable for the construction of any new permanent structures, unless the movement is stopped by some natural or man-induced forces.



- *Old Landslide areas.* Areas determined by investigative techniques by a geologist to have had past movement and/or identified in the California Department of Conservation's landslide-inventory maps that portray the location of prior failure. Landslide inventory maps show existing landslides and reveal the extent of past movement. These landslides have experienced downslope movement in the past but are no longer moving. Most of these areas would not be suitable for residential development without conclusive demonstration through detailed geologic studies, that they are stable enough to accommodate both the activities of site preparation and long term human habitation.
- *Possible Landslide areas.* Areas suspected to be a landslide on the basis of topographic evidence, indicating less confidence in the landslide's existence. Some of these areas may prove to be stable areas that have not experienced sliding at all, or very ancient slide areas that are now fairly stable. Some of these areas may be suitable for residential development, but they would require detailed engineering geologic studies to show that they are stable enough for development and human occupancy.
- *Non-landslide Areas.* Areas where no natural landslides have been identified. A wide range of existing and potential slope stability also exists within this category and new landslides could be triggered in some areas by human activities, such as excavation. Most of the areas, however, would not be subject to slope failures if development were carried out properly. Although there is less chance of slope stability problem in this area, geologic and soil engineering investigations should still be required for any proposed development.

Sea Cliff Retreat Hazard. The Palos Verdes Peninsula continues to exist as a jagged peninsular formation because the basaltic rocks underlying it are harder than the materials underlying adjacent reaches of coastline, and hence are more resistant to erosion by wave action. Sea cliff retreat rates in the City of Rancho Palos Verdes are probably somewhat less than the average rate of the California coastline, which is on the order of magnitude of 6 inches per year. As is the case in most stretches of coastline, a significant increment of the retreat activity takes place during heavy storms when the waves pound at the base of the sea cliff and remove material, which eventually results in a failure of a portion of the cliff. The portion of the cliff that fails may be only a thin sliver a few feet thick, or may extend back from the cliff several tens of feet or more. Some of the large Rancho Palos Verdes landslides extending back from the cliff formations for thousands of feet may have originally been triggered by erosion at the base of the sea cliff in ancient times.



Conservation & Open Space Element

The City's original General Plan indicated that the California Coastal Zone Conservation Commission (Preliminary Coastal Plan) had proposed a sea cliff hazard zone consisting of the area from the base of the cliff, extending inland to a point where a line formed by a 20-degree angle from the horizontal plane at the base of a cliff or bluff would extend out to the surface. However, subsequent to adoption of the initial General Plan, the City embarked upon the preparation of the City's Coastal Specific Plan (Local Coastal Program – LCP). The LCP was originally certified by the Coastal Commission with suggested modifications on January 22, 1980. The Commission effectively certified the resubmitted LCP on April 27, 1983, and the City assumed permit-issuing authority on August 1, 1983.

As a part of that LCP, a Coastal Setback Line was established by the City in 1978 as part of the adoption of the Coastal Specific Plan, and is identified in the Coastal Specific Plan Land Use map. The purpose of the Coastal Setback Line is to identify areas along the bluff top that have geologic concerns and to regulate development within these areas. As development proposals come forth, variances to the Coastal Setback Line have been permitted to allow development within the Coastal Setback areas, provided further geological studies warrant such variances. The location of the Coastal Setback Line along the City's entire coastline was determined as a result of a comprehensive geologic study of the City's coastal zone to address possible slope erosion and other geologic concerns, which is contained in a report titled "Geologic Factors Related to a Coastal Set-Back Zone for the City of Rancho Palos Verdes, California". This report was prepared by Earth Sciences Associates (ESA) in 1976.

The ESA Report identified the following three significant geologic hazards within the City's coastal zone: 1) coastal erosion, 2) landslides, and 3) erosion along intermittent stream channels. The combination of these geologic factors could impose significant restrictions on land-use patterns within the City's coastal zone. The geologic constraints are variable; some regions of the coastal zone are virtually free of geologic problems, while other areas are considered unsafe for practically any human activity. As a means of assessing the geologic constraints within the coastal zone for development purposes, the Report established a classification system based on the suitability for existing and anticipated land uses. The category system, which was incorporated into the Coastal Specific Plan, has been historically used to determine land uses based on criteria that defines the types of structures compatible with the terrain, limits on excavation and grading, and ease and safety of access.

The five categories are briefly described as follows:

- **Category 1a:** Areas unsuited for any permanent structures and potentially hazardous for human passage.



- **Category 1b:** Areas unsuited for any permanent structure, but is generally safe for human passage.
- **Category 2:** Areas suitable for light, non-residential structures not requiring significant excavation or grading.
- **Category 3:** Areas in which 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.

On the basis of the available geologic information at the time, the Coastal Setback Zone was established and included all land within Category 1a, Category 1b, Category 2 and Category 3.

Notwithstanding the location of the Coastal Setback Line, development within the City's Coastal Zone requires detailed engineering/geologic studies to demonstrate site stability and suitability of development.

Mineral Resources

When the value of land within Rancho Palos Verdes is considered in terms of alternative land uses, there are no longer any mineral resources present within the community which would be economically feasible for extraction.

According to Woodring, the Palos Verdes Hills (two-thirds of which are Rancho Palos Verdes) have three distinguishable subsurface components, or stratigraphy. These components of geologic time are the epochs, upper and lower Miocene, which date back about 25,000,000 years, and the period Jurassic, which dates back 180,000,000 years. To give some reference to these dates, the Miocene epoch is when mammals like dogs, cats and horses began to acquire modern characteristics and man-like apes appeared. The Jurassic period is that time in geologic history when the Sierra Nevada Mountains uplifted and primitive birds appeared. Stratigraphy, in conjunction with the subsurface geology, is significant when one is exploring for valuable resources such as oil and gas. For instance, the Torrance oil field, in which stratigraphy is also characterized by upper and lower Miocene, has a subsurface geology in the sedimentary rock class. Sedimentary rocks are porous and capable of holding deposits such as oil and/or gas within their structure. For the most part, the subsurface geology of Rancho Palos Verdes consists of metamorphic rock with intruded igneous rock. These rock types are generally not known as sources for economic resources such as oil and/or gas. However, it should be noted that the area of Westmont Plaza on the Eastside of the City is underlaid by large petroleum deposits which extend to Long Beach, Wilmington, and San Pedro.



Resources Extracted via Drilling. The first oil well was drilled by the Newton Development Company adjacent to what is now the Terranea Resort Hotel site at Long Point. This well reached a depth of 4,500 feet. The stratigraphy of the well consisted of Miocene to 1,560 feet, turning into volcanic and finally hitting schist at 3,906 feet. Schist is any of a group of metamorphic rocks containing parallel layers of flaky minerals like mica. The significance of hitting schist is that the basement or bottom of the well has been reached. Like igneous rock, metamorphic rock, which is formed by heat and pressure forces, is a hard rock not known to house oil or gas deposits.

In all, three exploratory wells were drilled in what is now Rancho Palos Verdes. The Lesco Oil Corporation well was drilled in June 1947 just south of 25th Street, and the McVicar well in the vicinity of what is now known as Trump National Golf Course was drilled in 1951. All of these wells were drilled along the coast, where the Miocene layer is deepest. According to the logs filed with the State Division of Oil and Gas, none of these wells showed any indication of oil or gas.

In an interview with a representative of the State Division of Oil and Gas assigned to thermal research, it was stated that there was no indication of geothermal energy for electrical energy production on the peninsula. In supporting this opinion, it was pointed out that: (1) wells in this area have shown no indication of abnormal temperatures; (2) there are no signs of volcanic activity in the area; and (3) there are no significant hot springs in the area. It was further pointed out that there was a significant difference between geothermal potential for office and home heating versus geothermal potential for electrical energy production. The latter would require hot holes, those wells having temperatures of 212° and above. This kind of heat does not exist in the area at economical drilling depths. The former only requires temperatures above 150° F. This range of temperature is present in many wells in the area, specifically the Torrance oil fields.

Minerals Extracted by Quarrying. From 1948 to 1958, the land in Rancho Palos Verdes was quarried for basalt, diatomaceous earth, and Palos Verdes stone. The only valuable material known to exist in Rancho Palos Verdes which has not at one time or another been commercially extracted is basalt which reportedly exists at the main branches of Agua Amarga Canyon.

Basalt is a light weight volcanic rock, which is used as a component in concrete, oil well cement, and locally as a dressing for secondary roads. The three recorded basalt quarries were just north of Forrestal Drive and just south of the Flying Triangle in Rolling Hills. These quarries were operated for nearly ten years, closing their operation in 1958. The operation was run by Livingston and Graham, Inc., a representative of which recently stated that these quarries produced only basalt and



not the decomposed granite which appears on some early editions of the U.S. Geological Survey maps.

To the south of Westmont Plaza in the Eastview area at 29000 Western Avenue is the site of the old Hilltop Quarry. Calcium Carbonate was mined at the Quarry in the early 1900's. In 1946 the Quarry was filled. Currently no mineral resources are being extracted from the Eastview area.

There is some evidence that some sort of mining operation may have occurred in the Via Colinita area of Rancho Palos Verdes, probably basalt. In the early 1970's, the County Building and Safety Department had reported problems with some settling of homes in the area, which may result from mining operations that took place. Unlike oil and gas wells, mining and quarrying operations did not have to file for permits with the State, making documented support of these suspicions difficult, if not impossible, to substantiate.

The Palos Verdes Hills housed the nation's third largest diatomaceous earth quarry operation. This quarry was operated by Grefco, a subsidiary of Great Lakes Carbon. This quarry site became the Palos Verdes Landfill, which subsequently closed by the 1980s. The site began to give out in 1953; the operation was moved to the Crestridge site in 1954, where it operated for almost a year. The Palos Verdes Landfill is now the site of the South Coast Botanic Garden in unincorporated County territory and Ernie Howlett Park in the City of Rolling Hills Estates.

In 1972, core samples were taken on the Filiorum property just north of Narcissa in upper Portuguese Bend. The core samples, taken for a development project that was being considered at the time, appeared to contain almost pure diatomaceous earth but were not verified. Although this area has never been commercially quarried, the high probability of a diatomaceous earth deposit in this area should be noted as a mineral resource within Rancho Palos Verdes.

Diatomaceous earth is the principal substance in many filtering operations. Primary users of diatomite are the brewing industry, sugar processors, filters such as for swimming pools and manufacturers of antibiotics. The material is also used as a filler in paper and plastics. In all, diatomaceous earth has over 200 uses.

The material which occurs most commonly on the Peninsula, and is most generally known, is Palos Verdes stone. This is a sedimentary rock which occurs throughout Rancho Palos Verdes and the Peninsula. The stone, which is used in both landscape architecture and as a decorative rock in home and office construction, is found close to the surface in sporadic locations throughout the City. Whenever subdivisions were being developed that required grading, Palos Verdes Stone was often commercially exported from the construction site. Because of the sporadic nature



and the shallow depth at which the stone occurs, it is not thought to be economically feasible to commercially mine Palos Verdes Stone.

Considering the rather low market value of the various mineral resources in Rancho Palos Verdes relative to the land's value as residential or commercial real estate, it is highly unlikely that landowners would wish to utilize the land for mining or quarrying operations. Given the community's goal of maintaining a rural atmosphere, conflicts which might otherwise arise relative to desired land use are not likely to occur.

Hydrology

Water systems are integral to the total basic ecosystem affecting directly or indirectly all natural processes. Within the City, all surface waters originate from precipitation falling directly on the land and it is rare to find continuing streamway systems. This is a result of the peninsula's being a single hill formation creating a drainage pattern which is dispersed in a number of small watershed systems. There are no major watershed systems which are totally confined within the boundaries of the City, thus all hydrologic systems within the City are affected by runoff from other jurisdictions or affect other downstream jurisdictions which are important considerations to be taken into account in the planning process.

The drainage pattern of Rancho Palos Verdes is divided by a central ridge causing runoff to flow in several directions (Figure 10). The majority of the runoff flows directly south into the ocean. This flow is primarily within the jurisdiction of Rancho Palos Verdes with only a small portion of that flow originating within the City of Rolling Hills. Other runoff flows east through San Pedro, north through Rolling Hills and Rolling Hills Estates, or west through Palos Verdes Estates. All of this runoff, however, eventually does flow into the ocean.

Erosion, sedimentation, and siltation are part of the natural drainage processes and are necessary for the development and transportation of sediments for beaches and replenishment, and take place throughout this overall drainage pattern.

Little downcutting of drainage canyon bottoms around the City is currently taking place due to erosion because they are already essentially in bedrock. However, Lower San Ramon Canyon is experiencing scour, which is the lowering of the canyon bottom due to erosion. The City continues to make efforts toward mitigating this issue. Erosion, however, is taking place on the canyon walls where weak rock is located or slope wash exists, and this material falls, slides, or is washed into the canyon bottoms, and thence is transported out onto the beach during periods of heavy precipitation. By far, more material is carried to the sea by movement of landslides, such as Portuguese Bend, than by stream erosion. Small amounts of



material deposited on the beaches by runoff remain only until the next big storm, when it is then washed away by the larger waves and carried southeast by the longshore current. The coastal shelf around the peninsula is primarily rocky as most of the beach sand is transported to other areas along the coast.

Soils within the City tend to be rich in clay and have poor percolation characteristics. This results in high runoff. The amount of additional runoff from increased urbanization of areas adjacent to the canyons would be slight, due to these soil characteristics (Earth Sciences Associates). However, impermeable surfaces such as roads, parking lots, and buildings, reduce the amount of land area which naturally absorbs moisture, thereby accelerating runoff and increasing the amount of contaminants flowing into storm drains and subsequently the ocean.

Surface flow runoff accumulates small amounts of petroleum residue, road dust, and nutrients and pesticides associated with urban development which impact upon the marine environment as it flows into the ocean. Increased surface drainage flow also tends to erode canyon walls at higher rates increasing sedimentation and siltation of tide pools, although a certain amount of erosion is necessary to replenish beach sand. Generally, management at the drainage courses by maintaining natural unimpeded or assisted velocities enables percolation and filtration to occur, thus alleviating some of this pollution, as well as replenishing beach sand and irrigating the natural vegetation. The high clay content of the soils in Rancho Palos Verdes, however, does not enable high amounts of percolation to occur but allows runoff to continue preventing the soil from becoming overly saturated and initiating landslides. This precariously balanced system which cleanses and filters pollutants, replenishes beach sand, irrigates natural vegetation, and returns water back to the ocean can easily be upset by changes in drainage pattern and flow characteristics.

Excessive silt ridden erosion and runoff laden with insecticide and fertilizer pollutants both from agricultural and urban land use can have detrimental effects upon the intertidal and subtidal organisms. In order to control erosion, lessen excessive runoff and allow greater ground absorption, National Pollutant Discharge Elimination System (NPDES) permits are required for specific projects if the project discharges could potentially enter surface waters. The program, created in 1972 under the Clean Water Act, is responsible for controlling and regulating point sources of discharge of pollutants to waters within the State of California to maintain, protect, and restore the water quality of streams and other navigable waterways.

The City of Rancho Palos Verdes currently implements the NPDES program as a requirement for certain development proposals. The NPDES process requires developers to incorporate low impact development standards to minimize the amount of runoff and minimize exposure to pollutants such as trash, nutrients, oil



Conservation & Open Space Element

and grease, copper, zinc, lead, cadmium and bacteria. Developers must choose a type of Best Management Practices to mitigate potential pollutants. Applicable projects will not be issued grading, demolition, or building permits unless approval of a NPDES plan is obtained. It should also be noted that the City has adopted a landscape ordinance intended to save water and reduce the amount of runoff into the oceans. Furthermore, Pest Management Plans integrated into Landscape Plans also minimize for harmful chemicals.

Currently, there are a number of existing channels and storm drains which have been both privately and publicly developed. Most have been designed to standards of the LA County Flood Control District and have been deeded to the District. In 2005, residents approved a Storm Drain User Fee, which was established to provide funding for the City's Storm Drain Improvement and



Maintenance Program in order to adequately maintain facilities. In 2006, the fee was based on \$86 per Equivalent Residential Unit (ERU); increasing by the Consumer Price Index each year (maximum of 2% per year). The Storm Drain User Fee will expire in 2016, yielding an estimated \$13 million to assist in paying for construction projects, storm drain lining, maintenance, staffing and engineering. In 2009, the City's McCarrell Canyon Storm Drain Project was awarded 2009 Project of the Year in the Facilities Category by the Southern California Chapter of the American Public Works Association (APWA). This project was established as one of the highest priority planning goals established by the City Council for the Water Quality and Flood Protection Program. The McCarrell Canyon project was paid for with General Fund reserves and storm drain user fees. It will likely be necessary to seek and secure other funding sources to continue the water quality and storm drain programs when the user fee expires in June 2016. As urban development continues to occur, private developers may be required to construct proper storm drain facilities to accommodate the impacts of the development projects.

Biotic Resources

The vegetation community found in Rancho Palos Verdes is Coastal Sage Scrub, Southern Cactus Scrub, Coastal Bluff Scrub, Saltbush Scrub and some riparian woodland. Being that the Peninsula was once an island, many of the plant types are closer to Catalina Island flora than to the chaparral found in the Santa Monica Mountains.



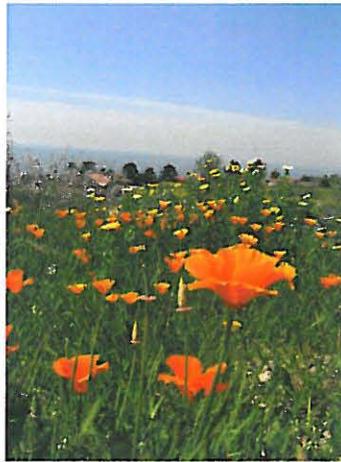
The urban development, ranching and farming which has occurred on the Peninsula has degraded and/or eliminated many of the natural areas which are considered significant natural plant and habitat communities that support different types of wildlife. In addition to on-site clearing, native plant communities can be lost beyond property boundaries due to fuel modification setback required by fire officials.

Natural Communities Conservation Plan (NCCP)

In 1996, Rancho Palos Verdes entered into an agreement with the State Department of Fish and Game and U.S. Fish and Wildlife Service, collectively referred to as “Wildlife Agencies”, to take the lead in the preparation of a Natural Community Conservation Plan and Habitat Conservation Plan (NCCP/HCP). Although the NCCP/HCP covers vegetation and wildlife species found across the entire City, it also created a designated “Preserve” to conserve and re-vegetate sensitive native habitats within Rancho Palos Verdes and provide adequate habitat linkages between patches of conserved habitat. Through a partnership with the Palos Verdes Peninsula Land Conservancy (PVPLC), the City was able to acquire upwards of 1,400 acres of land through public dedications of City-owned land, private donations of land and formal land purchases. This partnership not only lead efforts in the various forms of land acquisitions for the designated Preserve areas, but also provided necessary support for the design and implementation of the formal NCCP/HCP. Due to the large quantity of land acquired by the City and the desire to ensure that sensitive, native habitats are re-vegetated and conserved over time, the City also created a new General Plan Land Use designation referred to as the *Open Space Preserve* Land Use designation.

The City’s NCCP/HCP identifies and provides for protection and management of a diverse natural wildlife while allowing for compatible public use and appropriate development growth. The NCCP/HCP also provides comprehensive management and conservation of multiple species, including but not limited to species listed under the California Endangered Species Act (CESA) or federal Endangered Species Act (ESA) of 1973. The City developed a landscape-scale database of biological resources and land-use information to allow the City and Wildlife Agencies to make informed land-use and conservation decisions for future projects. This database mapped the vegetation communities and sensitive species distributions, along with their potential habitat. The NCCP/HCP also provided measures for habitat restoration of disturbed areas within the Preserve, with a required minimum level of restoration and enhancement to be accomplished each year.

Vegetation Communities. Sensitive habitats within the City’s NCCP/HCP are those that are considered rare in the region, support sensitive species of plants and animals, and/or are subject to regulatory protection through various federal, state, or local policies or regulations. In the case of habitats in RPV, these include all wetland habitat types (consisting primarily of riparian scrub) and all upland scrub habitats. Grasslands are the first plant community to dominate an area after clearing, either by fire or by human intervention. While some native plants such as Needle Grass, broadleaf herbs or wildflowers will fill in these clear areas, much of the flora is made up of non-native Mediterranean annual grasses, fennel or mustard. But if patches of native grassland are identified, this habitat should also be considered sensitive. Habitats dominated by non-native plant species (e.g., non-native grassland, exotic woodland, and disturbed vegetation) are generally not considered sensitive. However, non-native grassland is considered sensitive where it occurs in large, contiguous areas because it may provide vital foraging habitat for raptors and support other sensitive plant and wildlife species. Smaller patches of non-native grassland that are contiguous with larger areas of biological open space are also important because they contribute to a habitat mosaic that can be used by sensitive species.



Approximately 8,697 acres of land are within the NCCP/HCP area, including native habitats, non-native habitats, agricultural lands, disturbed areas, and developed lands. These communities are listed in the Table below and further described in the City’s adopted NCCP/HCP .

Table CO-1
Vegetation Communities in Rancho Palos Verdes (Permit Area)

Natural Vegetation Community	Acres
Coastal Sage Scrub Sub-associations	
CSS – Artemisia Dominated	94.2
CSS – Baccharis Dominated	7.2
CSS – Encelia Dominated	8.2
CSS – Eriogonum Dominated	13.8
CSS – Rhus Dominated	233.9
CSS – Salvia Dominated	25.9
CSS – Undifferentiated	642.3



Conservation & Open Space Element

Natural Vegetation Community	Acres
Saltbush Scrub	7.2
Southern Cactus Scrub (SCS)	99.5
Southern Coastal Bluff Scrub	135.0
Grassland	952.5
Riparian Scrub	2.5
Exotic Woodland	75.4
Disturbed Vegetation	164.9
<i>Subtotal Vegetation</i>	2,462.5
Other	
Cliff Face and Rocky Shore	71.8
Disturbed Areas	164.9
Agriculture	17.6
Developed	5981.0
<i>Subtotal Other</i>	6,235.3
Total Acreage	8,697.8

Conservation of some non-native grasslands contributes to NCCP planning goals. Further, mitigation measures for potential impacts to non-native grasslands may be required for various development projects in order to implement the Preserve design within the NCCP/HCP.

Reserve Areas within the NCCP

There also exists in Rancho Palos Verdes a number of significant wildlife habitats which are directly associated with vegetation communities. As noted earlier, the City established a NCCP/HCP to preserve the biodiversity within the City boundaries while allowing for continued public use and economic development. The purpose of the Preserve is to identify properties where conservation will best achieve biological goals with the least detrimental effects on other land use, property rights, or economic goals and public access to these open spaces. This approach involved examining opportunities and constraints and incorporating biologically valuable lands into the Preserve. Within the NCCP/HCP is a dedicated Preserve with specified reserve areas. All of these reserve areas are to be managed for the City by the Palos Verdes Peninsula Land Conservancy. These reserve areas along with their corresponding acreage are identified in the Table below.



Table CO-2
Reserve Areas within the NCCP/HCP Preserve
(also referred to as Management Units of Preserve)

Natural Vegetation Community	Acres
Abalone Cove Reserve*	109
Agua Amarga Reserve	59.94
Three Sisters Reserve	98.5
Vista Del Norte Reserve	16.7
Portuguese Bend Reserve	416.54
Vicente Bluffs Reserve	75
Forrestal Reserve	154.9
Ocean Trails Reserve	114.7
San Ramon Reserve	94.5
Alta Vicente Reserve	50.54
Filiorum Reserve	190

*Note: The Abalone Cove Reserve is a terrestrial area regulated under NCCP guidelines within the City owned Abalone Cove Shoreline Park and is different from the marine Abalone Cove Ecological Reserve which is under State jurisdiction.

NCCP Sensitive Species. The City of Rancho Palos Verdes' NCCP/HCP has been prepared to maximize benefits to wildlife and vegetation communities while accommodating appropriate public use and economic development within the City, pursuant to the requirements of the NCCP Act (1991) and Section 10(a) of the ESA. The NCCP/HCP is intended to provide for the comprehensive management and conservation of multiple species, including but not limited to those species listed under the ESA and identified in the Table below.

Table CO-3
Sensitive Species List for the RPV NCCP/HCP

Common Name	Scientific Name	Status
Aphanisma	<i>Aphanisma blitoides</i>	CNPS List 1B
South Coast Saltscale	<i>Atriplex pacifica</i>	CNPS List 1B
Catalina Crossosoma	<i>Crossosoma californicum</i>	CNPS List 1B
Island Green Dudleya	<i>Dudleya virens ssp. insularis</i>	CNPS List 1B
Santa Catalina Island Desert-thorn	<i>Lycium brevipes var. hassei</i>	CNPS List 1B
Woolly Seablite	<i>Suaeda taxifolia</i>	CNPS List 4
Palos Verdes Blue Butterfly	<i>Glaucopsyche lygdamus palosverdesensis</i>	FE



Conservation & Open Space Element

Common Name	Scientific Name	Status
El Segundo Blue Butterfly	<i>Euphilotes battoides allyni</i>	FE
Coastal California Gnatcatcher	<i>Polioptila californica californica</i>	FT, SSC
Cactus Wren	<i>Campylorhynchus brunneicapillus</i>	NCCP Focal Species SSC

FE = Federally endangered

FT = Federally threatened

SSC = State Species of Concern

CNPS List 1B = Plants, rare, threatened, or endangered in California and elsewhere

CNPS List 4 = Plants of limited distribution - a watch list

The Sensitive Species identified above can be found throughout various areas of the City. The first six flora species listed fall under sensitive vegetation found within the City. *Aphanisma* occurs in the City in coastal bluff scrub from Portuguese Point, along the coast, to the Rancho Palos Verdes and San Pedro City limit. The South Coast Saltscale has been detected on Portuguese Point and along the coast between Halfway Point and Shoreline Park. *Catalina Crossosoma* has been detected on dry, rocky slopes and canyons in CSS below 500 meters elevation. The Island Green *Dudleya* is found mostly on the Pacific slope on sea bluffs and rocky headlands. The Santa Catalina Island Desert-thorn was rediscovered on the Peninsula in 1976 and occurs on Portuguese Point within the City limits. *Wooley Seablite* occurs along the peninsula shoreline.



The last four sensitive fauna species listed above are sensitive wildlife that have been found to thrive in the various vegetation communities within or nearby the City limits. Two populations of the El Segundo Blue Butterfly were found during focused biological surveys conducted in 2006. One population was found just north of Point Vicente in a large patch of coast buckwheat (36 observed)

and the other population was found southeast of Point Vicente at the Fisherman's access area (13 observed). Historically, the Palos Verdes Blue Butterfly has been witnessed near the "Switchback" area of Palos Verdes Drive East, locations within the landslide moratorium area, and Agua Amarga Canyon. Federally designated critical habitat for the Palos Verdes Blue Butterfly includes the "Switchback" area of Palos Verdes Drive East, Fred Hesse Park, and Agua Amarga Canyon. The Coastal California Gnatcatcher habitat is CSS vegetation. This habitat is protected and





managed throughout the NCCP Program and ESA. Coastal population of the Cactus Wren nest in SCS dominated by extensive stands of tall prickly pear or cholla cacti.

All Sensitive Species listed above are associated closely with scrub habitats on the Peninsula. These Sensitive Species are described in detail in the City's adopted NCCP/HCP.

Ocean Resources

The Palos Verdes Peninsula has long been extensively recognized for its beautiful shoreline and rich, abundant marine life. The shoreline is utilized by sport and commercial fisherman, hikers, skin divers, beachcombers, and students. This intense activity combined with other forces from the heavily developed Los Angeles and Orange Counties have affected the ocean environment surrounding the Peninsula. In the estimation of a number of qualified sources, the thousands of species of marine organisms that inhabit the tidepools were once depleted to dangerously low numbers due to excessive use and under-management of the intertidal shoreline area. Some species have been eliminated from the area while others faced the same threat.

The once nearly crystalline water quality has been degraded by a number of water pollution factors and the lack of particle-absorbing organisms that exist in the marine environment. The kelp beds that surround the peninsula, providing food and shelter for many varieties of sea life, were once reduced to a few patches of seaweed. In addition, recreational fishing has been adversely affected as a result of the contamination of off-shore sediments with deposits of chemical pesticides (i.e., DDT) that occurred in the 1950s through 1970s.

Kelp Bed. Kelp beds (*Macrocystis pyrifera*) are forests that serve as sanctuaries, nurseries, habitats and food sources for many species of marine organisms. Kelp is also a renewable natural resource, which should be carefully managed and maintained. Kelp fronds have been known to grow as much as two feet per day and eventually form a thick blanket covering the surface of the water. The "biomass" (the amount of living matter per unit area) of a kelp forest is greater than that of a temperate land forest (C.C.Z.C.C., *The Marine Environment*) and in ecological terms may be 100 times more productive than the adjacent sand bottom (SCAG, *Coastline Planning*). Kelp also exerts a flattening effect on wave surges and thus serves as a stabilizing mechanism for acting against shoreline erosion – a significant factor for Rancho Palos Verdes as previously noted. Although the Rancho Palos Verdes kelp beds are not used for commercial purposes, algin extracted from the kelp plant could also be used as a thickener and stabilizer in food and cosmetics, additives for medicines and components in textile products, adhesives, acoustic tiles, ceramic



glazes, leather finishes, automobile polish, toothpaste, beer, seasonings, and countless other products.

The shoreline of the peninsula once flourished with huge dense kelp beds, which at one point in the 1970's disappeared. The ecologic sequence creating the decline of the kelp began with mass harvesting of the brown sea otter in the late nineteenth century. The sea urchin was the favorite food of the otter and for many years the population of sea urchins remained in check as a result of their presence. Due to the demand for sea otter pelts, fur traders practically eliminated the population. This action, combined with water pollution of the coast by sewage discharge, resulted in a situation where sea urchins thrived and grew.

Sea urchins are sea bottom dwellers and feed upon the kelp holdfasts (rootlike, anchoring structures which hold the plants in place). The feeding on the holdfasts severs the anchoring structure and the entire kelp plant washes ashore and dies. Prior to the increase in urchin population, the kelp was able to replenish itself as rapidly as it was depleted. As the sea urchin population increased, the replenishment process was not able to be maintained.



Another principal threat to the kelp beds off the Palos Verdes Peninsula was the discharge of wastewater from the Whites Point outfall on the Palos Verdes Shelf. The high volume of outfall contained a large quantity of suspended solids that most likely buried the hard bottom habitat. Other reasons for the decline may have included increased turbidity and reduced light penetration due to the discharge of total suspended solids, which may have prevented the growth of young kelp plants. Additionally, suspended solids may have also supported abnormally high densities of sea urchins.

From the mid-'70s to 1997, improved wastewater treatment processes resulted in a significant reduction in the discharge of total suspended solids from the Whites Point outfall. That, along with kelp replanting efforts in the 1970s, resulted in a remarkable increase in the kelp canopy from a low of 5 acres in 1974 to a peak of more than 1,100 acres in 1989.

More recently, erosion and sedimentation have threatened the kelp beds off the Palos Verdes Peninsula. Since 1980, an active landslide at Portuguese Bend on the Palos Verdes Peninsula has supplied more than seven times the suspended solids as



the Whites Point outfall (LACSD 1997). When that sediment is carried into the ocean by storm runoff and excessive erosion from the landslide areas, the potential for kelp bed decline is present.

The earliest efforts to re-establish kelp beds began in 1967 on the Palos Verdes Shelf. Initial efforts were met with little success; however efforts were re-initiated by the California Department of Fish and Game in 1970 and continued through 1977. In 1974, the kelp beds off the Palos Verdes Peninsula began to show signs of recovery. During the 1980s, the kelp canopy dramatically increased. Once the beds were re-established, the California Department of Fish and Wildlife discontinued active restoration efforts.

In 1996, the environmental group, Santa Monica Bay Keeper, embarked on a kelp restoration project, again focused on the Palos Verdes Shelf. Through this project, giant kelp was successfully cultivated in a lab and transferred back to its natural ocean environment.

Marine Life. The Rancho Palos Verdes shoreline has been a major activity area for commercial fishing of species such as lobster, white sea bass, abalone, and crab as well as various species of rock and kelp fish. All of these species were depleted to the point of endangerment and require management for recovery time. Furthermore, the fishing public has been discouraged from consuming certain species of fish (i.e., white croaker, etc.) over the past several years due to the health risks associated with possible DDT contamination.

Recreational fishing further adds to this depletion of the marine life. The average recreational fisherman fishes from the shore or at most a few miles offshore, and near shore species such as rockfish, flatfish, kelp and sand bass, perch, and shellfish are the most heavily affected.

According to the South Coast Regional Commission's estimates, there are provisions for the docking of a very large number of private boats in the South Coast Region. Many private boats are docked within 20 miles of Rancho Palos Verdes. As such, the South Coast Region is probably the most heavily used region in terms of pleasure craft. The large numbers of fishermen and skin divers associated with these pleasure craft in combination with shore fishermen and divers indicate that recreational fishermen contribute heavily to the extraction of the marine resources. In 1999, State Legislators passed the Marine Life Protection Act (MLPA) and proposals to create protected marine areas off of the Palos Verdes Peninsula was one of the top priorities in order to maintain a sustainable level of the rare marine diversity in this area.



Conservation & Open Space Element

Abalone Cove Shoreline Park and Pelican Cove (formally Point Vicente Fishing Access) are two of the more ecologically diverse coastal regions in the peninsula. To address man-made impacts, these two coastal regions have been designated as a State Marine Conservation Areas (SMCA), along the City's coastline, by the California Department Fish and Wildlife. The Abalone Cove SMCA prohibits all "hook and line" fishing at this location and further restricts other fishing practices in the area to only allow recreational take of pelagic finfish. The Point Vicente SMCA prohibits the taking of all living marine resources, including "hook and line" fishing and spear fishing. However, scientific research and habitat restoration efforts will continue to be allowed through a special permit issued by the Department of Fish and Wildlife.

In addition to the use of marine organisms for commercial and recreational use, many institutions utilize them in a broad range of applications for bio-medical research. Certain species, very clearly exhibit different life functions unobservable in other animals. For example, the brain of the octopus is the best defined brain of any known organism (C.C.Z.C.C., The Marine Environment). Medical research into brain functions has utilized this resource.



Tide pools and rock intertidal areas are prime areas for the extraction of many of these organisms. Many schools and colleges in the area offer oceanography, marine biology, ecology, and other ocean related classes which utilize the shoreline of Rancho Palos Verdes for observation and study. Specimens are collected for study purposes and taken back to school laboratories. This research and study though further depleting the marine life, is essential in developing attitudes and management policies for proper conservation practices in the future.

Another damaging effect on tide pools and rocky intertidal areas is that of abuse by the unknowledgeable tide pool visitor. Numerous marine organisms attach themselves to the underside of rocks for protection. Many of these rocks are indiscriminately turned over by tide pool visitors. Left in this state, the attached organisms are exposed and soon die. Fisherman also use some of the species for bait. Visitors unwittingly wade through tide pools crushing shellfish and anything in their way. People collecting shells, starfish, and anything else that can be carried away do so and eventually discard them as trash. Picnickers discard trash, and food remnants leaving an aesthetically unpleasing environment for the next visitor. Years



Conservation & Open Space Element

ago these practices went unnoticed but due to the numerous visitors to the shore during the last decade, the tidal areas of Rancho Palos Verdes have suffered severely.

As a result of the denuded tide pools and general environmental degradation, restrictions have now been placed on unwarranted collection. The California Superintendent of Public Instruction and the Department of Fish and Game have developed guidelines for conserving tide pool resources. Today, State legislation prohibits the taking of any tide pool organisms without a permit from the Department of Fish and



Game. Permits are issued to only those county education offices which adopted approved plans for conservation of tide pool life and who employ a staff biologist to conduct the program. The main problem now is enforcement with those who are unaware of the laws or refuse to comply with them. In 2010, the City hired a Park Ranger to patrol, control and educate people recreationally using the City's beaches, parks and trails to help ensure that sensitive areas throughout the City, including tide pools, are maintained in a thriving state.

The City could elect to gain control over the tidelands (area from mean high tide line seaward 3 miles) from the State Lands Commission. In this manner the City may regulate and control uses within this area. In order to gain control, special enacting legislation would need to be passed and signed by the State Legislature and Governor. The City of Palos Verdes Estates has gained control of its tidelands in this manner (Statutes of California 1968, Chapter 316). Palos Verdes Estates has been authorized by the legislation to use the tidelands in a variety of optional uses such as construction of wharves, docks, small boat harbor, marine aquatic playground, etc. but its primary purpose is for the "establishment, preservation, restoration, improvement, or maintenance of intertidal and subtidal marine biological reserves...." The City by creating this type of action would then be responsible to enact, maintain, and enforce any regulation it may choose to develop.



Resource Classification

In this section, the significance and interrelationships of the natural, ecological and environmental factors discussed in the previous section are used to develop a management plan. The purpose of the Management Plan is to define and regulate development within areas which may be potentially hazardous, and to preserve, maintain, or improve the essential functions of physical and ecological systems, forms, or forces which may significantly affect the general health, safety, and well being of the public.

All factors (ecological and environmental) 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 would be natural topography alteration resulting in a change in hydrologic patterns, which in turn may deprive natural vegetation of adequate irrigation, and thus causing a degradation of wildlife habitat. An analysis of the basic ecological units as described in the previous chapters enabled an understanding allowing identification and classification of critical areas for management considerations. As a result, two classifications evolved which delineate:

1. Areas for Consideration of Public Health and Safety.
2. Areas for Preservation of Natural Resources.

To clearly identify the specific components making up each classification, all components determined to be critical were given a numeric code designation for reference purposes. Each of the components have been titled "Resource Management Districts" as they are areas (or districts) that represent the specific resource. Resource Management Districts_1 through 5 are those elements which can be considered in relation to health and safety. Numbers 6, 7, 8 and 9 are those natural resource elements having unique values meriting consideration for preservation. The total area of all of the Resource Management Districts combined is ?? acres, which is ??% of the City's total land area.

Below is a list of the Resource Management Districts.

Table CO-4 - Code Designations

Resource Management District	Code Designation
Sea Cliff Erosion Hazard	RM 1
Extreme Slope (greater than 35%)	RM 2
High Slope (between 25% to 35%)	RM 3
Active Landslide	RM 4

CO-26 (08/27/13 Version)



Resource Management District	Code Designation
Old Landslide Area	RM 5
Hydrologic Factors	RM 6
Marine Resource	RM 7
Wildlife Habitats	RM 8
Other Natural Vegetation Areas	RM 9

Areas for the Consideration of Public Health & Safety

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. These normally include natural hazard zones, such as unstable ground conditions, or seismic hazard.

The Resource Management Districts related to Public Health and Safety, which totals ?? acres, and their numeric code are as follows:

Table CO-5 - Code Designations

Resource Management District	Code Designation
Sea Cliff Erosion Hazard	RM 1
Extreme Slope (35% and greater)	RM 2
High Slope (between 25% to 35%)	RM 3
Active Landslide	RM 4
Old Landslide Area	RM 5

The location of these Resource Management Districts may be found on Figures ?? through ?? A description of each district and the conservation efforts needed to address public health and safety are as follows:

RM 1 – Sea Cliff Erosion. The purpose of managing development within this district is to ensure public safety from sea cliff erosion, landslides, and to maintain the physical, biological and scenic resource of particular value to the public within the City’s Coastal Zone. Any proposed development within this district requires a detailed engineering/geologic study by a registered geologist, soils engineer, and/or a certified engineering geologist. The studies consider historic cliff erosion, cliff geometry, geologic conditions, landslides, ground and surface water conditions and variations, and other factors affecting slope stability. The studies describe the effects of the proposed development and must prove to the satisfaction of the City Geologist that the proposed development conforms to existing site conditions and



presents no significant risk to human life, or adverse environmental impact before approval for any development is granted.

RM 2 – Extreme Slope. Extreme slopes are slopes of 35% or greater. The purpose of this district is to regulate use, development and alteration of land in extreme slope areas so that essential natural characteristics such as land form, vegetation and wildlife communities, scenic qualities and open space can be substantially maintained. The district further considers the risks to public safety from earth slides and slips, erosion, and attendant siltation. Grading requiring cutting into slopes and embankments are potential instigators of landslide and the probability of these occurrences can be high within this district. Developments should consider retaining natural topographic conditions. Practices distorting the topography of hillsides are limited pursuant to the City's Development Code. Non-structural uses such as passive park, trails, agriculture, etc., are permitted along with minor alterations for ancillary accessory structures. Detailed engineering/geologic study may be required for development proposals or use to demonstrate to the satisfaction of the City that the proposed development or use will not significantly alter the existing topography, pose risk to human life or cause adverse environmental impact. Due to the scale of the accompanying maps, some areas of extreme slopes may not have been plotted, just as there may be some isolated areas identified as extreme slope which are not actually 35% or greater. It is intended, however, that all slope areas will be subject to the development criteria cited for the actual slope category a particular parcel is classified.

RM 3 – High Slope. High slopes are areas between 25 percent and 35 percent gradient. Although considered similar to extreme slopes, high slopes contain less degrees of slope that enables a greater degree of flexibility. Engineering/geologic studies may be required to define existing soil and geologic stability and other pertinent characteristics necessary to certify stability and suitability of the proposed development. The existing character of the hills should be maintained by retaining, to the greatest extent possible natural skyline at ridges, natural drainage courses, and natural outcrops. Grading should respect natural topography and sharp geometric planes resulting from terracing or padding are to be avoided. Roads and driveways should follow natural topography to the greatest extent possible and provision for siltation and erosion control, and re-vegetation of all cleared and/or graded areas may be required. Increase in natural runoff quantities and velocities over natural terrain should not be permitted and drainage must be accomplished in a manner consistent with other natural systems.

RM 4 – Active Landslide. Due to the extremely unstable ground within this District, construction of new permanent structures is generally prohibited unless the area is stabilized by some natural or man-induced forces. The area may be suitable



only for certain open space uses such as passive recreational area, agriculture, area of geologic interest, etc.; however, these uses must not create a situation further aggravating the condition. Irrigation or other practices which could trigger further slippage should require regulation. In any event, any proposed use or development requires detailed geologic and soils investigations to determine suitability or feasibility with regard to public health and safety. Existing uses and structures may be continued, transferred, sold, maintained or restored. (See Land Use Plan for further discussion of the existing residential area in the active slide.)

RM 5 – Old Landslide Area. These areas have experienced downslope movement in the past, but are not currently active. Movement could include creep, but creep can be related to localized down slope movement due to gravity within slope areas or due to expansive soils and not necessarily due to landslide movement. For a landslide to be creeping, it has to be shown by monitoring over a long period of time (at least 3 to 4 years minimum) by a number of widely spaced monitoring points. Some geologically older portions have stabilized while other portions show recent signs of movement which indicates a wide range of stability conditions. It can be assumed, however, that movement in certain areas could be triggered in the future by unusual rainfall, seismic shaking, man’s activities (development cut slopes, introduction of ground water) or other causes. Those areas which are stable and potentially developable require detailed engineering/geologic studies for any proposed development to determine stability and development suitability to the satisfaction of the City prior to granting any approvals.

Areas for the Preservation of Natural Resources

These areas are for conservation of plant and animal life, habitats for fish and wildlife species, areas for ecological and other scientific studies, and any other unique natural resource within the City.

The Resource Management Districts for the Preservation of Natural Resources identify critical natural resources. This total amount of land area is approximately ?? acres and are identified as follows:

Table CO-6 - Code Designations

Resource Management District	Code Designation
Hydrologic Factors	RM 6
Marine Resource	RM 7
Wildlife Habitats	RM 8
Other Natural Vegetation Areas	RM 9



The location of these Resource Management Districts may be found on Figures ?? . A description of the Conservation Efforts needed to address the Preservation of Natural Resources are as follows:

RM 6 – Hydrologic Factors. It is in the public interest to maintain the optimum operation of the hydrologic cycle since it constitutes an important resource (water) and interacts with other resources (vegetation, ocean resources). The fact that all watershed systems within Rancho Palos Verdes are either influenced by or influence other jurisdictions requires that full regional cooperation be sought and agreement be developed with regard to the management of these resources. Watershed management should prohibit activities that create excessive silt, increase drainage load, cause pollutant runoff, increase canyon-wall erosion, or potential for landslide. Present drainage courses are generally stable and the characteristics of these courses should remain natural. Any substantial modification to stream flow, channel configuration, or ocean outfalls should be restricted to prevent increased erosion and coastal degradation. Development projects located near environmentally sensitive areas and/or waterways are required to comply with National Pollution Discharge Elimination Systems (NPDES) requirements set forth by the State.

RM 7 – Marine Resource. The Marine Resource is probably the most significant natural resource within the City and all necessary effort should be exerted for its maintenance. The establishment of the rock intertidal area as a marine reserve should be sought and strict enforcement be applied to all regulations concerning marine resources. As a general policy, no development within the City should be approved unless adequate measures are provided to meet pollution standards relating to marine resource ecosystems. A monitoring program should further be established to measure the quality of the tide pool ecosystem in order to record any deterioration and establish responsibility. Further action may then be required to regulate those developments and sources adversely impacting marine resources, both within and outside the jurisdiction of the City.

RM 8 – Wildlife Habitat. Existing wildlife habitats should remain in natural open space with vegetation and natural drainage patterns maintained to provide water and foraging material in the habitat. Any proposed development within or adjacent to wildlife habitat districts must describe the nature of the impact upon the wildlife habitat and must provide mitigation measures to fully offset the impact. Sensitive areas identified in the NCCP shall follow established NCCP guidelines.

RM 9 – Natural Vegetation. The existing natural vegetation of Rancho Palos Verdes is a major component of the environmental and visual character of the City. As discussed in the Visual Resources Element, the open natural hillsides are visibly apparent and create an atmosphere of a hilly rural community. The wild flowers,



low coastal sage scrub, chaparral, and grasslands communities should be retained wherever possible. Any proposed development within this district should seek to re-vegetate with native material wherever clearing of vegetation is required. All areas identified in the NCCP shall follow established NCCP guidelines.

Conservation

Conservation of Areas with Multiple Resource Management Districts

The Conservation and Open Space Element is a composite of those Management Resource Districts requiring considerations of public health and safety, and those areas requiring preservation of natural resources. As discussed earlier, the manner of their relationships may have different affects upon other management districts. Further, some districts may have more sensitivity towards future development within that district than others. All of the individual conservation efforts and development criteria described earlier in each Resource Management District, shall be considered together when there are multiple districts in one area. Thus, multiple Resource Management Districts falling in one specific area will naturally have more sensitivity to future development as opposed to areas with only one Resource Management District.

The various tones indicated on the plan are Resource Management (RM) Districts. The darkest tone represents those areas requiring the highest degree of management and retention of open space. Lighter tones are less restrictive. Each district is made up of various factors with associated degrees of capability or suitability for development. On the plan, the numeric code designation identifies each factor. (Note - Staff is working on this graphic and instead of tones, staff anticipates utilizing different colors – changes will occur throughout this section to reflect change in map)

Example: RM 1 2 4 8 refers to a district which must consider (1) bluff setback, (2) extreme slope, (4) active landslide, and (8) wildlife habitat factors.

Consideration of Areas Outside of City. In order for those natural environmental resource management districts to be truly functional, consideration must also be given towards management policies of adjoining resource areas which may impact upon or receive effects from management policies of the City. If these adjoining resource areas are not properly managed or coordinated with the efforts of Rancho Palos Verdes, the overall effect may be negated or severely limited in its usefulness in maintaining natural environmental features of the City. On Figure 2,



selected areas have been shown with a dashed arrow which are outside the City boundary. These areas should be managed in coordination with City efforts on a region-wide management program to insure the preservation of these features as well as development of an overall regional network of open space. These include Agua Amarga Canyon, Malaga Canyon, open space linkages at the crest of the Peninsula connecting open space canyons of Rolling Hills to open space canyons of the Portuguese Bend area, and several canyons at the east end of the City leading into Los Angeles City and County. Wildlife corridor connections should be encouraged by coordinating private and public lands within and ~~without~~ outside of the city limits.

Climate Change and Energy Conservation Efforts (Staff will further update this section)

Local temperatures could increase in time as a result of global climate change with or without future development. At present, the extent of climate change impacts is uncertain, and more monitoring is necessary for greater understanding of changes in hydrologic patterns. Increased temperatures could result in greater peak streamflows occurring earlier in spring, with decreases in late spring and early summer. These changes may affect the water supply, flood management, ecosystem health and potential for sea level rising due to climate change. Additionally, the City may be significantly affected by global climate change for its coastal areas.

Environmental and energy efficiency initiatives currently underway in California originate from the Global Warming Solutions Act of 2006 (AB 32) and the resulting strategic plan was adopted by the California Air Resources Board in 2008. The plan outlines a variety of strategies to reduce emissions in the state to 1990 levels by 2020. The City is a member of SBCCOG (South Bay Cities Council of Governments) and is supportive of strategies which lead to reduced greenhouse gas (GHG) emission levels and to reducing the carbon footprint.

The SBCCOG recently released a report (Community Greenhouse Gas Emissions Inventory Report, dated March 2010) showing that in 2007, the City generated approximately 0.0277 teragrams (Tg - one million metric tons) of carbon dioxide, which is 2% less than the total emissions in 2005. A teragram is a globally recognized standard metric unit used to measure emission levels. The decrease can be attributed to lower emission from electricity, gasoline, and solid waste sources.

To date, the City has been actively developing and implementing measures to mitigate effects of climate change. For example, at a municipal-scale, the City has remodeled municipal facilities to increase energy efficiency, purchased fuel-efficient fleet vehicles, developed water conservation ordinances, expanded office recycling, and promoted alternative transportation options.



At a community-scale, the City has been influencing energy efficiency through its authority over land use planning, permitting, local ordinance, and environmental outreach and education. For example, a 'Green Building' ordinance was adopted in 2008 as an incentive for builders to construct a new or convert an existing structure to the California's Build It Green standards. This program provides incentives that include expedited review and reimbursement of half of the City's application fees. Additionally, the California Building Code has been recently updated to include green building standards (2010), requiring energy efficient development.

The projected construction activities (see Circulation Element) and related population increases (see Land Use Element) based on a built-out scenario that estimates the impact following the development of all vacant lots in the City, could directly or indirectly contribute to the generation of GHG (greenhouse gas) emissions through the removal of vegetation, construction activities, energy use (i.e. gas, electricity and water), solid waste disposal and motor vehicle use. The GHG emissions associated with individual development projects projected in the built-out scenario would occur over the short term from construction activities, consisting primarily of emissions from equipment exhaust. There would also be long-term regional emissions associated with growth-related vehicular trips and stationary source emissions, such as natural gas used for heating. According to the Air Quality Study (prepared by LSA, 2010), the development of all remaining vacant lots in the City will produce approximately 0.0086 teragrams (Tg - one million metric tons) per year of carbon dioxide. As a comparison, the existing emissions from the entire SCAG region are estimated to be approximately 176.79 Tg/year of carbon dioxide and approximately 496.95 Tg/year of carbon dioxide for the entire State of California. As such, the potential increase in GHG emissions as a result of the City built-out scenario would cause less than significant impact to the current air quality level.

Although the potential increase in GHG emission levels will not be significant, efforts should be continuously made to ensure that public health standards for air quality and GHG emissions will be maintained and improved. There are various methods which will assist in the reduction. The City can provide a better network of pedestrian/bicycle trails and further develop the public transportation network including improved bus service which would encourage alternative transportation methods, reducing GHG emissions and improving air quality. Another is to avoid the unnecessary installation of traffic lights, and, where they are needed, the development of efficient timing schedules.

Strategies to reduce GHG emission levels include the following: require additional energy-efficient building design features and appliance standards; improve existing policy and implementation mechanisms to pursue additional efficiency efforts; expand the use of green building practices to reduce the carbon footprint of new and



existing inventory of buildings; continue water efficiency programs; increase waste diversion and composting; create and implement long-term zero-waste policies; and influence both the siting and design of new developments in a way that reduces GHGs associated with vehicle travel.

It is also important to emphasize that a lot of GHG emissions come from daily products and services. Individuals can help improve the air quality by making simple changes, such as carpooling, using public transit, using water-based paint, wetting down sources of dust, avoiding aerosol products, recycling and conserving energy.

Comment [S1]: Staff's added language based on LSA's Air Quality Study. Additional changes may occur later by the GHG consultant.

Cultural Resources

Paleontological, Historical and Archaeological Resources

Background. The history of Rancho Palos Verdes goes back farther than the days of El Rancho de los Palos Verdes. However, there are no written records of human activities during these times, often erroneously called "pre-history." The only records we have of human and other life forms as they existed during this period is what is uncovered from archaeological sites.

Through careful excavation of archaeological middens (campsites of ancient communities), it can be learned how the previous tenants lived. Analysis of archaeological sites yields insight as to how people of earlier times related to one another, their god, and to nature. Such insight may well be the key to understanding contemporary society.

The importance of archaeological sites has slowly received higher esteem and government recognition. In 1966, the Federal Government enacted the National Historic Preservation Act of 1966. This law called for the protection and preservation of sites, structures, and monuments of historical significance, including archaeological sites. Section 106 of the National Historic Preservation Act granted legal status to historic preservation in Federal planning, decision-making, and project execution. Section 106 requires all Federal agencies to take into account the effects of their actions on historic properties, and the Advisory Council on Historic Preservation (ACHP) is the Federal entity created solely to address historic preservation issues through Section 106. In 1971, Executive Order 11593 was issued which called for the "Protection and Enhancement of the Cultural Environment." The National Historic Preservation Amendments of 1992 provided further direction of Section 110, giving Federal agencies direction to identify and consider historic properties in Federal and federally assisted action.

On the state level, under the California Environmental Quality Act (CEQA) archaeological sites are to be considered as resources, and the impacts of a proposed project on that resource must be assessed. If a field investigation reveals a site, building, or structure of significance, it may qualify for inclusion in the National Register of Historic Places. The California State Office of Historic Preservation is responsible for administering federally and state mandated historic preservation programs to further the identification, registration and protection of California's irreplaceable archaeological and historical resources under the direction of the State Historic Preservation Officer and the State Historic Resources Commission.

Paleontological Resources. In addition to archaeological sites, the "prehistory" of the Peninsula is also recorded in the earth in the form of fossils. Paleontology is a branch of geology which deals with the life of past geological periods, as recorded in fossil remains. The two major classes of fossils that occur on the Peninsula are Foraminifer and Mollusks. Both contain species of fauna that are marine in origin.

Because of the degree of research done in this area and their wide distribution through the Peninsula, paleontological resources are not thought to be endangered. However, should a particular site exhibit a high degree of paleontological significance, the preservation, excavation and no action options discussed below relative to archaeological sites would be applicable.

Archaeological Resources. Within the incorporated boundaries of Rancho Palos Verdes, several significant archaeological sites are known to exist. In addition to these known sites, there are areas within Rancho Palos Verdes which are "probable" archaeological sites. The area around these sites should also be considered as "archaeologically sensitive."

The location of these known sites and probable sites are on file with the Community Development Department. To prevent vandalism or "pot hunters" from ruining these sites in their search for arrowheads, pottery or other Indian artifacts, locations of these sites are not indicated in this Plan.

The most prominent of the archaeological phenomena which occurs on the Peninsula is the middens left by the Tongva-Indians who occupied Los Angeles County south of the Sierra Madre, half of Orange County, and the islands of Santa Catalina and San Clemente." (Kroeber)

There are locations all along Rancho Palos Verdes' coastline where the Tongva-Indians had established campsites for many years. There are also a few locations where excavation has indicated trade centers where it is speculated that the Indians from the mainland traded with the islanders for otter pelts, abalone shells and other



goods. For these reasons, the entire coastal area in Rancho Palos Verdes should be considered as “archaeologically sensitive” and is designated with an Overlay Control District in the Plan.

In addition to the coastal area, areas which should be considered as archaeologically sensitive include the vacant land areas north and east of Narcissa in upper Portuguese Bend.

There are other areas in Rancho Palos Verdes which have archaeological significance. Many of these sites have already been impacted by construction. As a result, those few remaining undisturbed archaeological sites have an increased significance and added archaeological value in that they become the remaining, but decreasing, vestige of human history on the Peninsula.

Historical Resources. Although the land which is now the City of Rancho Palos Verdes is rich in history and past cultures, the objects, sites, and structures of true historic significance are modest in number. The lighthouse at Point Vicente, which has guided sailors since 1924 and was placed on the National Register in 1980; Portuguese Bend, which served as a pick-up point for smuggling operations when the land was ruled by Spanish Viceroy; Villa Francesca (i.e., the Peppertree gatehouse to the Portuguese Bend community) which was placed on the National Register in 1986; the estate of Frank Vanderlip, principal founder and developer of much of the Palos Verdes Peninsula; the Harden Estate (i.e., the Portuguese Point gatehouse); the Portuguese Bend Riding Club and stables, which serves as the hub of a social sector in the area; and the Lloyd Wright-designed Wayfarers Chapel, which was placed on the National Register in 2005. These sites and structures represent the major historical points in Rancho Palos Verdes.

Several other features, such as the Narcissa gatehouse to Portuguese Bend, are also well-known, but they are more special features and points of interest than points of historical significance, given the criteria promulgated in the National Historic Preservation Act of 1966. In recent years, however, mid-20th century modern residential architecture has gained favor amongst the public, and the City of Rancho Palos Verdes is home to several examples of this style. In 2009, a group of residents in the City’s Seaview neighborhood petitioned the City Council to designate the 190 Paul R. Williams-designed homes in their neighborhood as a historic district. In addition, the City is home to several excellent examples of custom, single-family homes by such well-known mid-century architects as Lloyd Wright, Richard Neutra, Aaron Green, Thornton Abell and Pierre Koenig.



Cultural Resources Options

Should a pre-construction field investigation reveal a significant archaeological site, three basic options immediately present themselves. The site can be preserved, the site can be excavated, or no action to affect the fate of the site can be taken. The latter is a decision to not make any decision. Traditionally, such a policy of non-decision by the affected governmental unit has added to the rapid depletion of the nation's archaeological resource.

Preservation. Preservation of the site can be accomplished through acquisition, development controls, site design, and, to some extent, through zoning. The National Historic Preservation Act of 1966 does provide funds for property acquisition, but only where the project is performed in conjunction with a State plan for historic preservation. The California State Office of Historic Preservation provides information regarding potential funding for the preservation of historic property.

Development controls and site design are also effective means of preservation. Examples of this technique are The Village Condominium and redevelopment project in Redondo Beach and, locally, what was proposed for site LAN-709 in Rolling Hills Estates. In both of these cases, it was proposed that the midden areas become parks or open space areas. No grading would be done which would disturb the distribution of the artifacts which lie a few feet below the surface. This is important in that the location and context in which the artifacts are found is as important as the artifacts themselves.

This preservation technique would be even more archaeologically desirable if the land became publicly owned. This is because State law prohibits "pot hunting" on publicly owned lands, but does not deal with securing known or probable archaeological sites in private ownership.

Zoning controls can facilitate preservation if the land is zoned open space for the preservation of natural or historic resources. However, because of the legal challenge to zoning ordinances for the preservation of these resources, zoning control by itself is not the most effective technique for archaeological preservation.

Excavation. Salvage excavation of a site is the second option open when a site is being considered for development. Traditionally, excavations of an archaeological site have been rushed by the roar of an approaching bulldozer. As a result, the information extracted from the site has had to be highly selective; hence, not always complete. The cost of salvage excavation has almost invariably been from private funding sources. The work has often been performed by college and university students. Proper excavation of a site can take from 24 hours to 24 days, depending

on the size and depth of the site. To date, there are no public funding sources for archaeological salvage excavations.

No Action. As previously noted, the option to take no action has traditionally led to the loss of the particular archaeological resource. Such decisions have been based on the rationale that archaeological preservation is a civil matter and should be left to civil forces and remedies.

Vehicles for Identification and Protection of Archaeological Resources. The California Historical Resources Information System includes the statewide Historical Resources Inventory database maintained by the Office of Historic Preservation and the records maintained and managed, under contract, by eleven independent regional Information Centers. The Information Centers provide archeological and historical resources information, on a fee-for-service basis, to local governments and individuals with responsibilities under the National Environmental Policy Act (NEPA), National Historic Preservation Act (NHPA), and the California Environmental Quality Act (CEQA), as well as to the general public. The South Central Coastal Information Center, responsible for information collected in Los Angeles County, is located at California State University, Fullerton.

Once the sites have been identified and the preservation, excavation and/or no action options have been decided, the City can use one of several vehicles to implement its decisions relative to the site. As applicable to the project, the City can make its option decision a condition of approval for granting the subdivision, the conditional use permit, or the variance sought by the project.

By following these procedures, it is hoped that all significant archaeological, paleontological and historic resources in Rancho Palos Verdes can be preserved and protected. Relative to archaeological resources, where insurmountable circumstances arise whereby some technique of preservation cannot be implemented, the City can require salvage excavation of the site so that the maximum obtainable knowledge is extracted from the site before the archaeological resource is irrevocably damaged.

Open Spaces and Recreational Resources

This portion of the Element inventories the variety of Open Space and Recreational resource opportunities within the City. The City has natural open space (some privately owned and some under City jurisdiction including Preserves subject to NCCP guidelines) and parks that include a mix of active and/or passive uses.



Open Space Resources

According to the State's General Plan Guidelines, Open Space Land is defined as "Any parcel or area of land or water that is essentially unimproved and devoted to an open-space use for the purposes of (1) the preservation of natural resources, (2) outdoor recreation, or (3) public health and safety". One of the founding principles for incorporation of the City of Rancho Palos Verdes was to maintain its rural character, of which a large component to maintaining that character is the expanse of open lands that the City has to offer. Consistent with the State's definition, to one extent or another, the open space lands within the City serve a variety of purposes, including 1) serving as an aesthetic means to provide an open feel to the City, 2) serving to preserve natural resources, 3) serving to create outdoor recreational opportunities, and 3) serving to protect the public's health and safety.

Open Space resources are either privately or publicly owned and serve residents and visitors in different ways. For example:

Private Open Space Areas

To serve aesthetic means as well as preserving natural resources and protecting the public's health and safety, many of the existing residential subdivisions developed within the City as Residential Planned Developments include open space areas that are subdivided parcels dedicated to be preserved as open space, and are privately owned - typically by the subdivision's Homeowner's Associations. These open space areas often include trails and vista points that were required as part of the subdivision and maintained through dedicated public access easements. It is also worthy to note that some open space areas within existing subdivisions serve as recreational opportunities. Within Rancho Palos Verdes, various types of private facilities (tennis courts, equestrian centers, beach clubs, etc.) are available to individuals who either pay a fee for their use or are members of the club operating the facility.

Additionally, there are many individual parcels in the City that are privately owned and due to their topographic and/or geologic nature, the parcel may not be able to be developed. As a result, a portion or the entirety of these parcels often have a land use designation of "Hazard" or "Open Space Hillside", which prohibit most types of development. These parcels also serve to preserve the aesthetic open space feel while protecting the public's health and safety. Some of these natural open spaces could be either acquired by the City or dedicated through an easement to provide wildlife corridor connections and trails.

Furthermore, some of the larger non-residential projects such as the Terranea Hotel Resort and the Trump National Golf Club have private dedicated open



space lots within the project that serve to provide as mitigation for the project's impacts to habitat and wildlife species. These open space areas often include trails and vista points that were required as part of the subdivision and maintained through dedicated public access easements.

Finally, it is worth noting that the City is home to eight elementary schools, three middle schools, and one high school under the jurisdiction of the School District, and Marymount College. While these campuses have buildings on them, they also have fairly extensive open space areas used recreationally by the students that attend the facilities as well as members of the community.

Public Open Space Areas

Publicly owned Open Space within Rancho Palos Verdes is plentiful and is provided for by various levels of government. While the City has a large number of parks, each with its own qualities and attributes, in recent years the City has worked extensively towards the purchase of large open space areas throughout the City to create a habitat preserve as identified by the City's Natural Communities Conservation Plan (NCCP). These public open space areas serve residents and visitors by providing that open feel to the City, preserving natural resources, and creating outdoor recreational opportunities.

Recreational Resources

Active and passive recreational facilities that are publicly owned supply approximately 413 acres of recreational areas; 396 acres are developed and 165 acres is a public golf course. The total acreage figure does not include a significant amount of recreational areas supplied by Palos Verdes Peninsula Unified School District facilities.

Recreational resource areas include sites which have been set aside or are proposed for either active or passive use. These sites are structured to various degrees to allow specific site activities to take place. While many of these resource areas provide specific path and trail networks, systems which involve linear right-of-way for the purpose of transportation or recreation, these path and trail networks are addressed in more detail within the Circulation Element.

Recreation sites are developed into either active or passive facilities. Active recreational facilities are highly structured and designed with specific activity areas, such as recreational buildings, tennis courts, baseball fields, children's play apparatus, etc. On the other hand, most passive recreational areas remain unstructured in order to allow natural ecosystems to function with the least amount of human disturbance. Passive sites are usually used for nature studies, hiking trails, limited picnicking areas, etc.



Most recreational sites have a specific Land Use Designation from the General Plan Land Use Map of “Recreational-Active” or “Recreational-Passive”, thus clearly establishing the types of uses envisioned for the site. However, a few of the sites, based upon their specific site conditions, ownership and/or unknown future use, have multiple Land Use Designations that also include “Institutional” and “Open Space Preserve”, or single Land Use Designations other than “Recreational Active” or “Recreational Passive”.

The following provides a brief description of each site including its General Plan Land Use Map Designation, and groups the recreational facilities into the level of government which controls and operates the facility.

City of Rancho Palos Verdes Recreational Parks and Facilities

Abalone Cove Shoreline Park – Recreational Passive/Open Space Preserve: This park features access through the Abalone Cove Reserve, which is part of the City’s NCCP, to two beaches (Abalone Cove and Sacred Cove), tidepools, bluff top viewing areas and trails crisscrossing the area. The park is improved with trails, picnic tables, benches and viewing nodes, and is within a State Ecological Reserve. There is direct access to a parking lot off Palos Verdes Drive South. Access to Abalone Cove Beach is by a long trail from the parking lot through the Reserve. To access Sacred Cove, users must walk along Palos Verdes Drive South to one of two trails between Portuguese and Inspiration Points, and through the Reserve to the beach. Lifeguards are on duty at Abalone Cove Beach during summer hours and weekends only. The views of the ocean and Catalina Island are spectacular from this Park. Dogs are prohibited on the beach; however, on-leash dogs are permitted in the upper picnic area and on designated trails.

Hesse Park (Upper Site) – Recreational Active: This 28.32 acre park, with its well-manicured parkland and active community center, is one of the most popular in the City. Among the features available for public enjoyment in the upper park area are baseball and soccer fields, numerous picnic areas with barbecues, playground equipment suitable for toddlers to adolescents, and a well-used ¼ mile walking path. Most of the City’s privatized recreation classes are offered at this facility and many Peninsula Senior activities are held here. Additionally, three rooms in the community center are available for rental for meetings and private parties as well as to provide space for government meetings.

Hesse Park (Lower Site) – Recreational Active: The lower park site (approximately 18 acres) offers a sand volleyball court, picnic areas (no barbecues permitted), leisurely walking paths, and comfortable locations for enjoying





panoramic views of Catalina Island north to Malibu. In 2009, the City Council took action to initiate improvements to the lower portion of Hesse Park for the purpose of improving accessibility to all user groups and enhancing the aesthetic condition of the Park. **(FOR COUNCIL CONSIDERATION – ON 10/09/12, BASED UPON PUBLIC COMMENT, THE PLANNING COMMISSION RECOMMENDED THAT THE COUNCIL CONSIDER WHETHER TO BIFURCATE HESSE PARK INTO A LOWER AND UPPER SITE AS SHOWN ABOVE.)**

Ladera Linda Community Center – Institutional Public: This former elementary school site’s amenities include a parking lot, restrooms, paddle tennis courts, tot lot, playground and basketball court. Ladera Linda is also the home of the Discovery Room which features live and static exhibits of local flora, fauna and historic information. Staff and volunteers provide educational programs on-site for a large variety of school, youth and other groups as well as conduct docent-led hikes in the adjacent Forrestal Property. This 11.21 acre location also has a multipurpose room and classroom available for rental for meetings and private parties. There are excellent views of the cliff face, hillsides, coastline and ocean.

Upper Point Vicente Park/Civic Center – Recreational Passive, Institutional Public and Open Space Preserve: Formerly a WWII bunker site and Nike Missile Base, this 73.3 acre site is comprised of 8.23 acres dedicated to Institutional Use; 51.3 acres of Open Space Preserve lands; and 13.82 acres of Recreational Passive park land. The site surrounds a 3.9 acre parcel that is owned by the US Coast Guard.

The City owns in fee title 8.23 acres, which is not encumbered by deed restrictions or a Program of Utilization. The remainder of the site (comprised of 65.12 acres) was given to the City from the federal government with a quitclaim deed that included several deed restrictions including a Program of Utilization calling out for passive use of the 65.12-acre parcel with the exception of a potential 6.6 acres to be for active recreational use. The area set aside for Institutional Use (8.23 acres) is on the relatively level hilltop at this park and includes the City’s City Hall buildings, a telecommunications site, Palos Verdes on the Net computer center and multimedia studio, the City’s maintenance yard, and grassy field. A dog park, sand volleyball court, grassy field and tennis court are located in the Recreational Passive portion of the site. There are spectacular views of the ocean, Pelican Cove and the Lighthouse, and this is the site of the City’s annual July 4th Independence Day Celebration.

The U.S. Coast Guard parcel within this Park and overlooking the Point Vicente Lighthouse is the site of several communications towers and an abandoned WWII-era artillery bunker.

Conservation & Open Space Element

The 51.3 acres of Open Space Preserve lands sloping down the hillside, known as the Alta Vicente Reserve, will be encumbered by a conservation easement as well as the POU. The NCCP permits passive recreation in this Reserve, which includes trails through Coastal Sage Scrub habitat that is actively being restored by the Palos Verdes Peninsula Land Conservancy, as well as trails through an approximately 5 acre area of the property that has been leased to a farming operation for many years, which is a permitted use in the NCCP and PUMP document.

Comment [GP2]: Staff Revised this section slightly since the July 23rd meeting to clarify acreages and uses. Request PC to confirm revised language is ok.

In 2004, the City Council identified the development of a new Civic Center on the upper flat area as one of its tactical goals. Along these lines, the City's Coast Vision Plan identified the site as suitable for a new City Hall, Community Center, and Cultural Center along with a Village Green, additional parking spaces and trail heads. In 2009, the City Council initiated the creation of a Civic Center Master Plan, however, in 2012 this planning effort was placed on hold. The future of this site and its uses, which must comply with the Program of Utilization for the site unless an amendment is sought, remains undetermined. Any changes in land use to the property through future Master Planning efforts would require approval by the Planning Commission and City Council through public hearings along with review and approval of a change, if necessary, to the Program of Utilization by the National Park Service.

Robert E. Ryan Park – Recreational Active: The City's first park was transferred from the County at the time of the City's incorporation in 1973. This 11.61 acre active recreational park features a community building with a small activity room and patio which are available for rent, a tot lot, playground, picnic areas with barbecues, grassy fields, and a baseball diamond. Views from this park are superior, and the mature trees add to the atmosphere.



Eastview Park – Recreational Passive: Improvements on this 9.9 acre site include a children's playground, picnic facilities, jogging path, permanent restroom, landscaping, and an off-street parking lot.

Point Vicente Interpretive Center – Recreational Passive and Open Space Preserve: This site is approximately 27.4 acres and was acquired from the Federal government with deed restrictions that included a Program of Utilization spelling out passive use of the land. The main attraction of the site is the Interpretive Center, which opened in 1984. The Center offers educational and recreational opportunities along with dramatic coastline vistas. Its location provides spectacular opportunities to view the annual migration of the Pacific Gray Whale from December through April. The beautiful bluff-top park includes



CO-43 (08/27/13 Version)



paths and trails, picnic areas and picnic benches. The coastal bluffs are part of the City's NCCP Preserve referred to as the Vicente Bluff Reserve. In addition, this is the site of the City's annual "Whale of a Day" community event. In 2005 an expansion was completed to the Interpretive Center building and surrounding grounds. The expansion provided for an expanded visitors center and a large meeting room that is made available for rental for meetings and private parties.

Clovercliff Park – Recreational Passive: This peaceful .17 acre vest pocket park has a path, is landscaped, and seating is available on the large rocks. There is a distant ocean view.

Del Cerro Park – Recreational Passive: This 4.49 acre park features panoramic views of canyons, agriculture, coastal headlands, ocean and offshore islands from this site, and a flat grassy play area. It is landscaped and has a safety fence just below the bluff to restrict access to the canyon below without blocking the views. There is a parking lot, but no restrooms.

Don C. Wallace Radio Ranch Museum – Residential 2-4 D.U./Acre: The 32,000 square foot property was originally intended as a radio museum with funds for the improvement of the museum to be raised by the Wallace Radio Ranch Museum Foundation. When the required funds were not raised the property became a neighborhood park maintained by the Wallace Ranch Homeowners Association.

FOR COUNCIL CONSIDERATION - ON 10/09/12 THE PLANNING COMMISSION RECOMMENDED THAT STAFF PROVIDE INFORMATION TO THE COUNCIL PERTAINING TO THE FUTURE LAND USE OF THIS SITE. STAFF RECOMMENDS THAT THIS PARK SITE REMAIN WITH A RESIDENTIAL LAND USE DESIGNATION GIVEN THE UNKNOWN FUTURE OF THE PARK SITE. IF IT IS DETERMINED AT A LATER DATE TO CONTINUE THE EXISTING PARK USE AT THE SITE OR A FUTURE WALLACE RADIO RANCH MUSEUM, THEN THE LAND USE DESIGNATION SHOULD BE CHANGED TO A RECREATIONAL ACTIVE OR RECREATIONAL PASSIVE DESIGNATION. HOWEVER, IF THE COUNCIL CONSIDERS SELLING THE PROPERTY AND USING THE ASSETS IN A REQUIRED FORM OF QUIMBY FUNDS FOR OTHER PARK USES IN THE CITY, THEN THE EXISTING RESIDENTIAL LAND USE DESIGNATION COULD REMAIN - A NOTICED PUBLIC HEARING WOULD BE REQUIRED TO SELL THE PROPERTY AND USE IT FOR RESIDENTIAL PURPOSES).

Founders Park – Recreational Passive: Founders Park was formally accepted by the City on January 17, 2006 and named in honor of the City's founders who led the effort to incorporate the City of Rancho Palos Verdes more than 30 years ago. This 5.5-acre parcel is located adjacent to the Trump National Clubhouse and offers



Conservation & Open Space Element

patrons an attractive site with breath-taking ocean views, picnic tables, a gazebo, nearby restrooms, coastal access and adjacent walking and biking trails.

Frank A. Vanderlip, Sr. Park – Recreational Passive: Improvements on this quiet little .48 acre site include benches, a safety fence at the cliff edge, and landscaping. Unobstructed views of the ocean, headlands and islands are the main attraction at this park.

Grandview Park – Recreational Passive: A 17 acre park purchased from the Palos Verdes Peninsula Unified School District. There are excellent views of the golf course, greenbelt, inland towards Los Angeles, the coastline, and ocean.

In 2009, along with Hesse Park, the City Council took action to initiate a remodel of Grandview Park for the purpose of improving accessibility to all user groups and enhancing the aesthetic condition of the Park.

Marilyn Ryan Sunset Point Park – Recreational Passive: This is a 1.5 acre park that was conveyed to the City in 2011 by VH Properties. The park provides access to a trail system near Trump National Golf Course and also park offers picnic tables and benches for public use. A 6-car parking area is located adjacent to the park for public use. The Simmons Bridge and a dolphin statue are two landmarks that can be seen at this park and from Palos Verdes Drive South.



Martingale Trailhead Park – Recreational Passive: This 1.2 acre trailhead provides access to a trails system serving the cities of Rancho Palos Verdes, Rolling Hills and Rolling Hills Estates. Both hikers and equestrians utilize this park. Improvements include landscaping, a tri-level drinking fountain which serves horses, humans and small animals, a mounting block, and a seating rock.

Vista Catalina Park – Recreational Passive: This is a 1 acre trailhead located adjacent to Trump National Golf Course and offers access to pedestrian trails surrounding Trump National. The park includes the monument sign for Trump National Golf Course, a drinking fountain at the trailhead. Views of Catalina Island and the ocean can be observed from this park.

Pelican Cove – Recreational Passive and Open Space Preserve: The City acquired this property from Los Angeles County through a grant deed in May 2004. This 10.5-



acre site features a paved parking lot, a restroom building, an improved trail to the shoreline, and incredible Catalina and ocean views.

Shoreline Park – Open Space Preserve: This Park is entirely within the Ocean Trails Reserve. The property was acquired from the County of Los Angeles by quitclaim deed in November 1997. The size of the property is 52.8 acres. The property is a re-vegetation site for the mitigation of the Trump National Golf Club project that is adjacent. Approximately 41 acres are being restored with native vegetation as part of that mitigation. There is a system of trails and a few tables and benches near the bluff edge.

City of Los Angeles and Los Angeles County Facilities

Deane Dana Friendship Community Regional Park – Recreational Passive: This park is a 123 acre natural area park located partially (97 acres) in the City and partially in the City of Los Angeles. The park offers dramatic panoramic views of Catalina Island, Los Angeles, and Long Beach Harbors, Los Angeles to the north, and the San Bernardino Mountain ranges. Several hiking trails are on the property as well as restored native habitat areas. The site also includes a 4,000 square foot nature center, with indoor and outdoor classrooms. A picnic area, barbecues and playground overlook are also within the park boundaries.

Los Verdes golf Course – Recreational Active: Los Verdes Golf Course is a fully developed 165 acre site which is operated by the County. This facility contains an 18 hole, par 72 course with associated facilities (clubhouse, banquet facilities, coffee shop, lounge, pro shop, two comfort stations, locker and shower rooms, and parking for 300 cars).

Palos Verdes Peninsula Unified School District Facilities

Although the Palos Verdes Peninsula Unified School District's facilities are under their own jurisdiction, the District is one of the largest suppliers of public active recreational facilities within the City. The School District provides these facilities for many age levels in the form of open play areas, paved court areas, gymnasiums, etc. Tennis courts are available on a first-come, first-served basis. All other activities, such as organized soccer, baseball and football, must be arranged in advance. It would be a cumbersome task to describe each facility on every school site; therefore, this section only points out that site facilities are designed for the age groups which use the school. It can be assumed that intermediate and high school sites contain facilities which fulfill the needs of young adults and adults, while elementary schools provide recreational activities designed for the young. It is to the City's



advantage for the School District to maintain an open school grounds policy, in order to help fulfill active recreational demands of the community.

City Owned NCCP Reserve Areas

Abalone Cove Reserve. This reserve consists of portions of Abalone Cove Shoreline Park and the adjoining parcel owned by the Successor Agency to the City's Redevelopment Agency. The property features two beaches (Abalone Cove and Sacred Cove), tidepools, bluff top viewing areas and a network of designated trails. Excluded from the NCCP Reserve are the upper parking lot and picnic area, the lower parking lot and preschool/lifeguard area, and the shoreline. This Reserve also contains a State Marine Conservation Area and Ecological Reserve, under State jurisdiction that protects the marine and intertidal resources.

An Archery Range is located east of Sacred Cove on the adjoining parcel included in this Reserve. The City's former Redevelopment Agency acquired this 45.1 acre property from Transamerica Development



Company in 1987 in conjunction with the recordation of a Parcel Map. In 1990, the City granted a Conditional Use Permit and a Coastal Permit to the South Bay Archery Club to use a portion of the property as an outdoor roving archery range. The Archery Club has made minimal improvements (targets, warning signage, benches, small shade structures) to the property. It should be noted that this property is located within the most active portion of the Portuguese Bend Landslide and experiences nearly constant land movement. There is also a trail to the beach below.

Three Sisters Reserve. This property, generally located in the vicinity of Barkentine and McCarrell Canyons, was purchased by the City from the Palos Verdes Portuguese Bend Land, LLC in August, 2001. The cost of the property was \$3,887,154 and was funded by Proposition A, County Park Bonds. The property is approximately 98.5 acres in size. This reserve is located on the western side of the Portuguese Bend Reserve. The property contains outstanding habitat and is heavily used by hikers and equestrians. It also contains habitat corridors deemed essential for maintaining stable populations of California Gnatcatchers and Cactus Wren.



Filiorum Reserve. This 190 acre parcel was purchased by the City from a private developer with a combination of funds from the California Coastal Conservancy, State Wildlife Conservation Board and private donations and is mostly located within the City's landslide moratorium area. The site contains outstanding habitat and used by hikers and equestrians. The Filiorum Reserve also includes the Del Cerro Buffer, which is property owned by the City, is 17.44 acres, and consists of very steep slopes immediately adjacent to Del Cerro Park.

Portuguese Bend Reserve. This property owned by the City is 423.9 acres and includes a portion of the active landslide. The site did contain outstanding habitat until a fire in 2009 destroyed much of that vegetation. This area is used by hikers and equestrians.

Forrestal Reserve. The property owned by the City was acquired from the Diamond Brothers Three Partnership in December, 1996. The total cost of the property was funded through two revenue sources: Los Angeles County Regional Park and Open Space District at \$4,300,000, and the California Wildlife Conservation Board at \$3,400,000. The property is 154.9 acres in size. There are some trails that exist on the property as well as a paved road and significant drainage structures remaining from a proposed subdivision.



Agua Amarga Reserve. This property owned by the City is 38.94 acres of undevelopable canyon with some of the finest habitat on the Peninsula.

Lunada Canyon. This property owned by the Palos Verdes Peninsula Land Conservancy is 20 acres. This parcel is contiguous with Agua Amarga Reserve and also has pristine habitat.

Alta Vicente Reserve. This 51.3 acre parcel is below the upper flat area of Upper Point Vicente City Hall property. It has pristine CSS habitat for the endangered Coastal California Gnatcatcher and SCS habitat for the Coastal Cactus Wren, a State Species of Concern. Johnathan Atwood did an extensive study of the Coastal Gnatcatcher at this site and influenced the policies for the focus species for the NCCP. The PVPLC has planned further habitat restoration and trail enhancements for this area. There is the potential to create a wildlife corridor through the northern border of Lower Point Vicente to connect this reserve to the Vicente Bluffs reserve habitat.



Vicente Bluffs Reserve. Approximately 70.5 acres were acquired through dedication as a condition of the development of the 79 lot Ocean Front Estates subdivision. The dedications were made under the Quimby Act. Included in the dedication, at the top of the bluff and extending the full length of the ocean frontage of the development, are approximately 47 acres of open space served by a trail system and a public parking lot. An additional 24 acres of restored native habitat is also included in the project. The Point Vicente Fishing access is a part of the Vicente Bluffs Reserve. The City acquired this property from Los Angeles County through a grant deed in May 2004. This 10.5 acre site features a paved parking lot, a restroom building, an improved trail to the shoreline, and incredible Catalina and ocean views. A majority of the Park is part of the City's NCCP Preserve. Improvements to the site, including an expansion of the parking lot and trails that lead to the Terranea Resort were completed as part of the Terranea Resort project in 2009.

Ocean Trails Reserve. This reserve is within the Trump National Golf Club site. While the 5.5 acre Founders Park and some open space lots have been dedicated and accepted by the City, various other open space lots have not yet been accepted. The proposed dedication of open space includes approximately 78.8 acres of open space much of which has been restored to native vegetation. The Open Spaces have walking and biking trails along the bluff as well as access to the ocean. There are two public parking lots and public restrooms as well as picnic benches in the parks. Shoreline Park is within the Ocean Trails Reserve.

San Ramon Reserve. This property was received in satisfaction of the conditions of the Quimby Act in conjunction with the development of the Seacliff Hills Tract. It surrounds the switchback roadway of Palos Verdes Drive East as that roadway heads north from Palos Verdes Drive South. The property is 94.5 acres and is very steep with commanding views of the ocean and Catalina. Although Palos Verdes Drive East is within this reserve boundary, parking and access to the open space areas is very difficult. Portions of the reserve are at the San Ramon canyon bottom that may require some erosion mitigation.

Vista Del Norte Reserve. A 19.72-acre parcel was purchased by the City's former Redevelopment Agency for approximately \$702,000 in March, 2000 in the hopes of developing Senior Affordable Housing to meet the City's affordable housing needs. The purchase amount came from the Redevelopment Agency's Housing Set-Aside Fund. In 2009, the City and Agency approved a Parcel Map that subdivided the parcel into two parcels: Parcel #1 - a 2.92 acre parcel to accommodate the development of a 34-unit senior affordable housing project ("Mirandela"); and the remainder Parcel #2, which is owned by the City and part of the NCCP called the Vista Del Norte Reserve. This is a 16.8 acre steep parcel that was split off from the



RDA Crestridge Parcel. It borders Rolling Hills Estates along Indian Peak Road and has some native habitat and trails.

Other Open Space Lands that may be Dedicated to the NCCP Preserve

The following 161.5 acres of publicly and privately owned properties have been identified and targeted for possible future dedication to the NCCP Preserve but are not considered essential to the proposed Preserve design. Adding the properties to the Preserve will require approval from the underlying fee owner, the recordation of acceptable conservation easements and available funding for active management by the PVPLC. Since they are considered Open Space, they are listed here in this inventory.

Coast Guard Upper Point Vicente Property. 3.9 acres located at Upper Point Vicente

Coast Guard Lighthouse Property. 19.1 acres currently housing the Lighthouse and other structures at Lower Point Vicente.

Long Point Parcel. Although not required to do so by any conditions of approval, it is anticipated that the developer of the Terranea Resort Hotel Project will dedicate the bluff areas of the property to the Preserve. The possible Preserve area has been calculated as 10.0 acres.

Trump National Golf Club. In addition to the other open space that will be deeded to the City, the Trump National Habitat Conservation Plan (HCP) is required to maintain two open space lots under private ownership. One is the 5.3-acre Forrestal Draw (Canyon) parcel and the other is the 4.4-acre Upper La Rotonda Canyon parcel. Since these two lots are to remain privately owned they cannot be formally dedicated to the Preserve without the property owner's consent. It is anticipated that the property owner may wish to either dedicate the habitat portions of these lots to the Preserve or create a conservation easement.

Point View. 40.0 acres of dedicated open space will be a condition of approval for any development project subsequently approved for the Lower Filiorum property, also known as Point View.

7 Identified Homeowner Associations. The City has identified seven local HOAs that own open space that could add habitat value to the Preserve. The City has targeted 76.1 acres for dedication to the Preserve of the 140.9 total acres of open space owned by the seven identified HOAs.



Lands Adjacent to Agua Amarga Canyon. There are two privately owned open space properties that abut the eastern end of City owned Agua Amarga Canyon property that could add habitat value to the Preserve. One is a 5.2-acre property referred to as Windport Canyon and the other is the .6-acre property at the northwest corner of Crest Road and Hawthorne Blvd.

Private Lands in Montemalaga Canyon. There are several privately owned tax parcels located in the northern portion of the City within Montemalaga Canyon that total 64.3 acres and could add habitat value to the City's Preserve. Approximately 41.2 acres of the privately owned land could be acquired by the City for preservation.

Additional Public Open Space

Cherry Hill Lots. The six Cherry Hill lots were purchased when the City moved Palos Verdes Drive South back into its original easement in 1988. The cost of the six lots was \$154,800. The lots are owned by the RDA. The six lots total approximately 1.96 acres in area. In 2001 the City acquired a seventh lot through a tax sale. The cost of the lot was \$2,977.84. The lots are unimproved however at least one lot has dewatering facilities on a portion of the property.

McKay Property. The McKay property was donated to the City by a family that owned it in 1994. The property is 2.05 acres in size and is currently zoned Commercial Professional. The property is mostly a steep hillside and has no practical use except visual open space.

Miraleste Recreation and Park District

Open Space. The Miraleste Recreation and Park District contains 32 acres of canyon area, used as a sanctuary for native wildlife. The area is on the east side of the Peninsula and includes hiking trails.

Coast Vision Plan

The Coast Vision Plan is not a specific recreational facility but represents a planning document that ties many facilities together and as such should be noted. Specifically, adopted on September 2, 2008, the Coast Vision Plan represents over two years of planning to create an informational planning document for the City's coastal areas (including five key sites not included in the City's Palos Verdes Nature Preserve), with public access, interpretive materials, recreational amenities, and other facilities to improve the experience of the coast and open space for residents of



and visitors to the Peninsula. The Plan established a vision, goals, concept designs and design guidance that seek to cohesively link key open space properties and public lands along the coast, including the NCCP properties located within the Palos Verdes Nature Preserve.

Policies

This section includes those policies which result from the analysis of data, goals, and recommended relationships between man and his use of the land resource, which have been the subject of this element of the General Plan.

Comment [GP3]: Since the July 27th PC meeting, Staff moved all of the Policies in this Element to the end of the Element

Conservation Policies

Policies for Consideration of Public Health/Safety and Preservation of Natural Resources:

1. Permit development within the Sea Cliff Erosion Area (RM 1) only if demonstrated, through detailed geologic analysis, that the design and setbacks are adequate to insure public safety and to maintain physical, biologic, and scenic resources. Due to the sensitive nature of RM 1, this area is included as an integral part of the Coastal Specific Plan.
2. Allow only low intensity activities within Resource Management District of extreme slopes (RM 2).
3. Require any development within the Resource Management Districts of high slopes (RM 3) and old landslide area (RM 5) to perform at least one, and preferably two, independent engineering studies concerning the geotechnical, soils, and other stability factors (including seismic considerations) affecting this site following established geological industry standards.

(PLANNING COMMISSION RECOMMENDED CHANGE TO POLICY.)

4. ~~Allow no further development involving any human occupancy within the active landslide area (RM 4).~~

(UPON CITY ATTORNEY RECOMMENDATION, THE PLANNING COMMISSION RECOMMENDS DELETION OF THIS POLICY.)

4. Require a more detailed definition of the limits and composition of any RMD's when reviewing any development proposal that contains one or more RMD's.
5. Develop and enforce a grading ordinance with detailed controls and performance standards to ensure both engineering standards and the appropriate topographic treatment of slopes based upon recognized site planning and landscape architecture standards.



Conservation & Open Space Element

6. Prohibit activities which create excessive silt, pollutant runoff, increase canyon-wall erosion, or potential for landslide, within Resource Management Districts containing Hydrologic Factors (RM 6).
7. In addition to the Abalone Cove Ecological Reserve, establish the rocky intertidal areas throughout the remainder of the City's coastline as marine reserves and enforce all regulations concerning marine resources (Resource Management Districts containing Marine Resources-RM 7).

(PLANNING COMMISSION RECOMMENDED CHANGE TO POLICY)

8. Encourage developments within or adjacent to wildlife habitats (RM 8) to describe the nature of the impact upon the wildlife habitat and provide mitigation measures to fully offset the impact.

(GENERAL UPDATE STEERING COMMITTEE NOTE TO THE CITY COUNCIL: ALTHOUGH THE COMMITTEE ELECTED (VOTE OF 6 AYES AND 4 NAYS) NOT TO CHANGE THIS POLICY, BECAUSE THERE WAS A MINORITY OF THE COMMITTEE (4VOTES) THAT FELT STRONGLY ABOUT CHANGING THE POLICY BY REPLACING THE FIRST WORD "ENCOURAGE" WITH "REQUIRE", THE COMMITTEE DIRECTED STAFF TO ADD THE MINORITY VOTE TO THE FINAL PRODUCT PRESENTED TO THE CITY COUNCIL.)

9. Require developments within Resource Management Districts containing Natural Vegetation (RM 9) to revegetate with appropriate locally native plants wherever reasonably possible whenever clearing of vegetation is required.
10. Stringently regulate irrigation, natural drainage, and other water related considerations in both new development and existing uses affecting existing or potential slide areas.
11. Consider development exceptions in areas otherwise precluding development for health and safety reasons, only if the development can establish beyond a reasonable doubt that it can overcome the conditions otherwise precluding development, and is otherwise compatible with the intent of the General and Specific Plans for the area.
12. Based on current information from State and Federal Agencies, the City should periodically publish a list of toxic chemicals such as fertilizers, insecticides, and herbicides, which are determined to be damaging to the environment, with particular concern for the marine environment. These lists should be distributed to all applicants for business licenses in the City. Additionally, the City should make efforts (including brochures, pamphlets, local community television, etc.) to continually inform and educate all residents and business operators about the impact of chemicals such as



Conservation & Open Space Element

fertilizers, insecticides and herbicides on the environment and to encourage responsible use and disposal of such materials.

(PLANNING COMMISSION RECOMMENDED CHANGE POLICY.)

13. A Pest Management Plan should be encouraged to be included into the Landscape Plan so as to avoid usage of toxic chemicals by proper plant selection, irrigation methods, establishing intervention thresholds, monitoring and identification of pests and using prevention measures before resorting to control by using chemicals.

(PLANNING COMMISSION RECOMMENDED NEW POLICY.)

14. Maintain the existing natural vegetation of the City in its natural state ~~to the maximum extent possible~~ in all existing and proposed developments, to the extent commensurate with good fire protection policies and encourage the re-establishment of appropriate native plants, especially fire retardant natives such as saltbrush near fuel modification setback areas

(PLANNING COMMISSION RECOMMENDED CHANGE TO POLICY.)

15. Require a master landscape plan, with an Integrated Pest Management Plan, for any proposed development demonstrating enhancement and protection of natural vegetation proposed, selection of new complementing vegetation, and enhancement of the environmental factors.

(PLANNING COMMISSION RECOMMENDED CHANGE TO POLICY.)

Policies Specific to the Natural Communities Conservation Plan

16. Implement the Rancho Palos Verdes Natural Communities Conservation Plan (NCCP).

- ~~17. Review all proposed development for consistency with the Rancho Palos Verdes Natural Communities Conservation Plan (NCCP).~~

(PLANNING COMMISSION RECOMMENDED REMOVAL OF POLICY.)

General Policies

18. Continue to implement the City's Natural Overlay Control District and its performance criteria.
19. Continue to implement the natural environment policies of the Coastal Specific Plan.
20. Collect baseline data for air and water quality in order to develop standards for evaluation of the impacts of current or proposed development in and adjacent to Rancho Palos Verdes



Conservation & Open Space Element

21. Pursue the acquisition of rights over the offshore tidelands area related to the City's coastline. Develop proposals for grants and recognition as protected areas.
22. Encourage study of and funding to preserve native flora and fauna.

Habitat Protection

24. Work with neighboring jurisdictions to manage contiguous wildlife and habitat areas and recreational amenities such as trails.
25. Encourage the restoration of vegetation throughout the City to indigenous native plant species. Encourage use of locally native plant species in City landscaping.

Environmental Protection

26. Develop balanced programs to provide greater safe public access to the coastline consistent with protecting the environment.
27. Promote programs to encourage volunteer efforts to repair, protect and improve the environment.
28. Make every effort to preserve or restore a state of natural hydrology when projects impact canyons or other natural drainage areas when such efforts do not conflict with public safety.
29. Ensure the maximum preservation of the natural scenic character and topography of the City consistent with reasonable economic uses.

Cultural Resources Policies

30. Seek funding for the identification, acquisition, preservation, and/or maintenance of historic places and archaeological, paleontological or geological sites.
31. Encourage the identification and protection of archaeologically sensitive areas and sites – making such information available only to those **individuals qualified under guidelines set forth by the Office of Historic Preservation that need to know.**

(PLANNING COMMISSION RECOMMENDED CHANGE TO POLICY.)

32. ~~Require all projects, that are subject to the California Environmental Quality Act, for new construction, subdivisions, conditional use permits, and variances that occur in archaeologically sensitive areas to have a special~~



Conservation & Open Space Element

~~archaeological component in their Negative Declaration, Mitigated Negative Declaration or Environmental Impact Report.~~

(PLANNING COMMISSION RECOMMENDED TO REMOVE POLICY.)

33. ~~Forward Environmental Impact Reports to the University of California at Los Angeles, the Society for California Archaeology's (SCA) **California State University, Fullerton**, SCCIC's clearinghouse for this area, and to California State College at Dominguez Hills.~~

(PLANNING COMMISSION RECOMMENDED CHANGE TO POLICY.)

34. Preserve locations of archeological and paleontological significance on site where possible. Allow salvage excavation of the site where some technique of preservation cannot be implemented.
35. ~~Actively press for Point Vicente Lighthouse to be included in the National Register of Historic Places. Attempt to acquire **the Point Vicente Lighthouse** property as an extension of Point Vicente Park. Consider supporting the addition of other appropriate historic sites in the City to the State and National Historic Register.~~

(PLANNING COMMISSION RECOMMENDED CHANGE TO POLICY.)

36. Require that any artifacts or material of interest **that are uncovered as a result of a project requiring City permits** be offered to the Point Vicente Interpretive Center for inclusion in its collection **as permitted by law**. The Center should work with regional entities to share items of particular significance.

(PLANNING COMMISSION RECOMMENDED CHANGE TO POLICY.)

Open Space and Recreational Resources Policies

37. Provide appropriate access to public land.
38. Promote and/or sponsor recreation programs within the City.
39. Encourage local, public, non-profit recreational and cultural activities.
40. Seek County, State, Federal and private funds to acquire, **improve and maintain** recreational lands.

(PLANNING COMMISSION RECOMMENDED CHANGE TO POLICY.)

41. Work through the State and Federal government in support of legislation resulting in City acquisition of land.

(PLANNING COMMISSION RECOMMENDED CHANGE TO MOVE POLICY #5 ABOVE FROM FORMER LOCATION OF POLICY #6)



Conservation & Open Space Element

42. Encourage land holders to contribute lands and/or easements to the City for conservation and/or recreational use and encourage the City to accept such contributions.

(PLANNING COMMISSION RECOMMENDED CHANGE TO POLICY.)

43. Encourage institutions to provide public use of its recreation facilities.

(PLANNING COMMISSION RECOMMENDED CHANGE TO POLICY.)

44. Encourage the building of playing fields, where appropriate, for multiple uses by various recreational groups.

(PLANNING COMMISSION RECOMMENDED CHANGE TO POLICY.)