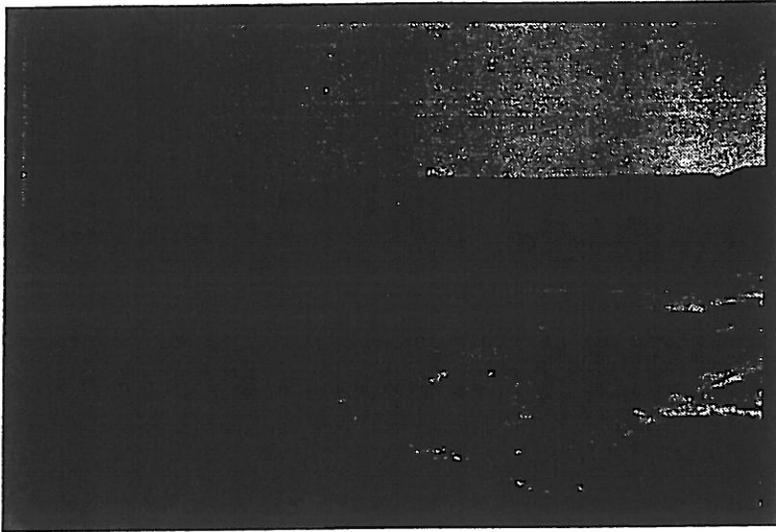


CITY
PARKS, and
PARKLANDS
DESCRIPTIONS



**ABALONE
COVE
SHORELINE
PARK**

Abalone Cove Shoreline Park is located at 5970 Palos Verdes Drive South and features two beaches (Abalone and Sacred Coves), tidepools, bluff top viewing areas and trails crisscrossing the area. The park contains a State Ecological Preserve and taking of protected animals and marinelife is prohibited. Abalone Cove Beach is staffed by a lifeguard year-around.

PHYSICAL DESCRIPTION:

Size: 80 acres (10 developed)
100,000 square feet of tidepools, 6681 linear feet of beach front. Abalone Cove Beach: 36.84 acres, Sacred Cove: 39.55 acres.

Orientation: South facing

Slopes: Steep bluffs in some areas

Access: Direct access to parking lot off of Palos Verdes Dr. South. Access to Abalone Cove Beach is by a long trail from the parking lot. To access Sacred Cove, users must walk along Palos Verdes Drive South to one of two trails between Portuguese and Inspiration Points.

Vegetation: Native with limited introduced vegetation.

Views: Spectacular ocean and island views.

Utilities: Available

EXISTING IMPROVEMENTS (1989): Lifeguard station, parking lot, chemical toilets, ticket booth, pre-school building, play equipment and covered patio.

OWNER: City of Rancho Palos Verdes Redevelopment Agency. Transferred to the RDA as a part of the 1988 Horan Lawsuit settlement.

ACQUISITION COST: \$0

FY 1989-90 CAPITAL IMPROVEMENTS: Installation of safety railing on the bluff tops above Abalone Cove and around Portuguese Point; construction of twenty picnic pads, five to be handi-capped accessible; entry sign and landscaping; entry building with office, restrooms, and storage facilities; and enlargement of the parking lot by seventy spaces.

	\$137,000	Abalone Cove Revenues
	<u>100,000</u>	E.E.T. Fund
COST:	\$237,000	Approved April 18, 1989

FUTURE DEVELOPMENT PRIORITIES:

Classification A: Pave paths from the parking lot accessing the picnic tables along the bluff.

Defer all other future development pending completion of the RDA project.

CLOVERCLIFF PARK

Clovercliff Park, located at 28801 Golden Meadow Drive, is a .17 acre vest pocket, passive park. The land was donated to the City by Mr. and Mrs. Chet Mackiewicz and Mr. and Mrs. Jim Gehris in June, 1978.

The Mackiewicz's and Gehris' envisioned a landscaped park where residents could enjoy the neighborhood in a peaceful setting.

Clovercliff was developed by the City in 1983 and dedication ceremonies were held on March 24, 1984.



PHYSICAL DESCRIPTION

- Orientation:** East-west axis
- Slopes:** To the west
- Access:** Public streets on east side.
- Vegetation:** Landscaped in low maintenance plantings with seating available on large rocks.
- Views:** Distant ocean view
- Utilities:** Available

EXISTING IMPROVEMENTS (1989) Path, landscaping, irrigation

COST: Acquisition: \$0 Construction: \$19,500 (1983)

OWNER: City of Rancho Palos Verdes

CONSTRAINTS: Deeds limit amenities to walkways and benches.

FUTURE DEVELOPMENT PRIORITIES: No changes or additions.

DEL CERRO PARK

Del Cerro Park, located at #2 Park Place at the terminus of Crenshaw Boulevard, is a 4.5 acre passive park with outstanding vistas and limited activities.

The site was acquired at no cost from the Federal Government when the radar installation, previously located there, was declared surplus.



The land at Del Cerro Park was originally inhabited by Gabrielino Indians, who had temporary encampments there during part of the year. The Indians left behind stone tools, abalone and other shells, beads and the skeletal remains of one of their members. Artifacts from this site are in possession of the City and some may be seen at Pt. Vicente Interpretive Center.

PHYSICAL DESCRIPTION:

Orientation:	North-south axis
Slopes:	Flat play area, sloping to a sweeping bluff top
Access:	Access road onto the site from a major boulevard which now dead-ends near the site.
Vegetation:	Landscaped, turf and trees
Views:	Panoramic views of canyons, agriculture, coastal headlands, ocean, and offshore islands.
Utilities:	Available

EXISTING IMPROVEMENTS: Parking lot, landscaping, and irrigation system.

COST: Acquisition: \$0
Improvements: \$39,400 (1983 cost)

OWNER: City of Rancho Palos Verdes

CONSTRAINTS: ~~Park only (terms of title); limited parking.~~

~~FUTURE DEVELOPMENT PRIORITIES:~~

Classification: Immediate Safety fencing just below the bluff to restrict access to the canyon below without blocking the view.

Classification: A Permanent restroom facility
Tot lot and play equipment
Pedestrian trail connecting the bluff with the parking lot

Classification: C Five to ten picnic tables near the grove of trees below the blufftop area.

EASTVIEW PARK

Eastview Park, at 1700 Westmont Avenue, is a 9.9 acre undeveloped parcel of land owned by the Los Angeles County Sanitation Districts. The parcel is zoned for recreation use.

The City has signed a long-term lease with the Sanitation Districts. Plans for the park have been drawn after much community discussion and input. Construction on the park is scheduled to begin in March, 1990, with a projected dedication date of July 1, 1990.

PHYSICAL DESCRIPTION:

Orientation:	North frontage on Westmont Drive just east of Western Avenue.
Slopes:	The site is fairly level with Westmont for first 150'-250' then site steps up and has a gentle slope upward along the west and south sides. At south and west property lines is a fairly steep slope back up to adjoining properties.
Access:	From Westmont, existing gated access
Vegetation:	Imported plantings along fence line surrounding the property, some trees.
Views:	None
Utilities:	Available

EXISTING IMPROVEMENTS: None

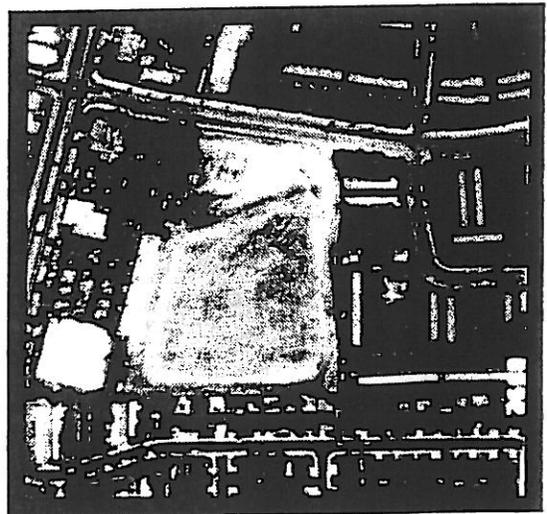
OWNER: Los Angeles County Sanitation Districts

CONSTRAINTS:

Area set aside for access to the outfall tunnels beneath the site. The terms of the lease agreement provide for cancellation of the lease in the event the Sanitation Districts must have access to the tunnels for repairs.

FUTURE DEVELOPMENT PRIORITIES:

Children's playground, permanent restroom, jogging path, picnic facilities, landscaping and irrigation, and an off-street parking lot.



FRED HESSE JR. COMMUNITY PARK

Fred Hesse, Jr. Community Park is located at 29301 Hawthorne Boulevard, and is designated an active park. This former High School Site was purchased from the Palos Verdes Peninsula Unified School District in 1977.



The facility is named to honor Fred Hesse, Jr. who, even though a resident of Rolling Hills, was active in the incorporation efforts of Rancho Palos Verdes.

PHYSICAL DESCRIPTION:

Size:	29.4 acres total, 10.4 acres developed.
Orientation:	East-west axis
Slopes:	Gentle with major grade change between the upper and lower areas.
Access:	800' frontage along Hawthorne Blvd. There is an additional point of entry on Locklenna Lane.
Vegetation:	Ten fully landscaped acres. Plantings are of drought tolerant, low maintenance performance species. Four acres of manicured turf.
Views:	Distant sweeping ocean view
Utilities:	Power lines along Hawthorne Blvd.

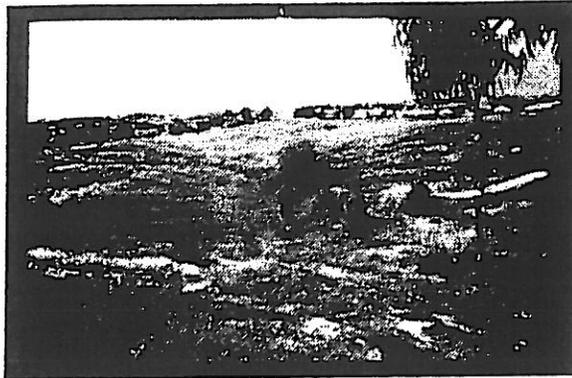
EXISTING IMPROVEMENTS (1989): 10 acres developed with par course, Community Building, playing fields, play equipment, restrooms and parking lot.

COST: Acquisition \$ 1,500,000
Development 3,890,773

Total \$ 5,390,773

OWNER: City of Rancho Palos Verdes

CONSTRAINTS : Parcel "4" (c) was purchased with Federal Land and Water grant monies. Development is limited to park use. Development will impact housing along the northern property line. An embankment protects some lots slightly. A steep slope divides the site into two parts. The site has been a designated Palos Verdes Blue Butterfly habitat.



FUTURE DEVELOPMENT PRIORITIES:

Classification: B

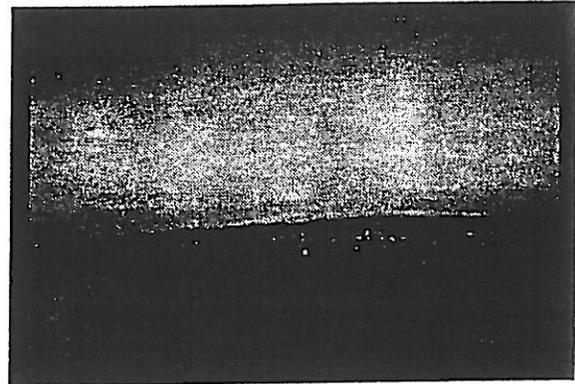
On Lower Hesse, construct four to eight regulation tennis courts, permanent restrooms and parking. The remainder of the area is to be landscaped as a passive, open greenbelt.

GRANDVIEW PARK

Grandview Park is located at 6000 Ironwood Street and has been designated a passive site. The seventeen acre, former intermediate school site, was purchased from the Palos Verdes Peninsula Unified School District.

PHYSICAL DESCRIPTION:

- Size:** 17 acres
- Orientation:** Hilltop and south-facing bowl
- Slopes:** 5-6 acres of flat area; falls off steeply on three sides.
- Access:** 80' frontage on arterial between two lots. Dirt road onto the site from western parking lot.
- Vegetation:** Natural
- Views:** Excellent views of golf course and greenbelt, inland toward Los Angeles, coastline and ocean.
- Utilities:** Power lines along swale parallel to western parking lot.



EXISTING IMPROVEMENTS: (1989) None

OWNER: City of Rancho Palos Verdes - fee title/from Palos Verdes Unified School District.

CONSTRAINTS: Parking lot ends at base of swales, so that swales cannot be filled to create more usable flat areas on the east. Only one very narrow point of entry from Montemalaga Drive. Development of the site may impact adjacent housing, particularly those fronting on Montemalaga Drive. However, grading the hilltop will possibly improve their views.

ACQUISITION COST: \$175,000

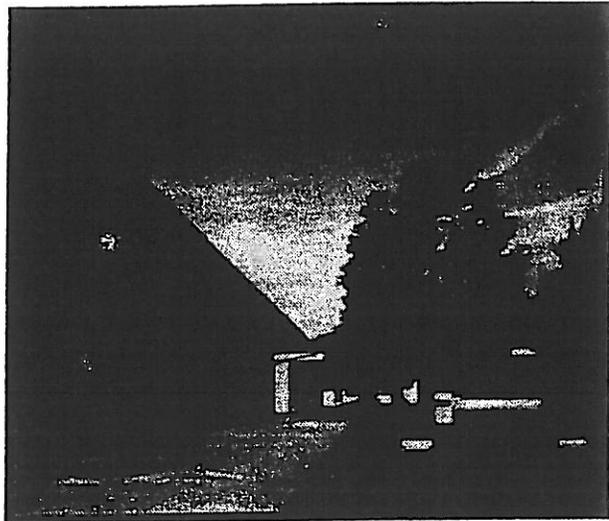
FUTURE DEVELOPMENT PRIORITIES:

Classification: A Install a parking lot and provide for vehicular and pedestrian access.

Classificaton: B Improve into a cultivated, passive open space with a small tot lot, restrooms and five to ten picnic sites. (tables and pads) in the bowl below the plateau.

LADERA LINDA COMMUNITY CENTER

Ladera Linda Community Center is located at 32201 Forrestal Drive. This former elementary school is designated an Active/Community Park. The property was purchased from the Palos Verdes Peninsula Unified School District after much community involvement and input. Payment for the site included a trade of the Loma Del Mar School Site previously purchased by the City and cash paid over a three year period. Purchase was completed in fiscal year 1985-86.



PHYSICAL DESCRIPTION:

Size:	11 acres
Orientation:	Northwest-southeast
Slopes:	Stepped areas
Access:	Frontage and access on Forrestal Drive
Vegetation:	Landscaped
Views:	Excellent views of the cliff face, hillsides, coastline, and ocean.
Utilities:	Available

EXISTING IMPROVEMENTS (1989): Classrooms, playground, restrooms, parking lot, paddle tennis courts, par course, basketball courts, soccer and softball fields. Some of the property is leased for commercial satellite dish antennae and telephone



Ladera Linda Community Center is the home of the "Discovery Room". This unique area features live and static exhibits of local flora, fauna and historic information. A cooperative program with the Los Angeles County Museum of history provides for special, 'on-loan' exhibits from their extensive collection.

Staff and volunteers provide educational programs on-site and in local hills and canyons for a large variety of school and youth groups.

OWNER: City of Rancho Palos Verdes

CONSTRAINTS: Existing development

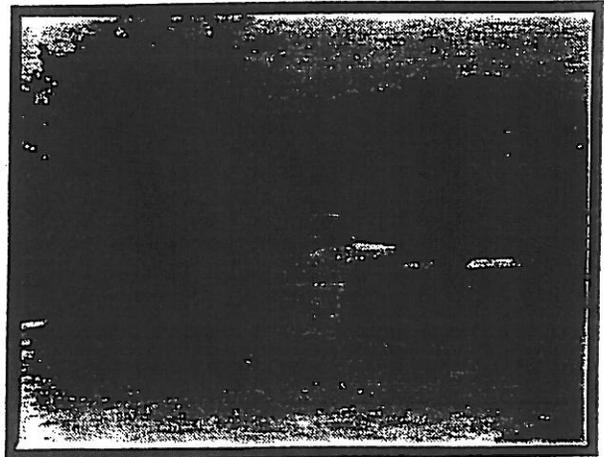
ACQUISITION COST: \$730,000

FUTURE DEVELOPMENT PRIORITIES:

Classification: C Improve the middle and upper parking lots as needed. Regrade and pave the access road between the lower and middle parking lots.

MARTINGALE TRAILHEAD PARK

Martingale Trailhead Park, located at 22 Martingale Drive, is a 1.2 acre site. The park was constructed in 1989. It provides for 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.



PHYSICAL DESCRIPTION:

Orientation: Northwest

Slopes: Flat area fronting the drive, sloping steeply into the canyon at the rear of the property.

Vegetation: Oleanders, California Pepper Tree and native plants.

View: Canyons and hillsides

Utilities: None

EXISTING IMPROVEMENTS: Landscaping; a tri-level drinking fountain which serves horses, humans and small animals; a mounting block, seating rock and California Pepper Tree.

OWNER: City of Rancho Palos Verdes

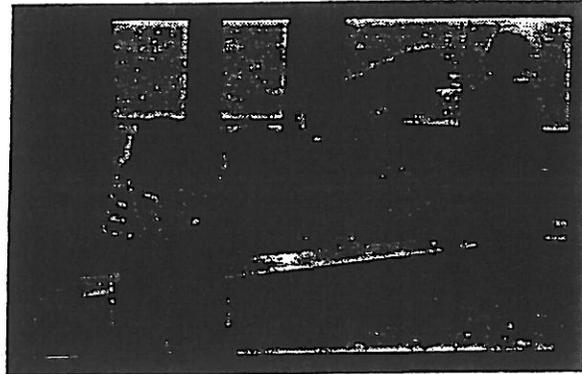
CONSTRAINTS: None

COSTS: Acquisition: \$46,700 in 1978
Development \$ 5,000

FUTURE DEVELOPMENT PRIORITIES: None

POINT VICENTE PARK

Point Vicente Park is a regional recreation facility located on a former Nike Missile Base and rifle range. Point Vicente Park/Civic Center is located at 30940 Hawthorne Boulevard. Point Vicente Interpretive Center is located at 31501 Palos Verde Drive West. Although originally designated Pt. Vicente Park, the two areas are now treated independently.



The Interpretive Center site totals twenty eight acres, ten of which have been developed. The property is leased from the County of Los Angeles Department of Beaches and Harbors for a fifty-five year period.

Pt. Vicente Park/Civic Center occupies seventy one acres. Eight and one quarter acres were purchased outright for a Civic Center. The remaining acreage was deeded to the City at no charge in 1977 by the Federal Government after the Nike Site had been declared surplus property.

PHYSICAL DESCRIPTION:

Size:	Interpretive Center	28	acres
	Pt. Vicente Park	62.75	acres
	Civic Center	8.25	acres
	Total	99	acres

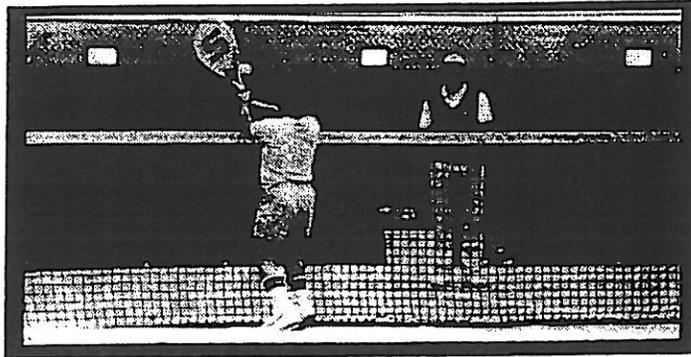
Orientation: Primarily south-west to south-east facing slopes. The northernmost area of the site east of Palos Verdes Drive West faces northwest.

Slopes: Extremely steep slopes and seacliffs account for 50% of the total area of both sites. A relatively flat hilltop at Pt. Vicente/Civic Center is accessible from Hawthorne Blvd.

Vegetation: Pt. Vicente Interpretive Center is landscaped in low maintenance, drought tolerant plantings; introduced trees and limited turf areas. A California Native Plant exhibit is also present.

Pt. Vicente Park/Civic Center has limited plantings consisting of introduced trees and shrubs and a small turf area. Native cacti and other natural plants are present throughout the undeveloped portions of the site.

Views: Panoramic ocean/island views are visible from all parts of the site. Pt. Vicente Interpretive Center has dramatic cliff, cove, shoreline, headland and island views. The Interpretive Center is an ideal location for viewing the migration of the Pacific Gray whale, October thru April each year.



Utilities: Available

EXISTING IMPROVEMENTS (1989)--Pt. Vicente Park/Civic Center:

Tennis courts, grassy quad area, helicopter pad used for model helicopter port. A multi-purpose athletic field is partially completed.

Pt. Vicente Interpretive Center:

Museum, trails, picnic and vista areas, landscaping, turf areas, restrooms and parking lots.

OWNER:

Interpretive Center: The land is owned by the County of Los Angeles Department of Beaches and Harbors. Improvements are City owned.

Pt. Vicente Park/Civic Center: City of RPV

CONSTRAINTS: Park use only, ~~program of utilization must be approved by the National Park Service, (except civic center land)~~ under the terms of the deed and lease. Steep slopes are present on the Pt. Vicente Park/Civic Center site. The climate is damper and foggier than elsewhere on the Peninsula.

ACQUISITION COSTS: \$0 (formerly Federally owned)

FUTURE DEVELOPMENT PRIORITIES: Pt. Vicente Park/Civic Center

Classification: Immediate Develop a senior citizens center.

Classification: A Add irrigation, turf, and fencing to the partially completed athletic field.

Classification: B Add a public restroom facility;
Construct two paddle tennis courts;
Add pedestrian paths throughout the property. Construct a permanent amphitheatre with tiered, semi-circular bench seating with backs.

Pt. Vicente Interpretive Center

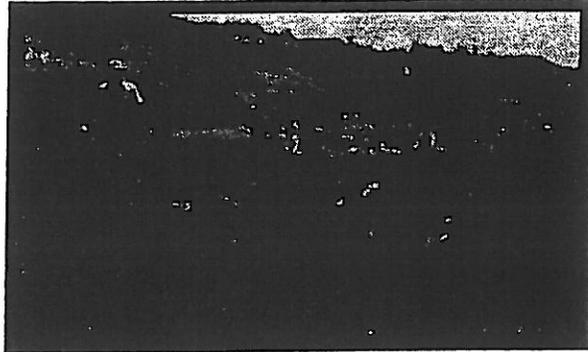
Classification A: Develop an educational center; add interpretive signage; and obtain an agreement with the U.S. Coast Guard for access to the lighthouse to conduct docent led tours.

On Both Sites: Build a municipal golf course which will wrap around existing and proposed park facilities and utilize neighboring privately held property to give it the proper size to be a championship course. Rancho Palos Verdes residents should be given priority as to starting times and fees.



PORTUGUESE BEND FIELDS

The Portuguese Bend Fields are located at 32201 Forrestal Drive and are functionally attached to Ladera Linda Community Center. The 21.9 acre facility is designated an active site and features softball and soccer as well as major special events and corporate picnics.



The acreage is the property of the Palos Verdes Peninsula Unified School District and has been held by the City under a lease whose terms ran through 1991. The City was notified in 1988 that the District had declared the property surplus and was exercising the cancellation clause present in the lease. The City currently continues to utilize the property, and is in discussions with the District to purchase the property.

PHYSICAL DESCRIPTION:

Size:	21.9 acres
Orientation:	Facing south-west
Slopes:	Flat, graded terraces bounded by steep sides.
Access:	Marginally surfaced road leading to the playing fields from Intrepid Drive. The main access point is at the upper terrace to the north end of Forrestal Drive through a security gate. Pedestrian access is available from Ladera Linda Community Center.
Vegetation:	Turf and some native plantings
Views:	Excellent 360 degree views of cliff face, flanking hillsides, coastline, Long Point, ocean, and offshore islands.
Utilities:	Available

EXISTING IMPROVEMENTS (1989): Softball diamond, backstop and dugouts; soccer fields with permanent and practice goals, irrigation system, portable restroom facilities and parking lot.

OWNER: Palos Verdes Peninsula Unified School District

CONSTRAINTS:

Lease through 1991 with 30 day cancellation clause. Cancellation clause has been exercised. Wind - which is mitigated to some extent by uphill cliffs.

ACQUISITION COST:

To be determined.

FUTURE DEVELOPMENT PRIORITIES:

Classification: Immediate

Purchase this site from the Palos Verdes Peninsula Unified School District.

Classification: A

Add a permanent group picnic pavilion, shuffleboard courts and horseshoe pits; add barbecue pits near picnic structure; add water fountains and water outlet only if group picnic shelter is constructed; add a small building with public restrooms, office and storage similar to that being constructed at Abalone Cove Shoreline Park.

Classification: C

Add benches for casual seating facing the ocean; provide for landscaping as necessary.

RANCHO PALOS VERDES PARK

Rancho Palos Verdes Park is an eleven acre neighborhood park located at 30359 Hawthorne Boulevard. The park was constructed during 1968 and 1969 by the Los Angeles County Department of Parks and Recreation. Upon the incorporation of the City, title to the park was transferred to the City.

PHYSICAL DESCRIPTION:

SIZE: 11 ACRES

Orientation: East-west

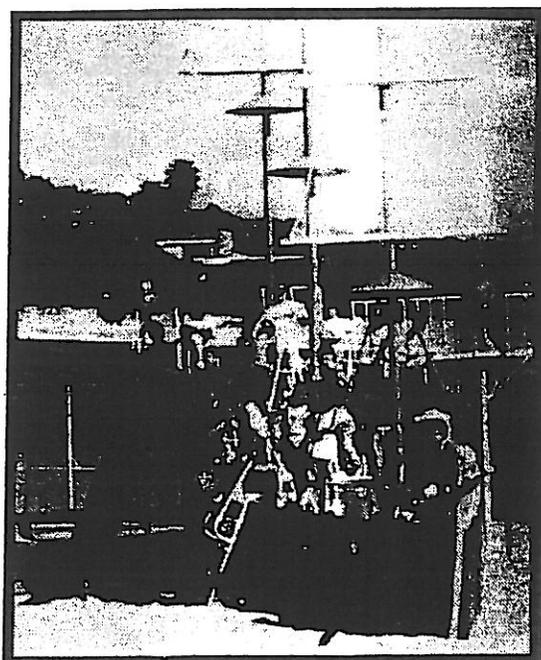
Slopes: Graded terraces

Access: Driveway access and frontage on Hawthorne Boulevard.

Vegetation: Landscaped: imported trees, low maintenance plantings, turf.

Views: Excellent ocean views.

Utilities: Available



EXISTING IMPROVEMENTS (1989): Community building, play equipment, picnic and grassy areas, restrooms, parking lot, and baseball diamond.

OWNER: City of Rancho Palos Verdes

CONSTRAINTS: Park only (deed restriction) and limited parking.

ACQUISITION COST: \$0

FUTURE DEVELOPMENT PRIORITIES: None

“SWITCHBACKS”

The Switchbacks are located on the inland side of Palos Verdes Drive South, flanking Palos Verdes Drive East. This 94.15 acres of land was acquired in satisfaction of the Quimby Act.

PHYSICAL DESCRIPTION:

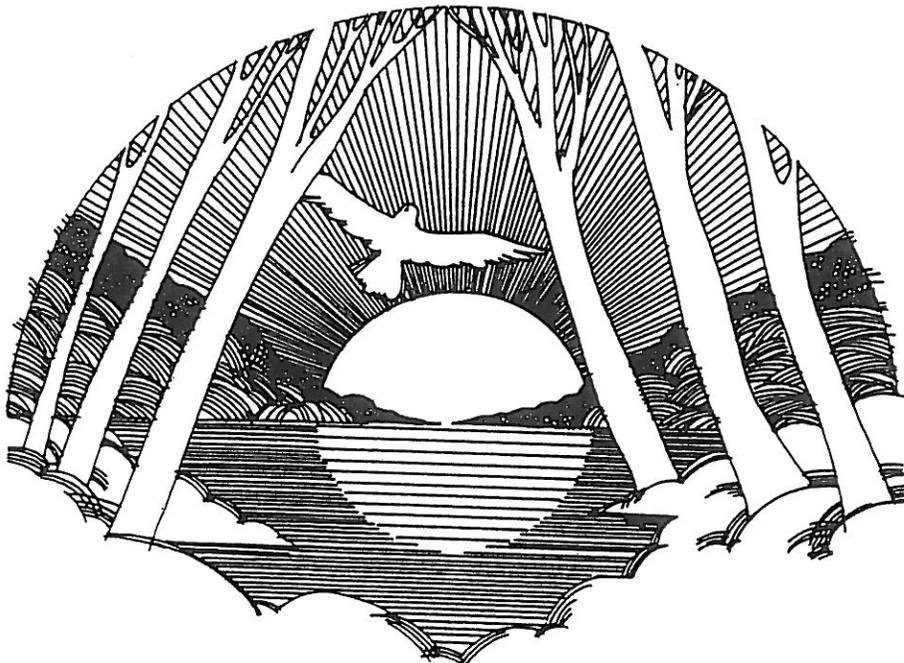
Orientation:	South facing
Slopes:	Steep
Access:	Informal pullouts off Palos Verdes Drive East which bisects property
Vegetation:	Native
Views:	Spectacular ocean and island views

EXISTING IMPROVEMENTS (1989): None

CONSTRAINTS: Unstable land, open space hazard zoning, limited access.

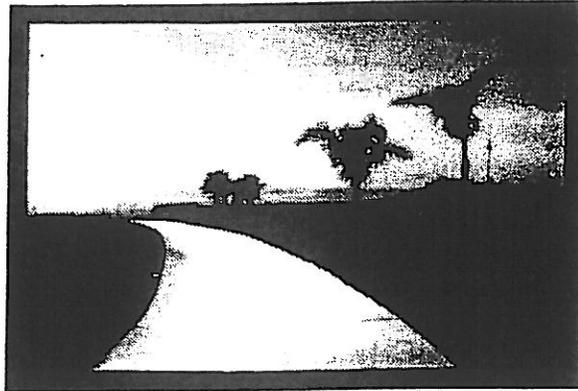
ACQUISITION COST: \$0

FUTURE DEVELOPMENT PRIORITIES: Leave as natural open space.



FRANK A. VANDERLIP, SR. PARK

Frank A. Vanderlip, Sr. Park is a .48 acre passive/view park located at 6500 Seacove. The park was constructed in satisfaction of the Quimby Act in conjunction with a development located across Seacove.



PHYSICAL DESCRIPTION:

Size:	.48 Acres
Orientation:	north south axis
Slopes:	Flat with steep bluff
Access:	Between two lots, adjacent to wide residential street
Landscaped:	Low maintenance vegetation, no turf
Views:	Ocean, headlands and island views
Utilities:	Available

EXISTING IMPROVEMENTS: Bike path, benches, railing, landscape improvements and irrigation system

COST: \$100,000+ (by developer)

OWNER: City of Rancho Palos Verdes

CONSTRAINTS: Park only (Quimby); no on-site parking

ACQUISITION COST: \$0

FUTURE DEVELOPMENT PRIORITIES: Install safety railing at the bluff edge along the trail easement across Tract 39672 and provide for access from Vanderlip Park.

DON C. WALLACE RADIO RANCH MUSEUM

The Don C. Wallace Radio Ranch Museum will be located on the site of Mr. Wallace's former radio antenna farm, near the corner of Armaga Springs Road and Highridge. The site was the location of the most famous amateur radio station in the world; the World War II Pacific Theatre news was received there. This area of the Palos Verdes hills is coveted by many radio services as a base to reach California, the USA, and the world.

PHYSICAL DESCRIPTION:

Size:	32,000 square feet
Orientation:	East west axis
Access:	Access road from Armaga Springs Road
Vegetation:	None
Views:	Coastal views will be partially blocked by adjacent development.
Utilities:	Available

EXISTING IMPROVEMENTS: None

COST: Acquisition: \$0 (Quimby funds)

OWNER: City of Rancho Palos Verdes

CONSTRAINTS: Development of museum hinges upon Wallace Museum Foundation success at fund raising for development, operation, and maintenance costs

FUTURE DEVELOPMENT PRIORITIES: Unspecified