

RESOLUTION NO. OB 2013-08

A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE RANCHO PALOS VERDES REDEVELOPMENT AGENCY APPROVING THE LONG-RANGE PROPERTY MANAGEMENT PLAN PREPARED BY THE SUCCESSOR AGENCY PURSUANT TO HEALTH AND SAFETY CODE SECTION 34191.5, DETERMINING THAT APPROVAL OF THE LONG-RANGE PROPERTY MANAGEMENT PLAN IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AND TAKING CERTAIN ACTIONS IN CONNECTION THEREWITH

RECITAL:

The Successor Agency has prepared and submitted to the Oversight Board the long-range property management plan attached hereto as Exhibit A (the "LRPMP"), which LRPMP addresses the disposition and use of the real properties of the former Agency and includes the information required pursuant to Health and Safety Code Section 34191.5(c).

NOW, THEREFORE, THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE RANCHO PALOS VERDES REDEVELOPMENT AGENCY HEREBY FINDS, DETERMINES, RESOLVES, AND ORDERS AS FOLLOWS:

Section 1. The above recital is true and correct and are a substantive part of this Resolution.

Section 2. This Resolution is adopted pursuant to Health and Safety Code Section 34191.5.

Section 3. The Oversight Board hereby approves the LRPMP as presented by the Successor Agency and attached hereto as Exhibit A.

Section 4. The staff of the Successor Agency is hereby directed to transmit to DOF this Resolution together with written notice and information regarding the action taken by this Resolution. Such notice to DOF shall be provided by electronic means and in a manner of DOF's choosing.

Section 5. The staff and the Board of the Successor Agency are hereby authorized and directed, jointly and severally, to do any and all things which they may deem necessary or advisable to effectuate this Resolution and any such actions previously taken are hereby ratified.

Section 6. This Resolution has been reviewed with respect to the applicability of the California Environmental Quality Act (Public Resources Code Section 21000 *et*

seq.) ("CEQA"). Pursuant to the State CEQA Guidelines (14 Cal Code Regs 15000 *et seq.*) (the "Guidelines"), the Oversight Board has determined that the approval of the LRPMP is not a project pursuant to CEQA and is exempt therefrom because it is an organizational or administrative activity of government that will not result in direct or indirect physical changes in the environment (Guidelines Section 15378(b)(5)). Further, it can be seen with certainty that there is no possibility that approval of the LRPMP may have a significant effect on the environment, and thus the action is exempt from CEQA (Guidelines Section 15061(b)(3)). Staff of the Successor Agency is hereby directed to prepare and post a notice of exemption pursuant to Guidelines Section 15062.

PASSED AND ADOPTED this 18th day of September 2013.

/s/Steve Wolowicz

Chairman Wolowicz

ATTEST:

Kathryn Downs
Secretary

EXHIBIT A
Long-Range Property Management Plan

Successor Agency:		Rancho Palos Verdes										
County:		Los Angeles										
LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA												
		HSC 34191.5 (c)(2)			HSC 34191.5 (c)(1)(A)				SALE OF PROPERTY		HSC 34191.5 (c)(1)(B)	
No.	Property Type	Permissible Use	Permissible Use Detail	Acquisition Date	Value at Time of Purchase	Estimated Current Value	Value Basis	Date of Estimated Current Value	Proposed Sale Value	Proposed Sale Date	Purpose for which property was acquired	Address
1	Park	Governmental Use	See Attached	11/10/1987	\$1,060,000 in total for parcels 1, 2, 3 and 4	-	Book	06/30/2013	-	N/A	See Attached	5970 Palos Verdes Drive South, Rancho Palos Verdes
2	Park	Governmental Use	See Attached	11/10/1987	See Parcel 1	See Parcel 1	See Parcel 1	See Parcel 1	-	N/A	See Attached	5970 Palos Verdes Drive South, Rancho Palos Verdes
3	Park	Governmental Use	See Attached	11/10/1987	See Parcel 1	See Parcel 1	See Parcel 1	See Parcel 1	-	N/A	See Attached	5970 Palos Verdes Drive South, Rancho Palos Verdes
4	Park	Governmental Use	See Attached	11/10/1987	See Parcel 1	See Parcel 1	See Parcel 1	See Parcel 1	-	N/A	See Attached	5970 Palos Verdes Drive South, Rancho Palos Verdes
5	Other	Governmental Use	See Attached	12/29/1986	-	-	Book	06/30/2013	-	N/A	See Attached	Palos Verdes Drive South
6	Other	Governmental Use	See Attached	06/03/1988	92,800	92,800	Book	06/30/2013	-	N/A	See Attached	10 Cherry Hill Lane
7	Other	Governmental Use	See Attached	04/26/1989	\$25,000 in total for parcels 7, 8 and 9.	25,000	Book	06/30/2013	-	N/A	See Attached	12 Cherry Hill Lane
8	Other	Governmental Use	See Attached	04/26/1989	See Parcel 7	See Parcel 7	See Parcel 7	See Parcel 7	-	N/A	See Attached	None
9	Other	Governmental Use	See Attached	04/26/1989	See Parcel 7	See Parcel 7	See Parcel 7	See Parcel 7	-	N/A	See Attached	16 Cherry Hill Lane
10	Other	Governmental Use	See Attached	09/28/1990	18,000	18,000	Book	06/30/2013	-	N/A	See Attached	None
11	Other	Governmental Use	See Attached	03/15/1990	19,000	19,000	Book	06/30/2013	-	N/A	See Attached	None

Successor Agency:		Rancho Palos Verdes										
County:		Los Angeles										
LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY												
		HSC 3419HSC 34191.5 (c)(1)(C)			HSC 34191.5 (c)(1)(D)		HSC 34191.5 (c)(1)(E)		HSC 34191.5 (c)(1)(F)		HSC 34191.5 (c)(1)(G)	HSC 34191.5 (c)(1)(H)
No.	Property Type	Permissible Use	APN #	Lot Size	Current Zoning	Estimate of Current Parcel Value	Estimate of Income/Revenue	Contractual requirements for use of income/revenue	History of environmental contamination, studies, and/or remediation, and designation as a brownfield site	Description of property's potential for transit oriented development	Advancement of planning objectives of the successor agency	History of previous development proposals and activity
1	Park	Governmental Use	7572-018-900	36.61 acres	Open Space/Recreational & Open Space/Hazard	Unknown	67,259	None	None	None	See Attached	See Attached
2	Park	Governmental Use	7572-019-901	2.05 acres	Open Space/Hazard	Unknown	None	N/A	None	None	See Attached	See Attached
3	Park	Governmental Use	7573-007-900	1.20 acres	Residential & Open Space/Hazard. See LRPMP for details.	Unknown	None	N/A	None	None	See Attached	See Attached
4	Park	Governmental Use	7572-019-900	39.19 acres	Open Space/Recreational & Open Space/Hazard	Unknown	None	N/A	None	None	See Attached	See Attached
5	Other	Governmental Use	7572-019-902	45.36 acres	Open Space/Hazard	Unknown	None	N/A	None	None	See Attached	See Attached
6	Other	Governmental Use	7572-004-900	18,514 sq. ft.	Open Space/Hazard	Unknown	None	N/A	None	None	See Attached	See Attached
7	Other	Governmental Use	7572-004-901	15,365 sq. ft.	Open Space/Hazard	Unknown	None	N/A	None	None	See Attached	See Attached
8	Other	Governmental Use	7572-004-902	14,646 sq. ft.	Open Space/Hazard	Unknown	None	N/A	None	None	See Attached	See Attached
9	Other	Governmental Use	7572-004-903	19,268 sq. ft.	Open Space/Hazard	Unknown	None	N/A	None	None	See Attached	See Attached
10	Other	Governmental Use	7572-004-904	17,119 sq. ft.	Open Space/Hazard	Unknown	None	N/A	None	None	See Attached	See Attached
11	Other	Governmental Use	7572-007-900	30,533 sq. ft.	Open Space/Hazard	Unknown	None	N/A	None	None	See Attached	See Attached

**SUCCESSOR AGENCY
TO THE
RANCHO PALOS VERDES
REDEVELOPMENT AGENCY**



**Long-Range Property Management Plan
September 12, 2013**

INTRODUCTION

The Rancho Palos Verdes Redevelopment Agency (RDA) was formed in 1984 for the purpose of addressing blight within Project Area No. 1, which was caused by landslide movement within an ancient landslide complex, by financing long-term capital improvements designed to eliminate physical and economic blight in the Project Area through stabilization of the hazardous landslides. The two active landslides that affect the properties that are discussed in this Plan are the Portuguese Bend Landslide, which commenced in 1956 and has moved continuously thereafter, and the Abalone Cove Landslide, which caused damage to properties approximately twenty years later. The Abalone Cove Landslide also continues to move, but the installation and operation of a network of dewatering wells have reduced significantly the movement of that landslide. Pursuant to California law, the RDA was dissolved on January 31, 2012. The City of Rancho Palos Verdes (City) elected to become the Successor Agency to the RDA and is charged with the duty to wind down the affairs of the RDA, including the disposition of assets owned by the former RDA.

On February 1, 2012, the property of the former RDA was transferred to the Successor Agency by operation of law. A key component of California redevelopment dissolution law enacted in 2012 (AB1484) is the requirement for each Successor Agency to prepare a long-range property management plan to govern the disposition and use of real property owned by a former redevelopment agency. This document constitutes the Long-Range Property Management Plan for the Successor Agency to the RDA.

SUMMARY OF PROPERTIES

There are eleven (11) separate parcels owned by the Successor Agency to the RDA.

- Five coastal parcels that are located primarily within the open space hazard and open space recreation zones:
 - Abalone Cove Shoreline Park (consisting of Assessor Parcel Numbers 7572-018-900, 7572-019-901, 7573-007-900 and 7572-019-900; and
 - Archery Range (Assessor Parcel Number 7572-019-902).
- Six parcels that are within the open space hazard zone on Cherryhill Lane (Assessor Parcel Numbers 7572-004-900, 7572-004-901, 7572-004-902, 7572-004-903, 7572-004-904, and 7572-007-900).

The properties are highlighted in the following map (Figure 1), and are discussed in greater detail in the Inventory of Properties section of this document (as required by California Health & Safety Code Section 34191.5(c)(1)). All parcels are located

within the redevelopment project area, which is affected by the active landslides. The use of the coastal parcels is affected, in whole or in part, by grant funding restrictions, easements, zoning restrictions, dedication as parkland, and designation as an ecological reserve. Any changes to zoning of the coastal properties would require approval both from the City and from the California Coastal Commission, which would be unlikely as the parcels provide coastal access to the public in an area where little public access exists.

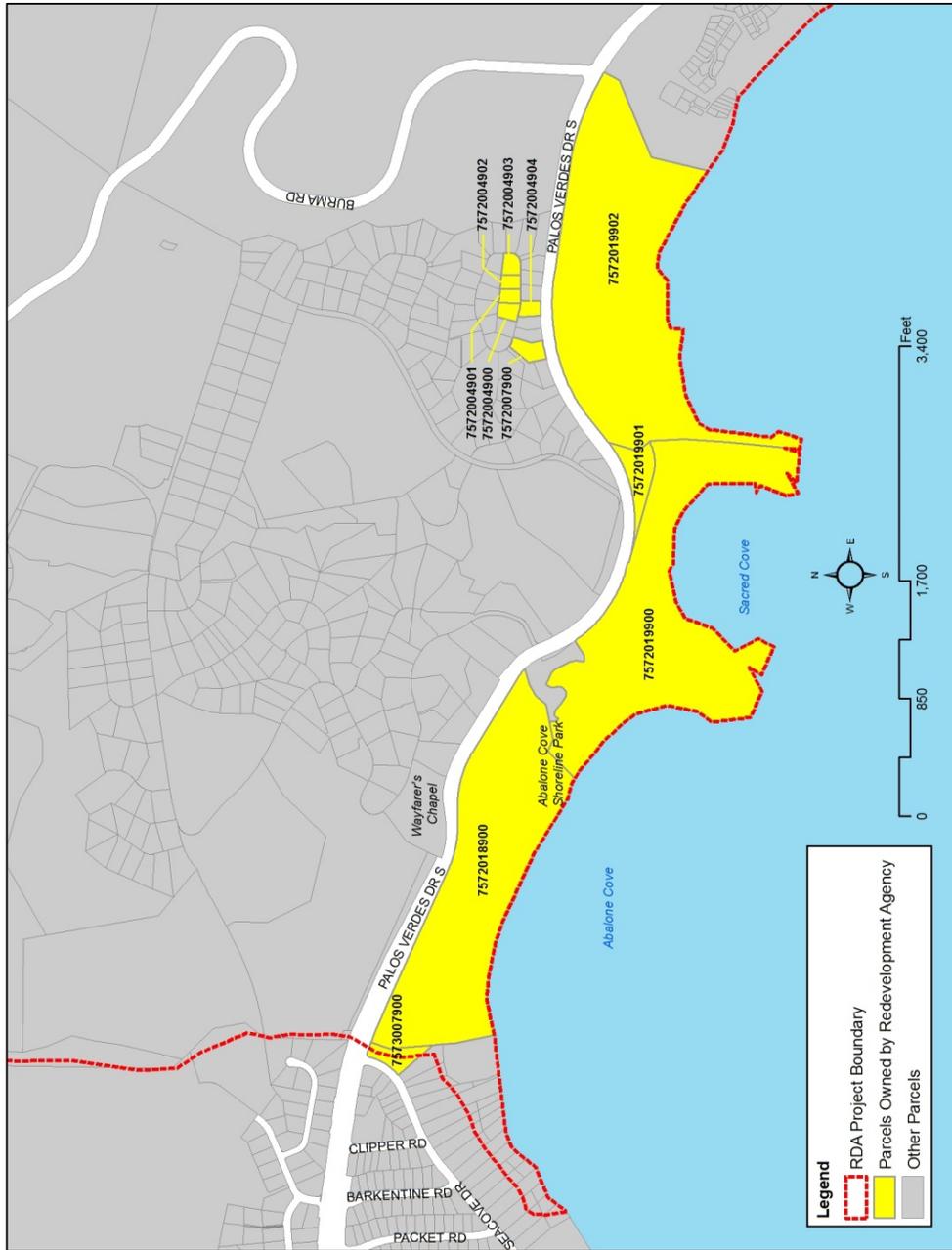


Figure 1 – Map of All Successor Agency Parcels

SECTION A. LOS ANGELES COUNTY CONDEMNATION ACTION

In 1975, Los Angeles County filed a condemnation action to acquire two of the parcels that are part of Abalone Cove Shoreline Park. The final order of condemnation granted the property to Los Angeles County for the public purposes set forth in the complaint, that is, for “Abalone Cove Beach.” The parcels acquired through condemnation are:

1. APN 7572-019-901 (also known as Sacred Cove Slope); and
2. APN 7572-019-900 (also known as Sacred Cove)

Any change in the public use of these parcels would require a new resolution of necessity. (California Civil Code Section 1245.245.)

SECTION B. LOS ANGELES COUNTY AGREEMENTS FOR COASTAL PARCELS

Land and Water Conservation Fund Agreement: In 1975, Los Angeles County acquired the coastal properties specified below (including the condemned parcels, discussed above) from private owners with funding from a federal Land and Water Conservation Fund program grant. As part of that funding, the County and State of California executed an agreement requiring the properties be used for public outdoor recreation use and prohibiting conversion of “any property or facility acquired or developed pursuant to this agreement to other than a public outdoor recreation use without the prior approval of the Liaison Officer [for the state] and the Director [for the federal government].” Thus, modification of the use of these sites requires approval by both (1) the Director of the California Department of Parks and Recreation (or other officer designated by the Governor); and (2) the United States Department of the Interior (Director of the Bureau of Outdoor Recreation).

The Land and Water Conservation Fund agreement allows the federal government to enforce the agreement through specific performance. The agreement explains that because the benefit from the grant that was derived by the United States was the preservation, protection and net increase in quantity and quality of public outdoor recreation, if the agreement is not complied with the federal government may seek specific performance of the agreement. Monetary damages – repaying the grant – would not be sufficient.

The agreement affects the following parcels in Abalone Cove Shoreline Park:

1. APN 7572-018-900 (also known as Abalone Beach);
2. APN 7572-019-901 (also known as Sacred Cove Slope); and
3. APN 7572-019-900 (also known as Sacred Cove).

Abalone Cove Ecological Reserve Agreement: In 1977, the County entered into an agreement with the California Department of Fish and Game to designate a portion of the coastal area in the City as the Abalone Cove Ecological Reserve. The Abalone Cove Ecological Reserve was established “for the purpose of protecting rare or endangered wildlife or aquatic organisms or specialized habitat types, both terrestrial and aquatic, on and within those lands” covered by the agreement.

The Abalone Cove Ecological Reserve agreement affects portions of the following parcels in Abalone Cove Shoreline Park:

1. APN 7572-018-900 (also known as Abalone Cove Beach); and
2. APN 7572-019-900 (also known as Sacred Cove).

When Los Angeles County transferred Abalone Cove Shoreline Park to the RDA in 1987, the conditions of the Land and Water Conservation Fund agreement and the Abalone Cove Ecological Reserve agreement transferred with the parcels.

SECTION C. NATURAL COMMUNITIES CONSERVATION PLAN (NCCP)

The City has prepared the Rancho Palos Verdes Natural Communities Conservation Plan (“NCCP”), which was approved by the City Council in concept in 2004. The Final NCCP document has not been approved by the California Department of Fish and Wildlife or the U.S. Department of Fish and Wildlife. Once the document has been approved by these agencies, the document will be taken back to the City Council for final approval.

The City’s NCCP has been prepared to maximize benefits to wildlife and vegetation communities while accommodating appropriate economic development within the City pursuant to the requirements of the NCCP Act and Section 10(a) of the federal Endangered Species Act. The City’s NCCP is intended to provide for the comprehensive management and conservation of multiple species, consisting of 10 “Covered Species” comprised of 6 plants and 4 animals. A goal of the NCCP is to conserve biodiversity in the RPV NCCP Subarea Planning Area, to achieve certainty in the land development process for both private sector and public sector land development projects, and to assure public access to preserved areas is both maintained and consistent with habitat preservation goals.

The City NCCP’s conservation strategy is to dedicate an approximate 1,400-acre Preserve to mitigate for a list of City “covered activities” and to actively manage the Preserve by enhancing/restoring a minimum of five acres per year to enhance habitat size and linkage function. The Preserve is designed to conserve regionally important habitat areas and provide adequate habitat linkages between patches of conserved habitat. The following coastal parcels contain such habitat and,

accordingly, have been included in the City's NCCP as open space Preserve properties:

Abalone Cove Shoreline Park (consisting of Assessor Parcel Numbers 7572-018-900 (part of), 7572-019-901, 7573-007-900 and 7572-019-900.

In addition, the Archery Range Property (consisting of Assessor's Parcel Number: 7572-019-902) has been proposed to be included within the City's NCCP. However, that property has an existing easement in favor of the adjacent properties to the east to perform grading and deposit dirt from the Portuguese Bend Landslide on the Archery Range Property (see page 34). Accordingly, all or only a portion of the Archery Range Property ultimately may be included in the City's NCCP. That determination will be made in the future by the Rancho Palos Verdes City Council with the concurrence of the federal and state Resource Agencies.

If the NCCP were not finalized, because the Coastal Sage Scrub habitat located on the properties provides habitat for the threatened California Gnatcatcher, said habitat could only be removed pursuant to permits issued by the federal and state governments.

SECTION D. MAINTENANCE EASEMENT AGREEMENTS

Abalone Cove Shoreline Park: All parcels that are part of Abalone Cove Shoreline Park (Assessor Parcel Numbers 7572-018-900, 7572-019-901, 7573-007-900 and 7572-019-900) have been developed with public park and recreation improvements that are located on the properties and are burdened by a park and infrastructure maintenance easement agreement entered into between the RDA and the City of Rancho Palos Verdes on May 3, 2011. That agreement documented that the City has been operating a park on these properties and granted the City an easement in perpetuity on, in, over and across the Abalone Cove Shoreline Park property for operation of the City-operated park facilities and related structures; construction, maintenance or repair of public facilities, including but not limited to, roads, sewers, drainage facilities, and water distribution lines; grading; and work related to the prevention or mitigation of beachfront erosion.

Archery Range: The Archery Range (Assessor Parcel Number 7572-019-902) is affected by extreme landslide movement caused by the Portuguese Bend Landslide. Parts of the property are moving at the rate of approximately two feet per year, while other areas are moving at a rate of twenty feet per year. The Archery Range property has several public facilities located on that parcel consisting primarily of Palos Verdes Drive South, which continues to move towards the ocean, and drainage improvements, and is burdened by a maintenance easement agreement entered into between the RDA and the City of Rancho Palos Verdes on April 19, 2011, which reflects the City's obligation to continue to

maintain those public improvements. That agreement granted the City an easement in perpetuity on, in, over and across the Archery Range property for grading intended to arrest land movement, or to correct or repair the impacts of any such land movement; maintenance or repair of public facilities, including but not limited to, roads, sewers, drainage facilities, and water distribution lines; grading; and work related to the prevention or mitigation of beachfront erosion. The property also is burdened by an easement that allows properties in the adjacent residential subdivision to grade and place dirt from the Portuguese Bend Landslide onto the Archery Range Property. Two residential homes that are owned by private individuals or entities, which have been substantially damaged by landslide movement, have slid over 400 feet from their original locations onto the Archery Range property.

SECTION E. RESTRICTIONS ON USE OF PROCEEDS FROM SALE OF PARK PROPERTY ACQUIRED WITH RESTRICTED FUNDS

Although title was taken in the RDA's name, the City paid \$545,000 towards the acquisition of Abalone Cove Shoreline Park as part of the Reimbursement and Settlement Agreement (known as the "Horan Agreement"), entered into by and among the City of Rancho Palos Verdes, the Rancho Palos Verdes Redevelopment Agency, and the County of Los Angeles, dated October 13, 1987. The purchase of Abalone Cove Beach property, as it was known at the time, is set forth in Section 7 of the Horan Agreement.

Various improvements have been made to Abalone Cove Shoreline Park, including the parking lot and restrooms that were funded in part by grants totaling more than \$200,000 (BB-19-349) under the 1986 and 1988 State Park Bond Acts. The grants include restrictions on the use and conveyance of the properties. Some of the grants require that the properties will be maintained in perpetuity in accordance with the uses specified in the grants, and others provide that the use of the properties can only be changed with the approval of the State Legislature.

SECTION F. ACTIVE LANDSLIDES

All but one of the 11 parcels owned by the Successor Agency to the RDA is impacted by ongoing landslide movement. As noted within the Inventory of Properties section, there are different rates of land movement for different areas. Lot lines do not move with the flow of earth. However, over the years, improvements owned by private parties (e.g. houses and private roads) and City-owned improvements (e.g. Palos Verdes Drive South) have slid onto some of the parcels described within this document, as depicted below.



RDA- and City-Owned Cherry Hill Lane Lots

A map depicting landslide movement from 10/3/2011 to 9/14/2012 throughout this area is set forth below.



INVENTORY OF PROPERTIES

ABALONE COVE SHORELINE PARK

Abalone Cove Shoreline Park is composed of four parcels:

1. APN 7572-018-900 (also known as Abalone Beach);
2. APN 7572-019-901 (also known as Sacred Cove Slope);
3. APN 7573-007-900 (also known as Southeast Corner of Seacove & Palos Verdes Drive South); and
4. APN 7572-019-900 (also known as Sacred Cove).

The County of Los Angeles, which originally referred to the four parcels as “Abalone Cove Beach,” transferred Abalone Cove Beach to the RDA by a quitclaim deed signed on November 10, 1987. The quitclaim deed described in metes and bounds two parcels. Parcel 1-1 included the Sacred Cove and Sacred Cove Slope parcels. Parcel 1-3 included the Abalone Beach and Southeast Corner of Seacove and Palos Verdes Drive South parcels.

The RDA acquired Abalone Cove Beach as part of the Horan Agreement (discussed above). The City of Rancho Palos Verdes, the Rancho Palos Verdes Redevelopment Agency, and the County of Los Angeles, were parties to the agreement. The Horan Agreement was a global settlement agreement to resolve various issues relating to damage that had been caused by the Abalone Cove Landslide, including the terms and conditions upon which Los Angeles County would assure the sale of assessment debt instruments issued for the purpose of abating the Abalone Cove Landslide.

The purchase of the Abalone Cove Beach property is set forth in Section 7 of the Horan Agreement, including the purchase price of \$1,060,000 for Abalone Cove Beach. The City paid \$545,000, part of the purchase price. The remaining \$515,000 was to be waived on a dollar-for-dollar basis for each dollar that the RDA diverted to the payment for the assessments securing the bonds or other debt instruments issued to finance the stabilization work. Otherwise, the sums were to be paid to the County from the tax increment funds collected by the County Tax Collector and otherwise payable to the RDA.

On May 2, 1989, the RDA renamed the four parcels “Abalone Cove Shoreline Park.” Abalone Cove Shoreline Park is approximately 79.16 acres.

The next four sections discuss each of the four parcels that are in Abalone Cove Shoreline Park.

ABALONE COVE SHORELINE PARK – ABALONE COVE BEACH
(APN 7572-018-900)

This parcel is currently being used by the City of Rancho Palos Verdes as passive parkland, and is part of Abalone Cove Shoreline Park. The City pays for all maintenance and improvements to the parcel. The Portuguese Bend Nursery School has operated in a facility located on Abalone Cove Beach since 1953. When the RDA acquired the property in 1987, the Nursery School entered into a licensing agreement with the City for continued operation at the facility. The City's agreement with the Nursery School has been renewed annually (most recently renewed on May 7, 2013). The City or the Nursery School may terminate the agreement with 90 days advance written notice with or without cause.



Property Description & Details (Section 34191.5 (c)(1)(C))

Addresses: 5550, 5970 and 6002 Palos Verdes Drive South

Assessor's Parcel Number: 7572-018-900

Size: 1,594,941 square feet or 36.61 acres

Current Zoning: Part of the parcel is zoned Open Space – Recreational, and part is zoned Open Space – Hazard

General Plan Designation: Recreational – Passive, with a socio-cultural control district, and part is Natural Environment/Hazard, with a socio-cultural control district.

Buildings & Square Footage:

- Restroom/Storage/Office Building 562.5 square feet
- Nursery School Buildings – the square footage of the two buildings is not documented; however, one building is estimated to be 1,221 square feet and the other building is estimated to be 1,162 square feet.



Abalone Cove Shoreline Park Restroom/Storage/Office Building & Gravel Parking Lot



Portuguese Bend Nursery School on the Beach

Property Condition

This parcel is affected by an active landslide moving at a rate approximately 0.1 foot per year on the eastern side of the parcel. The western side of the parcel extends outside of the area that is monitored for landslide movement and is not believed to be adversely affected by landslide movement. Storm drain facilities are located on this parcel as well as the high pressure sewer line that is owned by the Los Angeles County Sanitation Districts.

Title Information

Title to the parcel was held by the former Rancho Palos Verdes Redevelopment Agency. The RDA received from the County of Los Angeles by Quitclaim Deed “all right, title and interest in and to the real property.” Although not explicit in the deed, the RDA took the property subject to all existing property interests of record.

The parcel has a long title history, dating back to the 1920s. Various easements are recorded against the parcel, including road easements, a slope easement (for cuts and fill), and utility easements (water, telephone, and electric). The parcel is also subject to various Covenants, Conditions, and Restrictions (CC&Rs). In addition to other restrictions on the property discussed in the “Summary of

Properties” section of this Plan, those CC&Rs could limit the type of development or use that is permissible on the parcel.

Also recorded against the parcel is the park and infrastructure maintenance easement agreement entered into between the RDA and the City of Rancho Palos Verdes on May 3, 2011. That agreement granted the City an easement in perpetuity on, in, over and across the Abalone Cove Shoreline Park property for operation of the City-operated park facilities and related structures; construction, maintenance or repair of public facilities, including but not limited to, roads, sewers, drainage facilities, and water distribution lines; grading; and work related to the prevention or mitigation of beachfront erosion.

Permissible use and details (Section 34191.5 (c)(2))

The General Plan Land Use and Zoning Map designation provides in part for open space for park and recreational purposes, including access to beaches, natural drainage channels and areas which serve as links between major recreation and open space areas, including utility easements, banks of natural drainage channels, trails and scenic corridors.

The land use also provides in part for open space hazard. These areas possess extreme physical constraints with very light intensity uses permitted, such as recreational activities, for the protection of public health, safety, and welfare. The physical constraints include: active landslides, sea cliff erosion hazard, and extreme slopes (greater than 35%).

As part of the General Plan, Overlay Control Districts exist in order to further reduce impacts that could be induced by existing and proposed improvements in sensitive areas. The General Plan designates this property as a socio-cultural control district, which shall preserve, protect, and maintain land and water areas and improvements that have significant historical, archaeological, or cultural importance to the public.

The only permissible use is for public outdoor recreation for at least a portion of the property. The transfer of the parcel to the RDA was subject to the Land and Water Conservation Fund Agreement, because Los Angeles County used Land and Water Conservation Funds to originally purchase the parcel (see explanation in Section B). At least a portion of the parcel is restricted and that portion of the parcel must remain in perpetuity as public outdoor recreation use, unless both state and federal officials agree in writing to change to a different use.

Various improvements have been made to Abalone Cove Shoreline Park, including the parking lot and restrooms, which were funded in part by grants totaling more than \$200,000 (BB-19-349) under the 1986 and 1988 State Park Bond Acts. The grants include restrictions on the use and conveyance of the properties. Some of the grants require that the properties will be maintained in perpetuity in accordance

with the uses specified in the grants, and others provide that the use of the properties can only be changed with the approval of the State Legislature.

Additionally, the park and infrastructure maintenance easement agreement entered into between the RDA and the City of Rancho Palos Verdes on May 3, 2011, limits the use of the parcel in perpetuity for operation of the City-operated park facilities and related structures; construction, maintenance or repair of public facilities, including but not limited to, roads, sewers, drainage facilities, and water distribution lines; grading; and work related to the prevention or mitigation of beachfront erosion.

The majority of this parcel is to be located within the City's proposed NCCP Reserve, and uses inconsistent with the parcel's Reserve status would not be permitted under the NCCP. The Reserve conserves regionally important habitat areas and provides important habitat linkages between patches of conserved habitat (see additional discussion above, Section C). Again, even without the Reserve, State and Federal permits would be required if habitat on these parcels was to be removed.

On March 27, 2012, the City executed a grant agreement from the Land and Water Conservation Fund for passive park improvements to be completed by June 30, 2014 (e.g. trail improvements, interpretive signs, benches, etc.). The grant agreement requires that the property be maintained and operated for public outdoor recreational purposes and that the property cannot be sold or transferred without written approval from the State. Furthermore, any future improvements or modifications are subject to approval from the State. The grant agreement was approved by the Successor Agency on August 6, 2013, and by the Oversight Board for the Successor Agency on August 28, 2013. Staff has forwarded it to the Department of Finance for approval.

Finally, the parcel is within the jurisdiction of the California Coastal Commission. Any changes to zoning of this coastal property would require approval from the California Coastal Commission, which would be unlikely as the parcels provide coastal access to the public in an area where little public access exists.

Acquisition Date & Value (Section 34191.5 (c)(1)(A))

The property was transferred from Los Angeles County on November 10, 1987, as one of four parcels included in the conveyance of the Abalone Cove Beach property as set forth in Section 7 of the Horan Agreement (discussed above). It is unclear from the Agreement how the value for these parcels was determined.

Purpose of Acquisition (Section 34191.5 (c)(1)(B))

The property was acquired as a result of the Horan lawsuit settlement. The Horan lawsuit was filed by private property owners whose properties had been damaged by movement of the Abalone Cove Landslide, which also affects the stability of this

parcel. The RDA agreed to accept the property “as-is” from the County, including property restrictions agreed to by the County in the past (e.g. Ecological Reserve). (See additional discussion under “Abalone Cove Shoreline Park,” above.)

Estimated Income/Revenue & Contractual Requirements for Use of Income/Revenue (Section 34191.5 (c)(1)(E))

- The City maintains the parking lot and charges \$5 for each vehicle to enter. Actual FY12-13 revenue was \$67,259. There are no contractual requirements for the use of this revenue, which is deposited into the City’s General Fund.
- Neither the City nor the former RDA received any rent from the Nursery School for continued historical use of the facilities, which were developed by the original landowner approximately twenty years before the City was incorporated.

History of previous development proposals and activity (Section 34191.5 (c)(1)(H))

- 5550 PVDS – Miscellaneous Permit for “license for a good-weather program nursery school & day care” – Finalized December 17, 1957. The funding source for improvements is unknown.
- 5970 PVDS – Restrooms/Storage/Office Building and gravel parking lot – Finalized July 16, 1990, which was funded in part by LWCF grants and other state grants..
- 6002 PVDS – Building permit for agricultural storage building relocation – Finalized October 4, 1956. The permit indicates the use as “vegetable & flowers packing, washing, storing vegetables grown on property, storage of garden tools.” The permit also indicated that the building had no electricity or water utility. Successor Agency Staff believes this is the flower stand (formerly known as Annie’s Stand) that has been removed from the property.

This property also includes a small paved parking lot adjacent to PVDS (not open to the public), a larger gravel parking lot adjacent to PVDS (open to the public), a one-lane paved road leading down to the beach and ending with a small paved parking lot adjacent to the Nursery School buildings (open to Nursery School staff and parents, not open to the public).

ABALONE COVE SHORELINE PARK - SACRED COVE SLOPE

APN 7572-019-901

This parcel is currently being used by the City of Rancho Palos Verdes as open space and for slope stabilization, and is part of Abalone Cove Shoreline Park. The parcel sits between the Sacred Cove parcel and the Archery Range parcel.



Property Description & Details (Section 34191.5 (c)(1)(C))

Address: None

Assessor's Parcel Number: 7572-019-901

Size: 89,139 square feet or 2.05 acres

Current Zoning: Open Space – Hazard

General Plan Designation: Hazard Area with a socio-cultural control district

Buildings & Square Footage: None.

Property Condition

This parcel is affected by an active landslide moving at a rate of approximately one foot per year to just less than 0.5 feet per year. A portion of PVDS has slid onto the parcel. An above-ground high pressure sewer line, which is owned by the

Los Angeles County Sanitation Districts, also traverses the parcel. Drainage facilities associated with Palos Verdes Drive South also are located on this parcel.

Title Information

Title to the parcel was held by the former Rancho Palos Verdes Redevelopment Agency. The RDA received from the County of Los Angeles by Quitclaim Deed “all right, title and interest in and to the real property.” Although not explicit in the deed, the RDA took the property subject to all existing property interests of record.

The parcel has a long title history, dating back to the 1920s. Various easements are recorded against the parcel, including road easements, a slope easement (for cuts and fill), and utility easements (water, telephone, and electric). Also recorded against the parcel are various Covenants, Conditions, and Restrictions (CC&Rs). In addition to other restrictions on the property discussed in the “Summary of Properties” section of this Plan, those CC&Rs could limit the type of development or use that is permissible on the parcel. The restrictions that were recorded prior to the condemnation action still are reflected on the title to this property. Staff has not determined whether the validity of any of these restrictions was affected by the condemnation action.

Also recorded against the parcel is the park and infrastructure maintenance easement agreement entered into between the RDA and the City of Rancho Palos Verdes on May 3, 2011. That agreement granted the City an easement in perpetuity on, in, over and across the Abalone Cove Shoreline Park property for operation of the City-operated park facilities and related structures; construction, maintenance or repair of public facilities, including but not limited to, roads, sewers, drainage facilities, and water distribution lines; grading; and work related to the prevention or mitigation of beachfront erosion.

Permissible use and details (Section 34191.5 (c)(2))

The General Plan Land Use Map and Zoning Map provides for limited recreational use of land without permanent structures, including outdoor passive recreation uses, such as parks, trails or other suitable facilities. Limited outdoor active recreational uses are allowed with approval of a Conditional Use Permit.

As part of the General Plan, Overlay Control Districts exist in order to further reduce impacts that could be induced by existing and proposed improvements in sensitive areas. The General Plan designates this property as a socio-cultural control district, which shall preserve, protect, and maintain land and water areas and improvements that have significant historical, archaeological, or cultural importance to the public.

The only permissible use is for public outdoor recreation. The transfer of the parcel to the RDA was subject to the Land and Water Conservation Fund Agreement, because Los Angeles County used Land and Water Conservation Funds to

originally purchase the parcel (see explanation in Section B). The parcel must remain in perpetuity as public outdoor recreation use, unless both state and federal officials agree in writing to a change.

Any change of public use of the parcel would also require a new resolution of necessity because the parcel was originally acquired by the County of Los Angeles through a condemnation action (discussed above, Section A). In the original acquisition by the County, the public use of the property was for Abalone Cove Beach. Code of Civil Procedure Section 1245.245 provides that if a public entity seeks to use property for a use other than that stated in the Resolution of Necessity, it may do so, and sets forth specific requirements that the public entity must follow.

Various improvements have been made to Abalone Cove Shoreline Park, including the parking lot and restrooms, which were funded in part by grants totaling more than \$200,000 (BB-19-349) under the 1986 and 1988 State Park Bond Acts. The grants include restrictions on the use and conveyance of the properties. Some of the grants require that the properties will be maintained in perpetuity in accordance with the uses specified in the grants, and others provide that the use of the properties can only be changed with the approval of the State Legislature.

This parcel is to be within the City's proposed NCCP Reserve, and uses inconsistent with the parcel's Reserve status would not be permitted under the NCCP. The Reserve conserves regionally important habitat areas and provides important habitat linkages between patches of conserved habitat (see additional discussion above, Section C). Even if the property was not located within the Reserve, permits would need to be obtained from the state and federal governments before CSS habitat could be removed from this property.

Additionally, the park and infrastructure maintenance easement agreement entered into between the RDA and the City of Rancho Palos Verdes on May 3, 2011, limits the use of the parcel in perpetuity for operation of the City-operated park facilities and related structures; construction, maintenance or repair of public facilities, including but not limited to, roads, sewers, drainage facilities, and water distribution lines; grading; and work related to the prevention or mitigation of beachfront erosion.

Finally, the parcel is within the jurisdiction of the California Coastal Commission. Any changes to zoning of this coastal property would require approval from the California Coastal Commission, which would be unlikely as the parcels provide coastal access to the public in an area where little public access exists.

Acquisition Date & Value (Section 34191.5 (c)(1)(A))

Transferred from Los Angeles County on November 10, 1987, as one of four parcels included in the conveyance of the Abalone Cove Beach property as set forth in Section 7 of the Horan Agreement (discussed above).

Purpose of Acquisition (Section 34191.5 (c)(1)(B))

The property was acquired as a result of the Horan lawsuit settlement. The Horan lawsuit was filed by private property owners whose properties had been damaged by movement of the Abalone Cove Landslide, which also affects the stability of this parcel. The RDA agreed to accept the property “as-is” from the County, including property restrictions agreed to by the County in the past (e.g. Ecological Reserve). (See additional discussion under “Abalone Cove Shoreline Park,” above.)

Estimated Income/Revenue & Contractual Requirements for Use of Income/Revenue (Section 34191.5 (c)(1)(E))

None.

History of previous development proposals and activity (Section 34191.5 (c)(1)(H))

None.

**ABALONE COVE SHORELINE PARK – SOUTHEAST CORNER OF SEACOVE
& PALOS VERDES DRIVE SOUTH (PVDS)**

APN 7573-007-900

This parcel is currently being used by the City of Rancho Palos Verdes as open space and passive parkland, and is part of Abalone Cove Shoreline Park.



Property Description & Details (Section 34191.5 (c)(1)(C))

Address: None

Assessor's Parcel Number: 7573-007-900

Size: 52,351 square feet or 1.20 acres

Current Zoning: RS-2 (residential, single family, with maximum of two lots per acre or minimum lot size of 20,000 square feet) with a Socio-Cultural (OC-2) and Urban Design (OC-3) Overlay Control Districts and Open Space – Hazard

General Plan Designation: Residential 1-2 dwelling units per acre and Hazard Area, with a socio-cultural control district

Buildings & Square Footage: None

Property Condition

This parcel is located outside of the area that is monitored for landslide movement and is believed not to be adversely affected by landslide movement. Drainage

facilities, which convey runoff via a 24-inch pipe running under Palos Verdes Drive South, are located on this parcel.

Title Information

Title to the parcel was held by the former RDA. The RDA received from the County of Los Angeles by Quitclaim Deed “all right, title and interest in and to the real property.” Although not explicit in the deed, the RDA took the property subject to all existing property interests of record.

The parcel has a long title history, dating back to the 1920s. Various easements are recorded against the parcel, including road easements, a slope easement, sewer and storm drain easements, and utility easements (water, telephone, and electric). The parcel is also subject to various Covenants, Conditions, and Restrictions (CC&Rs). In addition to other restrictions on the property discussed in the “Summary of Properties” section of this Plan, those CC&Rs could limit the type of development or use that is permissible on the parcel.

Various improvements have been made to Abalone Cove Shoreline Park, including the parking lot and restrooms, which were funded in part by grants totaling more than \$200,000 (BB-19-349) under the 1986 and 1988 State Park Bond Acts. The grants include restrictions on the use and conveyance of the properties. Some of the grants require that the properties will be maintained in perpetuity in accordance with the uses specified in the grants, and others provide that the use of the properties can only be changed with the approval of the State Legislature.

Also recorded against the parcel is the park and infrastructure maintenance easement agreement entered into between the RDA and the City of Rancho Palos Verdes on May 3, 2011. That agreement granted the City an easement in perpetuity on, in, over and across the Abalone Cove Shoreline Park property for operation of the City-operated park facilities and related structures; construction, maintenance or repair of public facilities, including but not limited to, roads, sewers, drainage facilities, and water distribution lines; grading; and work related to the prevention or mitigation of beachfront erosion.

Permissible use and details (Section 34191.5 (c)(2))

The residential land use allows for one single-family residential dwelling and associated construction and uses, while the hazard land use allows limited recreational use of land without permanent structures, including outdoor passive recreation uses, such as parks, trails or other suitable facilities. Limited outdoor active recreational uses are allowed with approval of a Conditional Use Permit.

The Overlay Control Districts established by the Zoning Map provide criteria which further reduce potential impacts that could be directly created or indirectly induced by existing and proposed improvements in sensitive areas of the City. These areas have been defined by the General Plan and other studies to be sensitive areas

due to unique characteristics contributing significantly to the City's form, appearance, natural setting, and historical and cultural heritage. This property is designated with the Socio-Cultural (OC-2) and Urban Design (OC-3) Overlay Control Districts. The primary purpose of this designation is to preserve, protect and maintain land and water areas, views and vistas, and unique scientific and educational values.

As part of the General Plan, Overlay Control Districts exist in order to further reduce impacts that could be induced by existing and proposed improvements in sensitive areas. The General Plan designates this property as a socio-cultural control district, which shall preserve, protect, and maintain land and water areas and improvements that have significant historical, archaeological, or cultural importance to the public.

As part of the City's General Plan Update currently in process, the City has proposed to re-designate this parcel as Open-Space Preserve, in accordance with the NCCP described earlier. This designation is drafted to allow only trails and small amenities such as benches and interpretive signs associated with the use of those trails.

This parcel is within the City's proposed NCCP Reserve, and uses inconsistent with the parcel's Reserve status would not be permitted under the NCCP. The Reserve conserves regionally important habitat areas and provides important habitat linkages between patches of conserved habitat (see additional discussion above, Section C). Further, if the property is not within the Reserve, permits would be needed from the State and Federal Governments before habitat on the property could be removed.

Additionally, the park and infrastructure maintenance easement agreement entered into between the RDA and the City of Rancho Palos Verdes on May 3, 2011, limits the use of the parcel in perpetuity for operation of the City-operated park facilities and related structures; construction, maintenance or repair of public facilities, including but not limited to, roads, sewers, drainage facilities, and water distribution lines; grading; and work related to the prevention or mitigation of beachfront erosion.

Finally, the parcel is within the jurisdiction of the California Coastal Commission. Any changes to zoning of this coastal property would require approval from the California Coastal Commission, which would be unlikely as the parcel provides coastal views to the public in an area where little public access exists.

Acquisition Date & Value (Section 34191.5 (c)(1)(A))

Transferred from Los Angeles County on November 10, 1987, as one of four parcels included in the conveyance of the Abalone Cove Beach property as set forth in Section 7 of the Horan Agreement (discussed above).

Purpose of Acquisition (Section 34191.5 (c)(1)(B))

The property was acquired as a result of the Horan lawsuit settlement. The Horan lawsuit was filed by private property owners whose properties had been damaged by movement of the Abalone Cove Landslide, which also affects the stability of this parcel. The RDA agreed to accept the property “as-is” from the County, including property restrictions agreed to by the County in the past (e.g. Ecological Reserve). (See additional discussion under “Abalone Cove Shoreline Park,” above.)

Estimated Income/Revenue & Contractual Requirements for Use of Income/Revenue (Section 34191.5 (c)(1)(E))

None.

History of previous development proposals and activity (Section 34191.5 (c)(1)(H))

None.

ABALONE COVE SHORELINE PARK - SACRED COVE
APN 7572-019-900

This parcel is currently being used by the City of Rancho Palos Verdes as open space to preserve coastal views and native habitat, as passive parkland, and to provide trail access to the beach, and is part of Abalone Cove Shoreline Park.



Portuguese Point (west side of Sacred Cove)



Inspiration Point (east side of Sacred Cove)

Property Description & Details (Section 34191.5 (c)(1)(C))

Address: None

Assessor's Parcel Number: 7572-019-900

Size: 1,707,149 square feet or 39.19 acres

Current Zoning: Part of the parcel is zoned Open Space – Recreational and part is zoned Open Space – Hazard

General Plan Designation: Hazard Area, with a socio-cultural control district.

Buildings & Square Footage: None

Property Condition

This parcel is affected by an active landslide moving at a rate just under 0.5 feet per year to 0.1 foot per year. Storm drain facilities are located on this parcel as well as the above-ground high pressure sewer line that is owned by the Los Angeles County Sanitation Districts.

Title Information

Title to the parcel is held by the City of Rancho Palos Verdes Redevelopment Agency. The RDA received from the County of Los Angeles by Quitclaim Deed "all right, title and interest in and to the real property." Although not explicit in the deed, the RDA took the property subject to all existing property interests of record.

The parcel has a long title history, dating back to the 1920s. Various easements are recorded against the parcel, including road easements, a slope easement (for cuts and fill), and utility easements (water, telephone, and electric). The parcel is also subject to various Covenants, Conditions, and Restrictions (CC&Rs). In addition to other restrictions on the property discussed in the "Summary of Properties" section of this Plan, those CC&Rs could limit the type of development or use that is permissible on the parcel. The effect of the County's condemnation action on those documents that were recorded prior to that condemnation action has not been analyzed by the Agency, as they still appear on the preliminary title report ordered by the Agency.

Also recorded against the parcel is the park and infrastructure maintenance easement agreement entered into between the RDA and the City of Rancho Palos Verdes on May 3, 2011. That agreement granted the City an easement in perpetuity on, in, over and across the Abalone Cove Shoreline Park property for operation of the City-operated park facilities and related structures; construction, maintenance or repair of public facilities, including but not limited to, roads, sewers, drainage facilities, and water distribution lines; grading; and work related to the prevention or mitigation of beachfront erosion.

Various improvements have been made to Abalone Cove Shoreline Park, including the parking lot and restrooms, which were funded in part by grants totaling more than \$200,000 (BB-19-349) under the 1986 and 1988 State Park Bond Acts. The grants include restrictions on the use and conveyance of the properties. Some of

the grants require that the properties will be maintained in perpetuity in accordance with the uses specified in the grants, and others provide that the use of the properties can only be changed with the approval of the State Legislature.

Permissible use and details (Section 34191.5 (c)(2))

The land use provides open space for park and recreational purposes, including access to beaches, natural drainage channels and areas which serve as links between major recreation and open space areas, including utility easements, banks of natural drainage channels, trails and scenic corridors.

As part of the General Plan, Overlay Control Districts exist in order to further reduce impacts that could be induced by existing and proposed improvements in sensitive areas. The General Plan designates this property as a socio-cultural control district, which shall preserve, protect, and maintain land and water areas and improvements that have significant historical, archaeological, or cultural importance to the public.

The only permissible use is for public outdoor recreation. The transfer of the parcel to the RDA was subject to the Land and Water Conservation Fund Agreement, because Los Angeles County used Land and Water Conservation Funds to originally purchase the parcel (see explanation in Section B). The parcel must remain in perpetuity as public outdoor recreation use, unless both state and federal officials agree in writing to a change.

Any change of public use of the parcel would also require a new resolution of necessity because the parcel was originally acquired by the County of Los Angeles through a condemnation action (discussed above, Section A). In the original acquisition by the County, the public use of the property was for Abalone Cove Beach. Code of Civil Procedure Section 1245.245 provides that if a public entity seeks to use property for a use other than that stated in the Resolution of Necessity, it may do so, and sets forth specific requirements that the public entity must follow.

This parcel is to be placed within the City's proposed NCCP Reserve, and uses inconsistent with the parcel's Reserve status would not be permitted under the NCCP. The Reserve conserves regionally important habitat areas and provides important habitat linkages between patches of conserved habitat (see additional discussion above, Section C). Furthermore, even if this property were not within the Reserve, permits would be required from the State and Federal Governments before protected habitat could be removed.

Additionally, the park and infrastructure maintenance easement agreement entered into between the RDA and the City of Rancho Palos Verdes on May 3, 2011, limits the use of the parcel in perpetuity for operation of the City-operated park facilities and related structures; construction, maintenance or repair of public

facilities, including but not limited to, roads, sewers, drainage facilities, and water distribution lines; grading; and work related to the prevention or mitigation of beachfront erosion.

Finally, the parcel is within the jurisdiction of the California Coastal Commission. Any changes to zoning of this coastal property would require approval from the California Coastal Commission, which would be unlikely as the parcels provide coastal access to the public in an area where little public access exists.

Acquisition Date & Value (Section 34191.5 (c)(1)(A))

The property was transferred from Los Angeles County on November 10, 1987, as one of four parcels included in the conveyance of the Abalone Cove Beach property as set forth in Section 7 of the Horan Agreement (discussed above).

Purpose of Acquisition (Section 34191.5 (c)(1)(B))

The property was acquired as a result of the Horan lawsuit settlement. The Horan lawsuit was filed by private property owners whose properties had been damaged by movement of the Abalone Cove Landslide. The stability of this property also has been affected by the Landslide. The RDA agreed to accept the property “as-is” from the County, including property restrictions agreed to by the County in the past (e.g. Ecological Reserve). (See additional discussion under “Abalone Cove Shoreline Park,” above.)

Estimated Income/Revenue & Contractual Requirements for Use of Income/Revenue (Section 34191.5 (c)(1)(E))

None.

History of previous development proposals and activity (Section 34191.5 (c)(1)(H))

None.

ARCHERY RANGE

This parcel is currently being used by the City of Rancho Palos Verdes for the location of PVDS and related drainage facilities and as open space to preserve coastal views and native habitat, and to provide trail access to the beach. The City has approved a Conditional Use Permit (CUP) for the South Bay Archery Club to operate an archery range with no permanent facilities. The CUP is “valid for an indefinite time period” (can be revoked at any time) and prohibits barbeques, campfires, crossbows, vegetation removal, alcohol and firearms.





Archery Range Parking



Archery Range

Property Description & Details (Section 34191.5 (c)(1)(C))

Address: None

Assessor's Parcel Number: 7572-019-902

Size: 1,975,799 square feet or 45.36 acres

Current Zoning: Open Space – Hazard

General Plan Designation: Hazard Area with a socio-cultural control district

Buildings & Square Footage: None; however, a portion of PVDS has slid onto the parcel, and two privately-owned houses have slid onto the parcel.

Property Condition

This parcel is affected by an active landslide moving at a rate of 2 to 20 feet each year. There are fissures on the property, which have been caused by the Portuguese Bend Landslide. A portion of Palos Verdes Drive South, as well as two houses, which are owned by private individuals or entities and previously were located at 40 Cherryhill Lane and 41 Cherryhill Lane, have slid onto the parcel. The houses have been destroyed by the landslide and have been red-tagged by the City as not safe for human entry or occupation. The City is currently in litigation (three lawsuits) regarding these houses, and would expect to demolish them upon prevailing because they are dilapidated and are public nuisances. Drainage facilities also are located on this parcel as well as the above-ground high pressure sewer line that is owned by the Los Angeles County Sanitation Districts.



Two Houses on Archery Range Parcel

The houses have been severely damaged or destroyed as a result of the extreme landslide movement in this area. As a result, they are unsafe and have been red tagged by the City.



House that was originally located at 40 Cherryhill Lane



House that originally was located at 41 Cherryhill Lane

Title Information

A title report has been ordered for this property. By grant deed dated December 29, 1986, Transamerica Development Company conveyed Lot 1 of Parcel Map 17161 (the parcel) to the Rancho Palos Verdes Redevelopment Agency, subject to certain easements. The deed reserved the following ("Deed Easement"):

An easement appurtenant to Lots 2 and 3 of said Parcel Map for the purpose of placing earth and rock over, on and across Lot 1 of said Parcel Map. The rights granted by this easement are limited to the placement on Lot 1 of earth and rock deposited on Lot 2 by action of the Portuguese Bend Landslide and deposited on Lots 2 and 3 by the ocean as a result of the Portuguese Bend Landslide.

The placement of said materials on Lot 1 must be performed in accordance with any applicable laws and statutes and pursuant to any permits required by any governmental entity having jurisdiction. The easement holders may not place said materials on Lot 1 in a manner or location which would interfere with the use of Lot 1 for landslide stabilization purposes, and the owner of Lot 1 may prohibit the placement of said materials on all portions of Lot 1 if there are not locations on Lot 1 where such materials may be placed without interfering with the use of Lot 1 for landslide stabilization purposes.

Should the Portuguese Bend landslide be stabilized or placement of earth or rock on Lot 1 no longer be required, then upon written request from the owner of said Lot 1, the easement holder shall quitclaim all right and interest in said easement. In the event said Lot 1 becomes developable, the holder of Lot 1 shall have the right to relocate the foregoing easement in a manner that permits the holder to develop Lot 1 in the manner permitted by permits for development issued by the City of Rancho Palos Verdes, or if no permits are required, in the manner reasonably requested by the owner of Lot 1. Upon request of the owner of Lot 1, the easement holder shall execute such documents as are reasonably necessary for such relocation.

Parcel Map No. 17161 indicates that easements in favor of the City of Rancho Palos Verdes also burden the property. Those various easements are for highway slope purposes and for storm drain purposes.

Permissible use and details (Section 34191.5 (c)(2))

The Open Space Hazard zone provides for limited recreational use of land without permanent structures, including outdoor passive recreation uses, such as parks, trails or other suitable facilities. Limited outdoor active recreational uses are allowed with approval of a Conditional Use Permit.

As part of the General Plan, Overlay Control Districts exist in order to further reduce impacts that could be induced by existing and proposed improvements in sensitive areas. The General Plan designates this property as a socio-cultural control district, which shall preserve, protect, and maintain land and water areas and improvements that have significant historical, archaeological, or cultural importance to the public.

Development on the parcel is limited by the zoning, Deed Easement and easements noted on Parcel Map No. 17161.

The Archery Range Property has been proposed to be included within the City's NCCP. However, as stated above, that property has an existing easement in favor of the adjacent properties to the east to perform grading and deposit dirt from the Portuguese Bend Landslide on the Archery Range Property. Accordingly, all or only a portion of the Archery Range Property ultimately may be included in the City's NCCP. That determination will be made in the future by the Rancho Palos Verdes City Council with the concurrence of the federal and state Resource Agencies. Even if this property were not within the Reserve, permits would be required from the State and Federal Governments before protected habitat could be removed.

Additionally, the Maintenance Easement Agreement entered into between the RDA and the City of Rancho Palos Verdes on April 19, 2011, limits the use of the parcel and grants the City in perpetuity an easement for grading intended to arrest land movement, or to correct or repair the impacts of any such land movement; maintenance or repair of public facilities, including but not limited to, roads, sewers, drainage facilities, and water distribution lines; grading; and work related to the prevention or mitigation of beachfront erosion. Maintenance of PVDS, which is a major arterial street, and the drainage facilities is of critical importance to the City and to the public health, safety and welfare.

Finally, the parcel is within the jurisdiction of the California Coastal Commission. Any changes to zoning of this coastal property would require approval from the California Coastal Commission, which would be unlikely as the parcels provide coastal access and coastal views to the public in an area where little public access exists.

Acquisition Date & Value (Section 34191.5 (c)(1)(A))

Recorded as a transfer from Transamerica Corporation on January 13, 1987 for no cost (\$0).

Purpose of Acquisition (Section 34191.5 (c)(1)(B))

Prior to 1987, Transamerica Corporation owned the Portuguese Bend beach area and leased land for beach cottages. In 1986, the City prepared a tract map that allowed Transamerica Corporation to sell the land to individual private beach

cottage owners in the Portuguese Bend Club. When the tract map was prepared, Transamerica Corporation transferred this open space parcel (now referred to as the Archery Range) to the former RDA.

The former RDA wanted the parcel for landslide stabilization purposes, including grading and the installation of drainage facilities, and to maintain Palos Verdes Drive South either upon or adjacent to this parcel.

Estimated Income/Revenue & Contractual Requirements for Use of Income/Revenue (Section 34191.5 (c)(1)(E))

None.

History of previous development proposals and activity (Section 34191.5 (c)(1)(H))

- CUP No. 152, Environmental Assessment No. 598 and Coastal Permit No. 84 approved by Planning Commission on March 27, 1990, allowing South Bay Archery Club to locate archery range on RDA property south of PVDS, east of Inspiration Point and west of the Portuguese Bend Club.

10 CHERRYHILL LANE

This parcel currently has a private street located on it and may be subject to claims of ownership by other property owners in the area.



Property Description & Details (Section 34191.5 (c)(1)(C))

Address: 10 Cherryhill Lane

Assessor's Parcel Number: 7572-004-900

Parcel Description: Lot 3 in Block 4 of Tract 14118, in the City of Rancho Palos Verdes, as per map recorded in Book 306, Pages 34 and 35, in the Office of the County Recorder in Los Angeles County.

Size: 18,514 square feet or 0.43 acres

Current Zoning: Open Space – Hazard

General Plan Designation: Residential 1-2 dwelling units per acre and Hazard Combination Land Use

Buildings & Square Footage: None.

Property Condition

This parcel is affected by an active landslide moving at a rate of approximately one foot each year. A portion of Cherryhill Lane has slid onto the parcel and bisects it. A driveway to a home that is located on another lot also is located on this parcel.

Title Information

A grant deed from Gene E. Frank and Nancy Frank conveyed the parcel to the former Rancho Palos Verdes Redevelopment Agency. The parcel is subject to various road and utility easements, as well as covenants and protective restrictions. Due to the presence of the private street and driveway to another parcel, title to this property is expected to be disputed.

Permissible use and details (Section 34191.5 (c)(2))

The land use allows for residential development and associated construction and uses. However, due to the imposition of a Landslide Moratorium Ordinance, no new residences are allowed, other than the replacement of a pre-existing residence, and existing residences have limits on the amount of demolition and additions. Prior to considering adding improvements to existing structures on property in the Landslide Moratorium Area, a Landslide Moratorium Exception (LME) permit is required that demonstrates to the City Geologist's satisfaction that the proposed project will not aggravate or worsen the condition related to the existing landslide.

Acquisition Date & Value (Section 34191.5 (c)(1)(A))

Purchased on June 3, 1988 for \$92,800. Payment was made from RDA funds.

Purpose of Acquisition (Section 34191.5 (c)(1)(B))

Acquired in conjunction with a City project to move PVDS back into its original easement.

Estimated Income/Revenue & Contractual Requirements for Use of Income/Revenue (Section 34191.5 (c)(1)(E))

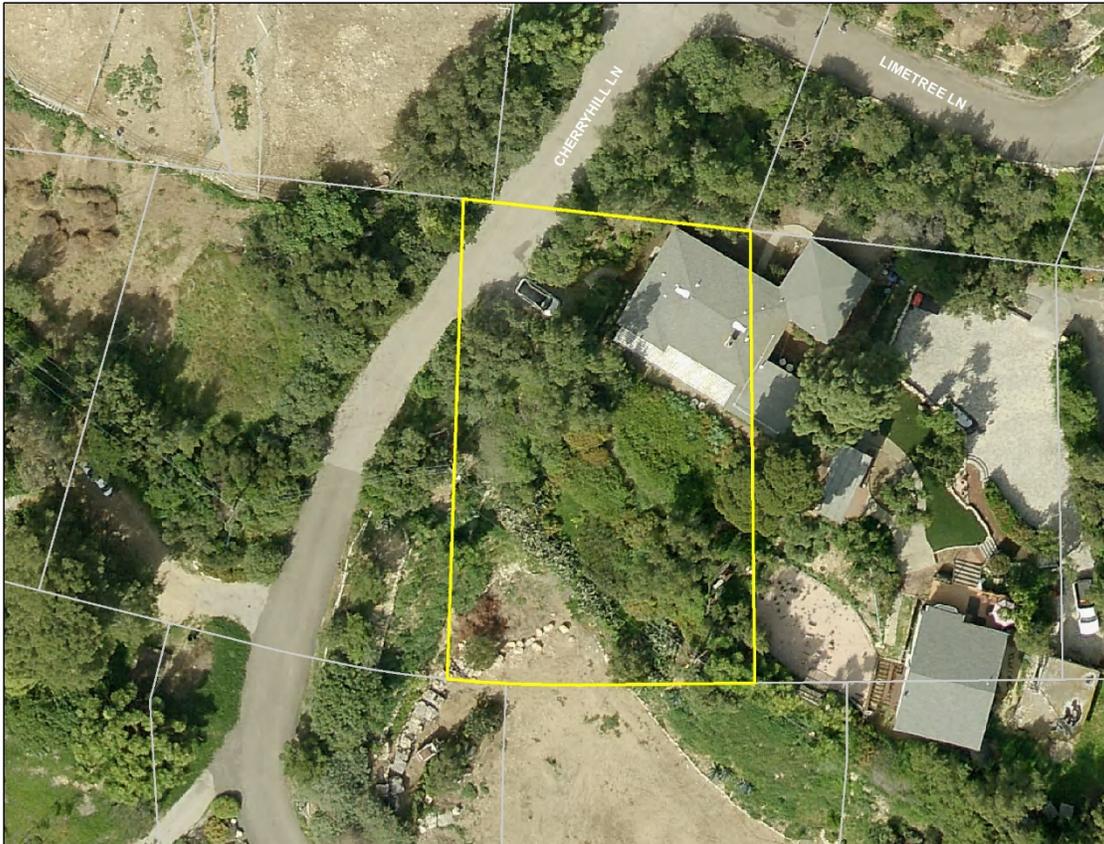
None.

History of previous development proposals and activity (Section 34191.5 (c)(1)(H))

Original residence relocated to 82 Narcissa in February 1988 prior to RDA acquisition.

12 CHERRYHILL LANE

This parcel is currently being used by the City of Rancho Palos Verdes to provide access to the active landslide complex.



Property Description & Details (Section 34191.5 (c)(1)(C))

Address: 12 Cherryhill Lane

Assessor's Parcel Number: 7572-004-901

Parcel Description: Lot 4 in Block 4 of Tract 14118, in the City of Rancho Palos Verdes, State of California, as per map recorded in Book 306, Pages 34 and 35, in the Office of the County Recorder in Los Angeles County.

Size: 15,365 square feet or 0.35 acres

Current Zoning: Open Space – Hazard

General Plan Designation: Residential 1-2 dwelling units per acre and Hazard Combination Land Use

Buildings & Square Footage: The single family residence originally located on this parcel no longer exists.

Property Condition

This parcel is affected by an active landslide moving at a rate of approximately one foot each year. A portion of Cherryhill Lane and a residence that is owned by a private individual and originally was located at 49 Cherryhill Lane has slid onto the parcel. Due to the presence of the residential structure, it is suspected that a septic system associated with the structure also is located on this parcel.

Title Information

A grant deed from John Shahin conveyed the parcel to the former Rancho Palos Verdes Redevelopment Agency. The parcel is subject to various road and utility easements, as well as covenants and protective restrictions. Due to the presence of the house on this parcel, title to this property is expected to be disputed.

Permissible use and details (Section 34191.5 (c)(2))

The land use allows for residential development and associated construction and uses. However, due to the Landslide Moratorium Ordinance, no new residences are allowed, other than the replacement of a pre-existing residence, and existing residences have limits on the amount of demolition and additions. Prior to considering adding improvements to existing structures on property in the Landslide Moratorium Area, a Landslide Moratorium Exception (LME) permit is required that demonstrates to the City Geologist's satisfaction that the proposed project will not aggravate or worsen condition related to the existing landslide.

Acquisition Date & Value (Section 34191.5 (c)(1)(A))

Purchased on April 26, 1989 with two other Cherryhill Lane parcels for a total combined price of \$25,000. Payment was made from RDA funds.

Purpose of Acquisition (Section 34191.5 (c)(1)(B))

Acquired in conjunction with a City project to move PVDS back into its original easement.

Estimated Income/Revenue & Contractual Requirements for Use of Income/Revenue (Section 34191.5 (c)(1)(E))

None.

History of previous development proposals and activity (Section 34191.5 (c)(1)(H))

- 1,502 square feet one-story single-family residence & garage – finalized April 3, 1952
- 540 square feet outside patio – finalized October 4, 1956

14 CHERRYHILL LANE

This parcel is currently being used by the City of Rancho Palos Verdes to provide access to the active landslide complex.



Property Description & Details (Section 34191.5 (c)(1)(C))

Address: None, although the placement of it would logically be 14

Assessor's Parcel Number: 7572-004-902

Parcel Description: Lot 5 in Block 4 of Tract 14118, in the City of Rancho Palos Verdes, State of California, as per map recorded in Book 306, Pages 34 and 35, in the Office of the County Recorder in Los Angeles County.

Size: 14,646 square feet or 0.34 acres

Current Zoning: Open Space – Hazard

General Plan Designation: Residential 1-2 dwelling units per acre and Hazard Combination Land Use

Buildings & Square Footage: None.

Property Condition

This parcel is affected by an active landslide moving at a rate of approximately one foot each year. Residences that are owned by private individuals originally located

at 49 Cherryhill Lane and 14 Limetree Lane have slid onto the parcel. Due to the presence of the residential structures, it is suspected that associated septic systems also are located on this lot.

Title Information

A grant deed from John Shahin conveyed the parcel to the former Rancho Palos Verdes Redevelopment Agency. The parcel is subject to various road and utility easements, as well as covenants and protective restrictions. Due to the presence of the house and other private improvements, title to this property is expected to be disputed.

Permissible use and details (Section 34191.5 (c)(2))

The land use allows for residential development and associated construction and uses. However, due to Landslide Moratorium Ordinance, no new residences are allowed, other than the replacement of a pre-existing residence, and existing residences have limits on the amount of demolition and additions. Prior to considering adding improvements to existing structures on property in the Landslide Moratorium Area, a Landslide Moratorium Exception permit is required that demonstrates to the City Geologist's satisfaction that the proposed project will not aggravate or worsen condition related to the existing landslide.

Acquisition Date & Value (Section 34191.5 (c)(1)(A))

Purchased on April 26, 1989 with two other Cherryhill Lane parcels for a total combined price of \$25,000. Payment was made from RDA funds.

Purpose of Acquisition (Section 34191.5 (c)(1)(B))

Acquired in conjunction with a City project to move PVDS back into its original easement.

Estimated Income/Revenue & Contractual Requirements for Use of Income/Revenue (Section 34191.5 (c)(1)(E))

None.

History of previous development proposals and activity (Section 34191.5 (c)(1)(H))

None.

16 CHERRYHILL LANE

This parcel is currently being used by the City of Rancho Palos Verdes to provide access to the active landslide complex.



Property Description & Details (Section 34191.5 (c)(1)(C))

Address: 16 Cherryhill Lane

Assessor's Parcel Number: 7572-004-903

Parcel Description: Lot 6 in Block 4 of Tract 14118, in the City of Rancho Palos Verdes, State of California, as per map recorded in Book 306, Pages 34 and 35 of maps, in the Office of the County Recorder in Los Angeles County.

Size: 19,268 square feet or 0.44 acres

Current Zoning: Open Space – Hazard

General Plan Designation: Residential 1-2 dwelling units per acre and Hazard Combination

Buildings & Square Footage: None.

Property Condition

This parcel is affected by an active landslide moving at a rate of approximately one foot each year. Portions of residences that are owned by private individuals

originally located at 14 Limetree Lane and 16 Limetree Lane have slid onto the parcel along with landscaping and other improvements. Due to the presence of the residential structure, it is suspected that a related septic system also is located on the parcel.

Title Information

A grant deed from John Shahin conveyed the parcel to the former Rancho Palos Verdes Redevelopment Agency. The parcel is subject to various road and utility easements, as well as covenants and protective restrictions. Due to the presence of the house and other private improvements, title to this property is expected to be disputed.

Permissible use and details (Section 34191.5 (c)(2))

The land use allows for residential development and associated construction and uses. However, due to the Landslide Moratorium Ordinance, no new residences are allowed, other than the replacement of a pre-existing residence, and existing residences have limits on the amount of demolition and additions. Prior to considering adding improvements to existing structures on property in the Landslide Moratorium Area, a Landslide Moratorium Exception permit is required that demonstrates to the City Geologist's satisfaction that the proposed project will not aggravate or worsen condition related to the existing landslide.

Acquisition Date & Value (Section 34191.5 (c)(1)(A))

Purchased on April 26, 1989 with two other Cherryhill Lane parcels for a total combined price of \$25,000. Payment was made from RDA funds.

Purpose of Acquisition (Section 34191.5 (c)(1)(B))

Acquired in conjunction with a City project to move PVDS back into its original easement.

Estimated Income/Revenue & Contractual Requirements for Use of Income/Revenue (Section 34191.5 (c)(1)(E))

None.

History of previous development proposals and activity (Section 34191.5 (c)(1)(H))

- 1,589 square feet one-story single-family residence & garage – Finalized July 3, 2951
- Swimming pool permit for 500 square feet – Finalized June 19, 1952
- 100 square feet utility room extension – Finalized January 10, 1953
- Demolition permit for 800 square feet – Finalized June 24, 1969

SOUTH MID PARCEL ON CHERRYHILL LANE

This parcel is currently being used by the City of Rancho Palos Verdes to provide access to the active landslide complex. The parcel is bisected by a private street and a private driveway, which have slid onto the property. Other privately owned improvements also are present.



Property Description & Details (Section 34191.5 (c)(1)(C))

Address: None

Assessor's Parcel Number: 7572-004-904

Parcel Description: Lot 38 in Block 1 of Tract 14118, in the City of Rancho Palos Verdes, State of California, as per map recorded in Book 306, Pages 34 and 35 of maps, in the Office of the County Recorder in Los Angeles County.

Size: 17,119 square feet or 0.39 acres

Current Zoning: Open Space – Hazard

General Plan Designation: Residential 1-2 dwelling units per acre and Hazard Area Combination

Buildings & Square Footage: None.

Property Condition

This parcel is affected by an active landslide moving at a rate of approximately one foot each year. A portion of Cherryhill Lane, a private driveway and other private improvements have slid onto the parcel.

Title Information

A grant deed from Dr. Abram Ellison Sommer and Lillian R. Sommer conveyed the parcel to the former Rancho Palos Verdes Redevelopment Agency. The parcel is subject to various road and utility easements, as well as covenants and protective restrictions. Due to the presence of the private street and driveway to another parcel and other privately owned improvements, title to this property is expected to be disputed.

Permissible use and details (Section 34191.5 (c)(2))

The land use allows for residential development and associated construction and uses. However, due to the Landslide Moratorium Ordinance, no new residences are allowed, other than the replacement of a pre-existing residence, and existing residences have limits on the amount of demolition and additions. Prior to considering adding improvements to existing structures on property in the Landslide Moratorium Area, a Landslide Moratorium Exception permit is required that demonstrates to the City Geologist's satisfaction that the proposed project will not aggravate or worsen condition related to the existing landslide.

Acquisition Date & Value (Section 34191.5 (c)(1)(A))

Purchased on September 28, 1990 for \$18,000 from the Portuguese Bend Capital Projects fund of the RDA.

Purpose of Acquisition (Section 34191.5 (c)(1)(B))

Acquired in conjunction with a City project to move PVDS back into its original easement.

Estimated Income/Revenue & Contractual Requirements for Use of Income/Revenue (Section 34191.5 (c)(1)(E))

None.

History of previous development proposals and activity (Section 34191.5 (c)(1)(H))

None.

SOUTH WEST PARCEL ON CHERRYHILL LANE

This parcel is currently being used by the City of Rancho Palos Verdes to provide access to the active landslide complex. A portion of a private street, Cherryhill Lane, has slid onto the property.



Property Description & Details (Section 34191.5 (c)(1)(C))

Address: None

Assessor's Parcel Number: 7572-007-900

Parcel Description: Lot 35, Tract 14118, as per map recorded in Book 306, Pages 34 and 35, in the Office of the County Recorder in Los Angeles County.

Size: 30,533 square feet or 0.70 acres

Current Zoning: Open Space – Hazard

General Plan Designation: Residential 1-2 dwelling units per acre and Hazard Area Combination

Buildings & Square Footage: None.

Property Condition

This parcel is affected by an active landslide moving at a rate of approximately one foot feet each year. A portion of Cherryhill Lane has slid onto the parcel.

Title Information

A grant deed from John D. Lessing and Virginia L. Lessing conveyed the parcel to the former Rancho Palos Verdes Redevelopment Agency. The parcel is subject to various road and utility easements, as well as covenants and protective restrictions. The parcel was subject to a final order of condemnation in 1956, condemning a portion of the parcel for road purposes and slope easements cut and fill in favor of the County of Los Angeles. Due to the presence of the private street on this parcel, title to this property is expected to be disputed.

Permissible use and details (Section 34191.5 (c)(2))

The land use allows for residential development and associated construction and uses. However, due to the Landslide Moratorium Ordinance, no new residences are allowed, other than the replacement of a pre-existing residence, and existing residences have limits on the amount of demolition and additions. Prior to considering adding improvements to existing structures on property in the Landslide Moratorium Area, a Landslide Moratorium Exception permit is required that demonstrates to the City Geologist's satisfaction that the proposed project will not aggravate or worsen condition related to the existing landslide.

Acquisition Date & Value (Section 34191.5 (c)(1)(A))

Purchased on March 15, 1990 for \$19,000. Payment was made from RDA funds on deposit with the County.

Purpose of Acquisition (Section 34191.5 (c)(1)(B))

Acquired in conjunction with a City project to move PVDS back into its original easement.

Estimated Income/Revenue & Contractual Requirements for Use of Income/Revenue (Section 34191.5 (c)(1)(E))

None.

History of previous development proposals and activity (Section 34191.5 (c)(1)(H))

None.

ESTIMATED CURRENT VALUE & BASIS (Section 34191.5 (c)(1)(A,D))

Coastal Parcels

At this time, the estimated current value of the coastal parcels is unknown. However, Staff for the Successor Agency has reason to believe that the value is very low due to deed restrictions, land movement, and the presence of slopes. The most recent purchase of land to be included in the City's NCCP Preserve, which is zoned Open Space – Hazard and is located within the active landslide area, was the City's purchase of the Hon property in 2005 (without deed restrictions imposed by the state or federal governments) for a cost of approximately \$40,000 per acre.

Cherryhill Lane Parcels

At this time, the estimated current value of the Cherryhill Lane parcels is unknown. However, Staff for the Successor Agency has reason to believe that the value of these parcels zoned Open Space – Hazard is very low due to the active land movement, building moratorium and improvements owned by private parties that have slid onto the parcels. The most recent purchases of lots on Cherryhill Lane were made by the City of Rancho Palos Verdes, as follows.

Parcel Number	Year Purchased	City Cost
7572-004-906	2007	\$ 6,227
7572-004-907	2010	\$ 5,269
7572-007-011 and 7572-007-012	2013	\$ 7,474
7572-004-032	2013	\$ 17,860

HISTORY OF ENVIRONMENTAL CONTAMINATION, STUDIES AND/OR REMEDIATION (Section 34191.5 (c)(1)(F))

Coastal Parcels

None. Per Phase I Environmental Site Assessment Report dated July 25, 2013 for the coastal parcels, there are no recognized environmental conditions associated with the site, and there are no environmental investigations, assessments or liens known to exist. Although a search of various records and databases identified potential recognized environmental conditions up to one mile from the site, the report indicated that there are no potential environmental risks arising from hazardous waste present at the property.

Cherryhill Lane Parcels

None. Per Phase I Environmental Site Assessment Report dated May 17, 2007 for the Cherryhill Lane parcels, there are no recognized environmental conditions associated with the site, and there are no environmental investigations, assessments or liens known to exist. However, because homes from other lots have slid onto these properties, the presence of septic systems should be evaluated.

DESCRIPTION OF PROPERTY'S POTENTIAL FOR TRANSIT ORIENTED DEVELOPMENT (Section 34191.5 (c)(1)(G))

Many of the properties are immediately adjacent to or are currently underneath PVDS, which is a major City arterial street. The ongoing efforts by the City to keep PVDS in a useable condition probably will require its relocation in the future as well as the installation of more drainage improvements. In addition, homes in the vicinity use the private street that bisects some of the lots. Access to those lots is needed by the residents and for fire protection and law enforcement services.

SUCCESSOR AGENCY AND CITY PLANNING OBJECTIVES

1. Maintain the properties adjacent to and underneath PVDS so that this important arterial street will be kept useable and to install improvements related to PVDS and associated drainage improvements;
2. Facilitate City access for active landslide mitigation efforts;
3. Prevent future development on unstable land; and
4. Allow the private property owners to continue to have access to their properties via Cherryhill Lane, which also affords access to these properties by the Sheriff's Department and the Fire Department.

SUCCESSOR AGENCY PROPOSAL

1. All but one of the properties that were owned by the former RDA are affected by landslides. Accordingly, they are not suitable for sale for development purposes. The condition of the properties, potential liability arising from land movement, deed restrictions, and California's real estate disclosure requirements would affect the title to the properties and would discourage any reasonable buyer from purchasing them.

2. The properties comprising Abalone Cove Shoreline Park were acquired by the County for park and open space purposes and have been developed and used for those purposes by both the County and the City. Several of the lots were affected by movement of the Abalone Cove Landslide following its reactivation in 1978. Grants were used to purchase and enhance the site for public park use,

and the requirements of those grants as well as other deed restrictions encumber the properties. Accordingly, they are required to be maintained for park and open space use. Because of the Park's location in and importance to the City and its residents, the City Council has directed that the City should own the Abalone Cove Park properties so they will be properly maintained and available to the general public for park and open space purposes, which is their intended purpose.

3. The property where the Archery Range is located is affected by extreme land movement. A significant portion of a major east/west arterial street, Palos Verdes Drive South is located on that property. Keeping that street open for use by emergency personnel and the public is extremely important to the health, safety and welfare of the City's residents. Due to the continuous land movement, there will be an ongoing need for repair and realignment of PVDS as well as drainage improvements and grading. Two dilapidated homes that are owned by other individuals currently sit upon the property, and there are three lawsuits currently pending that involve this property. For all of these reasons, the City Council has determined that the City should own this property in order that the important City street and drainage improvements can be maintained by the City.

4. The lots on Cherryhill Lane also are affected by the ongoing landslide movement. Ownership of properties in this area is disputed by private individuals and the homeowner's association, and two other lots (40 and 41 Cherryhill Lane) and the Archery Club property are the subject of litigation regarding these issues. Improvements owned by other individuals are present on some of the lots, and the private street (Cherryhill Lane) is present on other lots. The issues discussed in Paragraph 1 above apply to all of these properties. There is no sewer system servicing this area, which means that septic systems still are in use in this area, which has potential impacts upon water quality. The City Council has determined that the City should own these lots because some of them may be necessary to the maintenance and realignment of PVDS and the installation of drainage improvements or landslide mitigation measures. In addition, City ownership will protect the public safety and reduce potential City liability because the lots will not be available for development for residential use, followed by damage or destruction of the residential improvements by the Portuguese Bend Landslide with resulting claims and litigation.

Due to restrictions on the use of Abalone Cove Shoreline Park and Archery properties, and the hazardous conditions present on almost all of the aforementioned parcels, the Successor Agency does not recommend sale of the properties. The Successor Agency proposes that all parcels be transferred to the City of Rancho Palos Verdes for continued governmental purpose use.