

**AGENDA FOR THE SPECIAL MEETING OF THE
OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE
RANCHO PALOS VERDES REDEVELOPMENT AGENCY**

**CITY OF RANCHO PALOS VERDES
CITY HALL COMMUNITY ROOM
30940 HAWTHORNE BOULEVARD
RANCHO PALOS VERDES, CALIFORNIA, 90275**

WEDNESDAY, SEPTEMBER 18, 2013 AT 1:00 P.M.

Members:

Stefan Wolowicz (Chair), Ken Dyda (Vice-Chair), Lydia Cano, Kit Fox, Marvin Martinez, Gregory O'Brien, Jr., Michael Seth Schneider

AGENDA POSTED: September 12, 2013

WEBSITE: www.palosverdes.com/rpv/

CALL TO ORDER

- A. Roll Call.
- B. Flag Salute.
- C. Approval of Agenda.

REGULAR BUSINESS

1. Consider approval of minutes for August 28, 2013 meeting.
2. Receive update of pending legislation, Frequently Asked Questions, and other developments relevant to redevelopment agency dissolution (no written report).
3. Follow-up discussion from August 28, 2013 tour of Successor Agency real property (no written report).
4. Discussion of and consider approval of Recognized Obligation Payment Schedule 13-14B.
5. Discussion of real property appraisal process (no written report).
6. Discussion of and consider approval of Long-Range Property Management Plan.

7. Public comment for items not on the agenda (no written report).
8. Member suggested agenda items for future meetings (no written report).
9. Consider future meeting schedule and updated timeline.
10. Adjournment.

SUPPORTING DOCUMENTATION: Supporting documentation can be obtained at the following locations during normal business hours: Rancho Palos Verdes City Hall, Finance & Information Technology Department, 30940 Hawthorne Boulevard, Rancho Palos Verdes, CA 90275. You can also view the agenda and staff reports and related documents at the Successor Agency's website www.palosverdes.com/RPV.

AMERICAN WITH DISABILITIES ACT: In compliance with the Americans with Disabilities Act of 1990, if you require a disability-related modification or accommodation to attend or participate in this meeting, including auxiliary aids or services, please call the City Clerk's Office at (310) 544-5208 at least 48 hours prior to the meeting.

Written materials, including emails, submitted to the Oversight Board are public records and may be posted on the Successor Agency's website. Accordingly, you may wish to omit personal information from your oral presentation or written materials as it may become part of the public record regarding an agenda item.

Materials related to an item on this Agenda submitted to the Oversight Board after distribution of the agenda packet are available for public inspection at the front counter of the lobby of the City Hall Administration Building at 30940 Hawthorne Boulevard, Rancho Palos Verdes during normal business hours.

**MINUTES FOR THE SPECIAL MEETING OF THE
OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE
RANCHO PALOS VERDES REDEVELOPMENT AGENCY**

**CITY OF RANCHO PALOS VERDES
CITY HALL COMMUNITY ROOM
30940 HAWTHORNE BOULEVARD
RANCHO PALOS VERDES, CALIFORNIA, 90275**

WEDNESDAY, AUGUST 28, 2013

CALL TO ORDER

Vice-Chair Wolowicz called the meeting to order at approximately 1:01 p.m. in the Community Room at Rancho Palos Verdes City Hall for the purpose of conducting business pursuant to the Agenda.

A. ROLL CALL

Roll call was answered as follows:

PRESENT: Cano (arrived at approximately 1:11pm), Dyda, Fox, O'Brien, Schneider, and Vice-Chair Wolowicz

ABSENT: Martinez

Also present were Deputy Director of Finance and Information Technology Downs, Deputy Director of Community Development Mihranian, Senior Engineer Dragoo, Senior Administrative Analyst Mills, and Successor Agency Legal Counsel Carol Lynch of Richards Watson Gershon.

B. FLAG SALUTE

Vice-Chair Wolowicz led the Board in the Pledge of Allegiance.

C. APPROVAL OF AGENDA

Member Schneider moved to approve the agenda as presented, and Member Dyda seconded.

Hearing no objection, Vice-Chair Wolowicz ordered approval of the agenda.

D. INTRODUCE NEW MEMBER

Member O'Brien introduced himself to the Board.

REGULAR BUSINESS

1. ELECTION OF CHAIR AND VICE-CHAIR

This item was heard after agenda item 2.

Member Dyda nominated Vice-Chair Wolowicz for the Chair position. Member Schneider seconded the nomination. Member Schneider moved to close the nominations. Member Dyda seconded the motion.

Vice-Chair Wolowicz was elected as the new Chair on the following roll call vote:
AYES: Cano, Dyda, Fox, O' Brien, Schneider, and Vice-Chair Wolowicz
NOES: None

Member Cano nominated Member Dyda for the Vice-Chair position. Member Schneider seconded the nomination. Member O'Brien moved to close the nominations. Member Schneider seconded the motion.

Member Dyda was elected as the new Vice-Chair on the following roll call vote:
AYES: Cano, Dyda, Fox, O' Brien, Schneider, and Chair Wolowicz
NOES: None

2. APPROVAL OF MINUTES FOR FEBRUARY 27, 2013 MEETING

This item was heard before agenda item 1.

Member Schneider moved to approve the February 27, 2013 minutes as presented, and Member Dyda seconded.

The motion passed on the following roll call vote:
ABSTAIN: Cano and O'Brien
AYES: Dyda, Fox, Schneider, and Vice Chair Wolowicz
NOES: None

3. RECEIVE UPDATE OF PENDING LEGISLATION, FREQUENTLY ASKED QUESTIONS, AND OTHER DEVELOPMENTS RELEVANT TO REDEVELOPMENT AGENCY DISSOLUTION

Staff indicated that there were no significant updates. Chair Wolowicz requested that Staff forward any updates to Board Members immediately, instead of waiting for the next meeting.

4. CONSIDER APPROVAL OF ABALONE COVE SHORELINE PARK IMPROVEMENTS PROJECT – LAND AND WATER CONSERVATION FUND CONTRACT

Legal Counsel Lynch and Deputy Director Mihranian provided an oral presentation and answered Member questions.

Member Schneider moved to approve the contract. Vice-Chair Dyda seconded the motion. Member Fox pointed out a minor error in the title of the resolution. Member Schneider amended the motion to include the correction. Vice-Chair Dyda accepted the amendment.

The amended motion passed on the following roll call vote:

AYES: Cano, Fox, O'Brien, Schneider, Vice-Chair Dyda, and Chair Wolowicz

NOES: None

The Oversight Board adopted Resolution OB 2013-05, A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE RANCHO PALOS VERDES REDEVELOPMENT AGENCY AUTHORIZING CERTAIN ACTIONS WITH RESPECT TO A GRANT TO FUND IMPROVEMENTS TO ABALONE COVE SHORELINE PARK, WHICH WAS OWNED PREVIOUSLY BY THE RANCHO PALOS VERDES REDEVELOPMENT AGENCY.

5. DISCUSSION OF DRAFT LONG-RANGE PROPERTY MANAGEMENT PLAN

Staff distributed late correspondence for this item, described the format of the field portion of the meeting, and answered Member questions.

6. DISCUSSION OF ALTERNATE OVERSIGHT BOARD MEMBERS

Staff provided a brief oral presentation regarding the use of alternate Board Members, indicating that it was not allowable by law.

7. PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA

None.

8. MEMBER SUGGESTED AGENDA ITEMS FOR FUTURE MEETINGS

Chair Wolowicz requested that a list of contact information for Staff, the Chair and Vice-Chair be distributed to Board Members. Staff agreed to prepare a list and send it to the Board Members.

9. CONSIDER FUTURE MEETING SCHEDULE AND UPDATED TIMELINE

The next meeting was scheduled for September 18th.

RECESS TO ABLONE COVE SHORELINE PARK

10. PRESENTATION OF LANDSLIDE AND OTHER PROPERTY ISSUES RELATED TO ABALONE COVE SHORELINE PARK

Staff provided oral comments and answered Member questions.

RECESS TO SOUTH BAY ARCHERY RANGE

**1. PRESENTATION OF LANDSLIDE AND OTHER PROPERTY ISSUES
RELATED TO THE ARCHERY RANGE OPEN SPACE PARCEL**

Staff provided oral comments and answered Member questions.

RECESS TO CHERRY HILL LANE

**2. PRESENTATION OF LANDSLIDE AND OTHER PROPERTY ISSUES
RELATED TO CHERRY HILL LANE PARCELS**

Staff provided oral comments and answered Member questions.

RECONVENE TO CITY HALL COMMUNITY ROOM

3. ADJOURNMENT

Vice-Chair Dyda moved to adjourn the meeting. Member Schneider seconded the motion. Hearing no objection, Chair Wolowicz adjourned the meeting at approximately 3:09 p.m.

ATTEST:

Steve Wolowicz, Chair

Kathryn Downs, Recording Person



MEMORANDUM

TO: HONORABLE CHAIR AND MEMBERS OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE RANCHO PALOS VERDES REDEVELOPMENT AGENCY

FROM: DENNIS McLEAN, FINANCE OFFICER OF THE SUCCESSOR AGENCY

DATE: SEPTEMBER 18, 2013

SUBJECT: CONSIDER APPROVAL OF RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR JANUARY 2014 THROUGH JUNE 2014 AND ADOPTION OF RESOLUTIONS

Staff Coordinator: Kathryn Downs, Deputy Director of Finance & Information Technology of the City of Rancho Palos Verdes

RECOMMENDATION

1. Adopt Resolution No. OB 2013- , approving the Recognized Obligation Payment Schedule for January 1, 2014 through June 30, 2014 (ROPS 13-14B).
2. Adopt Resolution No. OB 2013- , approving the Administrative Budget for January 1, 2014 through June 30, 2014.

BACKGROUND AND DISCUSSION

Pursuant to Health and Safety Code Section 34177, successor agencies are required to continue to make payments due for enforceable obligations of the former redevelopment agencies. The ROPS identifies these obligations, the anticipated timing and amount of funds required to meet these obligations over six-month periods, and the funding sources for each obligation.

The ROPS will be used by the Los Angeles County Auditor-Controller to allocate money from the Redevelopment Property Tax Trust Fund (RPTTF), in order for the Successor Agency to make payments on enforceable obligations. Ultimate approval of each ROPS is granted once it is approved by the Oversight Board and reviewed by the California Department of Finance (DOF).

An Oversight Board approved ROPS 13-14B must be submitted to the state and county by

CONSIDER APPROVAL OF RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR JANUARY THROUGH JUNE 2014 AND ADOPTION OF RESOLUTIONS

September 18, 2013

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October 1, 2014.

The obligations for ROPS13-14B total \$181,302 for: 1) the 1997 Tax Allocation Bond payment; 2) landslide abatement district parcel assessments; and 3) administrative costs (see "ROPS Detail" schedule page 2 of 2). The adjusted funding per the Summary schedule of ROPS 13-14B is \$2,769. This is distribution of RPTTF that the Successor Agency can expect to receive on January 2, 2014. The reason for the difference between the two amounts is outlined as follows.

- The DOF has created a new template for submission of ROPS13-14B, which includes a reconciliation of prior periods.
- Prior period actual administration costs were less than amounts approved on ROPS for the periods July through December 2012 and January through June 2013.
- Based on the approved administration amounts, cash was retained after completion of the "Other Funds" Due Diligence Review (DDR) and RPTTF was distributed by the County. As actual administration costs were less than expected, the cash retained after the DDR and the cash distributed by the County was not consumed.
- Therefore, ROPS13-14B has been adjusted accordingly.

Staff expects that even with the adjusted ROPS, the Successor Agency has sufficient cash to meet obligations, as outlined below. As a reminder, the County collects its debt payment from RPTTF, before there is a distribution to the Successor Agency.

Estimates	Cash on Hand
Balance June 30, 2013	\$ 363,814
Receipts of Note Receivable Payments	25,002
Investment Income	500
Administrative Costs	(42,500)
Subtotal December 31, 2013	\$ 346,816
Receipts of Note Receivable Payments	25,002
Investment Income	500
RPTTF Distribution January 2, 2014	2,769
Parcel Assessments	(18,552)
Administrative Costs	(42,500)
Balance June 30, 2014	\$ 314,035

As a result of the adjusted ROPS, Staff expects the following accounting from the County on January 2, 2014.

CONSIDER APPROVAL OF RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR JANUARY THROUGH JUNE 2014 AND ADOPTION OF RESOLUTIONS

September 18, 2013

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Estimated January 2, 2014 Accounting	Amount
RPTTF Revenue	\$ 900,000
County Auditor-Controller Fees	(6,000)
Fire District Pass-Thru	(153,000)
Amounts Retained by County for Repayment of County Debt	(567,000)
RPTTF Distribution to Successor Agency	(2,769)
Remaining Available for Distribution to Taxing Entities	\$ 171,231

This is simply Staff's estimate. There is no guarantee that RPTTF will be distributed to the taxing entities.

Summary of ROPS Line Items

1. 1997 Tax Increment Bonds (\$120,250 on "ROPS Detail" schedule) – The amount listed on the ROPS is based upon the debt service schedule. The County will continue to retain RPTTF to make these payments, prior to making any distributions to either the Successor Agency or the taxing entities. To retain RPTTF, the County is using a formula from the 1997 Memorandum of Understanding (MOU) with the former Redevelopment Agency. Use of that formula after retirement of the 1997 Deferred Interest Debt results in the County retaining more RPTTF than what is required to make the debt payments. This is evidenced above, with the expectation that the County may retain \$567,000 of RPTTF to make a bond payment of \$120,250. One of Staff's goals for the next 12 months is to enter into a new arrangement with the County to provide for the 1997 Bond payments. Staff is hopeful that a new arrangement will allow for either quicker repayment of the 1997 Bonds, or a release of RPTTF for distribution to the taxing entities.
2. 1997 Deferred Interest Debt – Staff expects that this debt will be retired in November 2013.
3. Consolidated Loan from City – Once this loan becomes a recognized obligation, Staff will begin to input repayment amounts on future ROPS. Future repayments are subject to a cap of 50% of the amount distributed to the taxing entities.
4. Abalone Cove Property Assessment (\$7,584 on "ROPS Detail" schedule) – These parcel assessments are paid once a year, typically in June. The amount listed on the ROPS is based upon the current year assessment, increased by 2%.
5. Klondike Canyon Property Assessment (\$10,968 on "ROPS Detail" schedule) – These parcel assessments are paid once a year, typically in June. The amount listed on the ROPS is based upon the current year assessment. The Klondike Canyon district has not increased its assessments in several years.
6. AMCAL Affordable Housing Project – The DOF requires that all past obligations remain on the ROPS for consistency of reporting between periods. However, this is no longer an obligation of the Successor Agency, as the housing assets and function were transferred to the City.
7. Administration (\$42,500 on "ROPS Detail" schedule) – Staff has decreased the

**CONSIDER APPROVAL OF RECOGNIZED OBLIGATION PAYMENT SCHEDULE
FOR JANUARY THROUGH JUNE 2014 AND ADOPTION OF RESOLUTIONS**

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estimate of administration costs, as compared to prior periods, based on actual experience. By doing so, additional RPTTF may become available for distribution to the taxing entities.

8. County Deferral of Tax Increment – The County’s deferral of revenue is based upon the MOU noted above. If the County and Successor Agency agree to a new arrangement, this line item may become quantified.

FISCAL IMPACT

Adoption of the ROPS is in furtherance of allowing the Successor Agency to pay enforceable obligations of the former redevelopment agency.

RESOLUTION NO. OB 2013-

A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE RANCHO PALOS VERDES REDEVELOPMENT AGENCY APPROVING A RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE SIX-MONTH FISCAL PERIOD COMMENCING JANUARY 1, 2014 AND ENDING JUNE 30, 2014 PURSUANT TO HEALTH AND SAFETY CODE SECTION 34180, AND TAKING CERTAIN ACTIONS IN CONNECTION THEREWITH

RECITALS:

A. Health and Safety Code Section 34177 provides that before each six-month fiscal period, successor agencies to former redevelopment agencies must prepare a Recognized Obligation Payment Schedule ("ROPS") for the enforceable obligations of the former redevelopment agency in accordance with the requirements of Section 34177.

B. Pursuant to Health and Safety Code Section 34180(g), establishment of a ROPS by the Successor Agency shall be approved by the Oversight Board.

C. Pursuant to Health and Safety Code Section 34177(m), a ROPS approved by the Oversight Board must be submitted to the California Department of Finance (DOF) by October 1, 2013 for the period January 1, 2014 through June 30, 2014 (ROPS 13-14B).

D. DOF may review an oversight board action taken pursuant to Health and Safety Code Sections 34177(m) and 34177(h). All oversight board actions shall not be effective for five business days after appropriate notice of the oversight board action is submitted to the DOF, pending a request for review by DOF. In the event that DOF requests review of a given oversight board action, DOF shall have forty-five days from the date of notification to the DOF to approve the oversight board action or return it to the oversight board for reconsideration and such oversight board action shall not be effective until approved by DOF. In the event that DOF returns the oversight board action to the oversight board for reconsideration, the oversight board shall resubmit the modified action for DOF approval and the modified oversight board action shall not become effective until approved by DOF.

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

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

Section 2. This Resolution is adopted pursuant to Health and Safety Code Section 34180(g).

Section 3. The Oversight Board hereby approves the ROPS 13-14B as presented in the attached Exhibit A; and hereby directs the staff of the Successor Agency to post the ROPS 13-14B on the Successor Agency's Internet website (being a page on the Internet website of the City of Rancho Palos Verdes); and submit the ROPS 13-14B to the County Auditor-Controller and State Controller's Office ("SCO") and to the DOF, together with a copy of this Resolution and the telephone number and email contact information for the Finance Officer of the Successor Agency, the official designated by the Oversight Board to whom DOF may make a request for review in connection with ROPS. Unless the County Auditor-Controller, the SCO, or DOF directs otherwise, such submittal may be by mail or electronic means, and a notification providing the Internet website location of the posted documents will suffice.

Section 4. The officers of the Oversight Board and the staff 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.

PASSED AND ADOPTED this 18th day of September, 2013.

Chair

ATTEST:

Secretary

EXHIBIT A

**SUCCESSOR AGENCY TO THE
RANCHO PALOS VERDES REDEVELOPMENT AGENCY
RECOGNIZED OBLIGATION PAYMENT SCHEDULE
(January 1, 2014 through June 30, 2014)**

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Recognized Obligation Payment Schedule (ROPS) 13-14B - Report of Fund Balances

(Report Amounts in Whole Dollars)

Pursuant to Health and Safety Code section 34177(l), Redevelopment Property Tax Trust Fund (RPTTF) may be listed as a source of payment on the ROPS, but only to the extent no other funding source is available or when payment from property tax revenues is required by an enforceable obligation.

A	B	C	D	E	F	G	H	I	J	K		
Fund Balance Information by ROPS Period		Fund Sources								Comments		
		Bond Proceeds		Reserve Balance		Other	RPTTF		Total			
		Bonds Issued on or before 12/31/10	Bonds Issued on or after 01/01/11	Review balances retained for approved enforceable obligations	RPTTF balances retained for bond reserves	Rent, Grants, Interest, Etc.	Non-Admin	Admin				
ROPS III Actuals (01/01/13 - 6/30/13)												
1	Beginning Available Fund Balance (Actual 01/01/13) Note that for the RPTTF, 1 + 2 should tie to columns L and Q in the Report of Prior Period Adjustments (PPAs)			103,380			21,228			\$ 124,608	Other Fund Source includes investment interest of \$384 and note receivable repayments of \$20,844.	
2	Revenue/Income (Actual 06/30/13) Note that the RPTTF amounts should tie to the ROPS III distributions from the County Auditor-Controller						29,904		98,162	\$ 128,066	Other Fund Source includes investment interest of \$738 and note receivable repayments of \$29,166.	
3	Expenditures for ROPS III Enforceable Obligations (Actual 06/30/13) Note that for the RPTTF, 3 + 4 should tie to columns N and S in the Report of PPAs							18,403	45,311	\$ 63,714		
4	Retention of Available Fund Balance (Actual 06/30/13) Note that the Non-Admin RPTTF amount should only include the retention of reserves for debt service approved in ROPS III									\$ -		
5	ROPS III RPTTF Prior Period Adjustment Note that the net Non-Admin and Admin RPTTF amounts should tie to columns O and T in the Report of PPAs.	No entry required							123,844	54,689	\$ 178,533	
6	Ending Actual Available Fund Balance (1 + 2 - 3 - 4 - 5)	\$ -	\$ -	\$ 103,380	\$ -	\$ 51,132	\$ (18,403)	\$ 52,851	\$ 10,427			
ROPS 13-14A Estimate (07/01/13 - 12/31/13)												
7	Beginning Available Fund Balance (Actual 07/01/13) (C, D, E, G, and I = 4 + 6, F = H4 + F6, and H = 5 + 6)	\$ -	\$ -	\$ 103,380	\$ -	\$ 51,132	\$ 105,441	\$ 107,540	\$ 188,960			
8	Revenue/Income (Estimate 12/31/13) Note that the RPTTF amounts should tie to the ROPS 13-14A distributions from the County Auditor-Controller						25,502	74,855	100,000	\$ 200,357	Other Fund Source includes investment interest of \$500 and note receivable repayments of \$25,002.	
9	Expenditures for 13-14A Enforceable Obligations (Estimate 12/31/13)								100,000	\$ 100,000		
10	Retention of Available Fund Balance (Estimate 12/31/13) Note that the RPTTF amounts may include the retention of reserves for debt service approved in ROPS 13-14A									\$ -		
11	Ending Estimated Available Fund Balance (7 + 8 - 9 - 10)	\$ -	\$ -	\$ 103,380	\$ -	\$ 76,634	\$ 180,296	\$ 107,540	\$ 289,317			

Recognized Obligation Payment Schedule (ROPS) 13-14B - ROPS Detail
January 1, 2014 through June 30, 2014
 (Report Amounts in Whole Dollars)

A	B	C	D	E	F	G	H	I
Item #	Project Name / Debt Obligation	Obligation Type	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation
								\$ -
1	1997 Tax Increment Bond		12/2/1997	12/2/2027	County of Los Angeles	Restructured debt to abate active landslides within the Project Area	Project Area 1	
2	1997 Deferred Interest Debt		11/1/1997		County of Los Angeles	Accrued interest on original debt to abate active landslides in the Project Area	Project Area 1	
3	Consolidated Loan from City		12/1/2003	11/27/2034	City of Rancho Palos Verdes	Loan from City to abate active landslides in the Project Area	Project Area 1	
4	Abalone Cove Property Assessment				Abalone Cove Landslide Abatement District	Property assessment for parcels owned by Agency	Project Area 1	
5	Klondike Canyon Property Assessment				Klondike Canyon Landslide Abatement District	Property assessment for parcels owned by Agency	Project Area 1	
6	AMCAL Affordable Housing Project		3/20/2009	12/18/2065	City of Rancho Palos Verdes Affordable Housing Fund	Loan to RDA Housing Fund that was then loaned to AMCAL to fund project construction costs	N/A	
7	Administration				Various	Administrative costs related to dissolution activities (staffing, legal, insurance, supplies, building & equipment, etc.)	N/A	
8	County Deferral of Tax Increment		11/1/1997	11/27/2034	County of Los Angeles	County deferral of tax increment it would otherwise receive pursuant to a Settlement Agreement	N/A	

A	B	J	K	L	M	N	O	P
Item #	Project Name / Debt Obligation	Retired	Funding Source					Six-Month Total
			Non-Redevelopment Property Tax Trust Fund (Non-RPTTF)			RPTTF		
			Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin	
			\$ -	\$ -	\$ -	\$ 138,802	\$ 42,500	\$ 181,302
1	1997 Tax Increment Bond	N				120,250		\$ 120,250
2	1997 Deferred Interest Debt	N						\$ -
3	Consolidated Loan from City	N						\$ -
4	Abalone Cove Property Assessment	N				7,584		\$ 7,584
5	Klondike Canyon Property Assessment	N				10,968		\$ 10,968
6	AMCAL Affordable Housing Project	N						\$ -
7	Administration	N					42,500	\$ 42,500
8	County Deferral of Tax Increment	N						\$ -

ized Obligation Payment Schedule (ROPS) 13-14B - Report of Prior Period Adjustments
 (January 1, 2013 through June 30, 2013) Period Pursuant to Health and Safety Code (HSC) section 34186 (a)
 (Report Amounts in Whole Dollars)

ROPS III Successor Agency (SA) Sole funding and their actual expenditures for the ROPS III (July through December 2013) period. The amount of Redevelopment Property Tax Trust Fund (RPTTF) approved for the ROPS 13-14B at the prior period adjustments self-reported by SAs are subject to audit by the county auditor-controller (CAC) and the State Controller.

A	B	M	N	O	P	Q	R	S	T	U
Item #	Project Name / Debt Obligation	RPTTF Expenditures								
		Non-Admin			Admin					Net SA Non-Admin and Admin PPA
		Net Lesser of Authorized/ Available	Actual	Difference (If M is less than N, the difference is zero)	Authorized	Available RPTTF (ROPS III distributed + all other available as of 1/1/13)	Net Lesser of Authorized / Available	Actual	Difference (If R is less than S, the difference is zero)	Net Difference (Amount Used to Offset ROPS 13-14B Requested RPTTF (O + T))
		\$ 142,175	\$ 18,403	\$ 123,844	\$ 100,000	\$ 234,124	\$ 100,000	\$ 45,311	\$ 54,689	\$ 178,533
1	1997 Tax Increment Bond	\$ 123,625		\$ 123,625			\$ -		\$ -	\$ 123,625
2	1997 Deferred Interest Debt	\$ -		\$ -			\$ -		\$ -	\$ -
3	Consolidated Loan from City	\$ -		\$ -			\$ -		\$ -	\$ -
4	Abalone Cove Property Assessment	\$ 7,363	7,435	\$ -			\$ -		\$ -	\$ -
5	Klondike Canyon Property Assessment	\$ 11,187	10,968	\$ 219			\$ -		\$ -	\$ 219
6	AMCAL Affordable Housing Project	\$ -		\$ -			\$ -		\$ -	\$ -
7	Administration	\$ -		\$ -	100,000	234,124	\$ 100,000	45,311	\$ 54,689	\$ 54,689
8	County Deferral of Tax Increment	\$ -		\$ -			\$ -		\$ -	\$ -

ROPS III Successor Agency (SA) Se ROPS III CAC PPA: To be completed by the CAC upon submittal of the ROPS 13-14B by the SA to Finance and the (RPTTF) approved for the ROPS 13-1 CAC								
A	B	V	W	X	Y	Z	AA	AB
Item #	Project Name / Debt Obligation	Non-Admin CAC			Admin CAC			Net CAC Non-Admin and Admin PPA
		Net Lesser of Authorized / Available	Actual	Difference (If V is less than W, the difference is zero)	Net Lesser of Authorized / Available	Actual	Difference (If Y is less than Z, the difference is zero)	Net Difference (Amount Used to Offset ROPS 13-14B Requested RPTTF (X + AA))
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1	1997 Tax Increment Bond			\$ -			\$ -	\$ -
2	1997 Deferred Interest Debt			\$ -			\$ -	\$ -
3	Consolidated Loan from City			\$ -			\$ -	\$ -
4	Abalone Cove Property Assessment			\$ -			\$ -	\$ -
5	Klondike Canyon Property Assessment			\$ -			\$ -	\$ -
6	AMCAL Affordable Housing Project			\$ -			\$ -	\$ -
7	Administration			\$ -			\$ -	\$ -
8	County Deferral of Tax Increment			\$ -			\$ -	\$ -

Recognized Obligation Payment Schedule 13-14B - Notes

January 1, 2014 through June 30, 2014

Item #	Notes/Comments
2	We expect that the 1997 Deferred Interest Debt will be paid off in November 2013. Therefore, the Successor Agency will make no further entries to this line item.
6	This item is no longer an obligation, as the housing assets were transferred to the City pursuant to the City's election to retain the housing assets and function of the former Redevelopment Agency. Therefore, the Successor Agency will make no further entries to this line item.

RESOLUTION NO. OB 2013-

**A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR
AGENCY TO THE RANCHO PALOS VERDES REDEVELOPMENT
AGENCY APPROVING AN ADMINISTRATIVE BUDGET FOR THE SIX-
MONTH FISCAL PERIOD COMMENCING JANUARY 1, 2014 AND
ENDING JUNE 30, 2014, AND TAKING CERTAIN ACTIONS IN
CONNECTION THEREWITH**

RECITALS:

A. Health and Safety Code Section 34177(j) provides that a successor agency to a former redevelopment agency must prepare an administrative budget in accordance with the requirements of the Section 34177(j), with each administrative budget to include estimated amounts for successor agency administrative costs for the upcoming six-month fiscal period; proposed sources of payment for the administrative costs; and proposals for arrangements for administrative and operations services provided by the city or another entity.

B. The Successor Agency to the Rancho Palos Verdes Redevelopment Agency (Successor Agency) has submitted to the Oversight Board of the Successor Agency to the Rancho Palos Verdes Redevelopment Agency (Oversight Board) an administrative budget for the six-month fiscal period that commences on January 1, 2014 and ends on June 30, 2014, attached hereto as Exhibit A and incorporated herein by reference ("Administrative Budget 13-14B").

C. Pursuant to Health and Safety Code Section 34177(k), the Successor Agency is required to provide administrative cost estimates, from its approved administrative budget that are to be paid from property tax revenues deposited in the Redevelopment Property Tax Trust Fund, to the County Auditor-Controller for each applicable six-month fiscal period.

D. The California Department of Finance (DOF) may review an oversight board action taken pursuant to AB X1 26. All oversight board actions shall not be effective for five business days, pending a request for review by DOF. In the event that DOF requests review of a given oversight board action, DOF shall have forty-five days from the date the oversight board action was transmitted to the DOF to approve the oversight board action or return it to the oversight board for reconsideration and such oversight board action shall not be effective until approved by DOF. In the event that DOF returns that oversight board action to the oversight board for reconsideration, the oversight board shall resubmit the modified action for DOF approval and the modified oversight board action shall not become effective until approved by DOF.

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 recitals are true and correct and are a substantive part of this Resolution.

Section 2. This Resolution is adopted pursuant to Health and Safety Code Section 34177(j).

Section 3. The Board hereby approves Administrative Budget 13-14B and hereby directs the staff of the Successor Agency to post the foregoing document on the Successor Agency's Internet website (being a page on the City's Internet website) and to submit the foregoing document to DOF. Unless DOF directs otherwise, such submittal may be by mail or electronic means, and a notification providing the Internet website location of the posted documents will suffice.

Section 4. The officers of the Oversight Board and the staff 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.

PASSED AND ADOPTED this 18th day of September, 2013.

Chair

ATTEST:

Secretary

EXHIBIT A

**SUCCESSOR AGENCY TO THE
RANCHO PALOS VERDES REDEVELOPMENT AGENCY
ADMINISTRATIVE BUDGET
(January 1, 2014 through June 30, 2014)**

Description	Amount
Legal Fees	\$ 12,000
Staffing Costs	18,000
Insurance	11,500
Printing & Other Direct Charges	1,000
Total	\$ 42,500

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MEMORANDUM

**TO: HONORABLE CHAIR AND MEMBERS OF THE OVERSIGHT BOARD
OF THE SUCCESSOR AGENCY TO THE RANCHO PALOS VERDES
REDEVELOPMENT AGENCY**

FROM: CAROL LYNCH, LEGAL COUNSEL

DATE: SEPTEMBER 18, 2013

**SUBJECT: CONSIDER APPROVAL OF LONG RANGE PROPERTY
MANAGEMENT PLAN**

Staff Coordinator: Kathryn Downs, Deputy Director of Finance & Information
Technology of the City of Rancho Palos Verdes

RECOMMENDATION

Pursuant to Health and Safety Code Section 34191.5:

1. Approve the Long-Range Property Management Plan (the "LRPMP") substantially in the form presented (see Attachment A);
2. Find that approval of the LRPMP is not a project pursuant to the California Environmental Quality Act; and
3. Direct the transmittal of the resolution to the Department of Finance.

BACKGROUND AND DISCUSSION

Pursuant to Health and Safety Code Section 34175(b) and the California Supreme Court's decision in California Redevelopment Association, et al. v. Ana Matosantos, et al. (53 Cal.4th 231(2011)), on February 1, 2012, all real properties of the former Rancho Palos Verdes Redevelopment Agency (RDA) transferred to the control of the Successor Agency to the Agency by operation of law.

Pursuant to Health and Safety Code Section 34191.5(b), the Successor Agency must prepare a Long-Range Property Management Plan (LRPMP) that addresses the disposition and use of the real properties of the RDA. The LRPMP must be submitted to the Oversight Board and the Department of Finance (DOF) for approval no later than six months following the issuance by DOF to the Successor Agency of a finding of completion pursuant to Health and Safety Code Section 34179.7. The DOF issued a finding of

CONSIDER APPROVAL OF LONG RANGE PROPERTY MANAGEMENT PLAN

September 18, 2013

Page 2 of 3

completion to the Successor Agency on April 26, 2013.

The Successor Agency has prepared a LRPMP which addresses the disposition and use of the real properties of the RDA and includes the information required pursuant to Health and Safety Code Section 34191.5(c). Pursuant to Section 34191.5(c), the LRPMP includes an inventory providing specified information, if applicable, about each of the real properties including, among other things, the date of acquisition, the value on the date of acquisition, the estimated current value, and a history of previous development proposals.

Permissible uses of the properties include the retention of the property for governmental use pursuant to Health and Safety Code Section 34181(a), the retention of the property for future development, the sale of the property, or the use of the property to fulfill an enforceable obligation.

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 lots that are within the open space hazard zone on Cherry Hill 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 discussed in detail in the proposed LRPMP.

Pursuant to Health and Safety Code Section 34180(j), at the same time the Successor Agency submits the LRPMP to the Oversight Board, the Successor Agency shall submit the LRPMP to the County Administrative Officer, the County Auditor-Controller, and DOF. Staff has submitted the LRPMP to the appropriate agencies, as required.

The recommended action is to approve the LRPMP in substantial form and authorize the Executive Director of the Successor Agency, in consultation with the Successor Agency's legal counsel, to modify the LRPMP as the Executive Director or the Successor Agency's legal counsel deems necessary or advisable.

Approval of the LRPMP is not a project for purposes of the California Environmental Quality Act (Pub. Res. Code Section 21000 et seq.), and the CEQA Guidelines (14 Cal Code Regulations 15000 et seq.) because it is an organizational or administrative activity of government that will not result in direct or indirect physical changes in the environment (CEQA 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 (CEQA Guidelines Section 15061(b)(3)).

CONSIDER APPROVAL OF LONG RANGE PROPERTY MANAGEMENT PLAN

September 18, 2013

Page 3 of 3

On August 30, 2013, Staff provided a courtesy copy of the Successor Agency Board's agenda for September 3, 2013, which included a copy of the LRPMP. Based on public testimony and Successor Agency Board discussion on September 3rd, the LRPMP now includes information about the "Archery Range" parcel and that all or a portion of it may be included in the City's draft Natural Communities Conservation Plan. No other substantive changes have been made to the LRPMP.

Approval of the LRPMP does not cause the real property to be transferred to the City, nor does it set any dollar value on such a transfer. If the LRPMP is approved by the state, the Oversight Board will be asked to consider approval of the terms of a real property transfer in the future.

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**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.

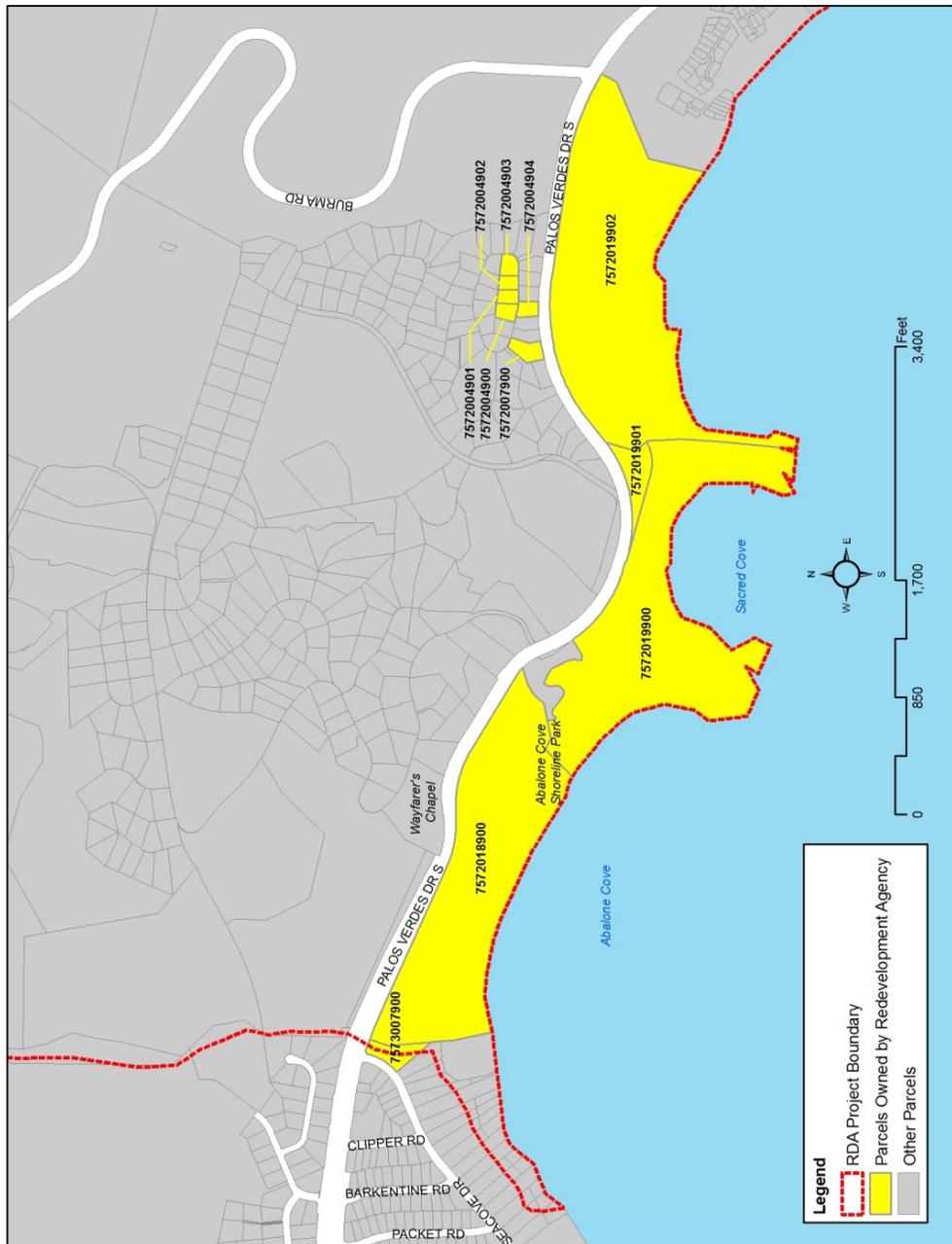


Figure 1 – Map of All Successor Agency Parcels

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 Overly 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.

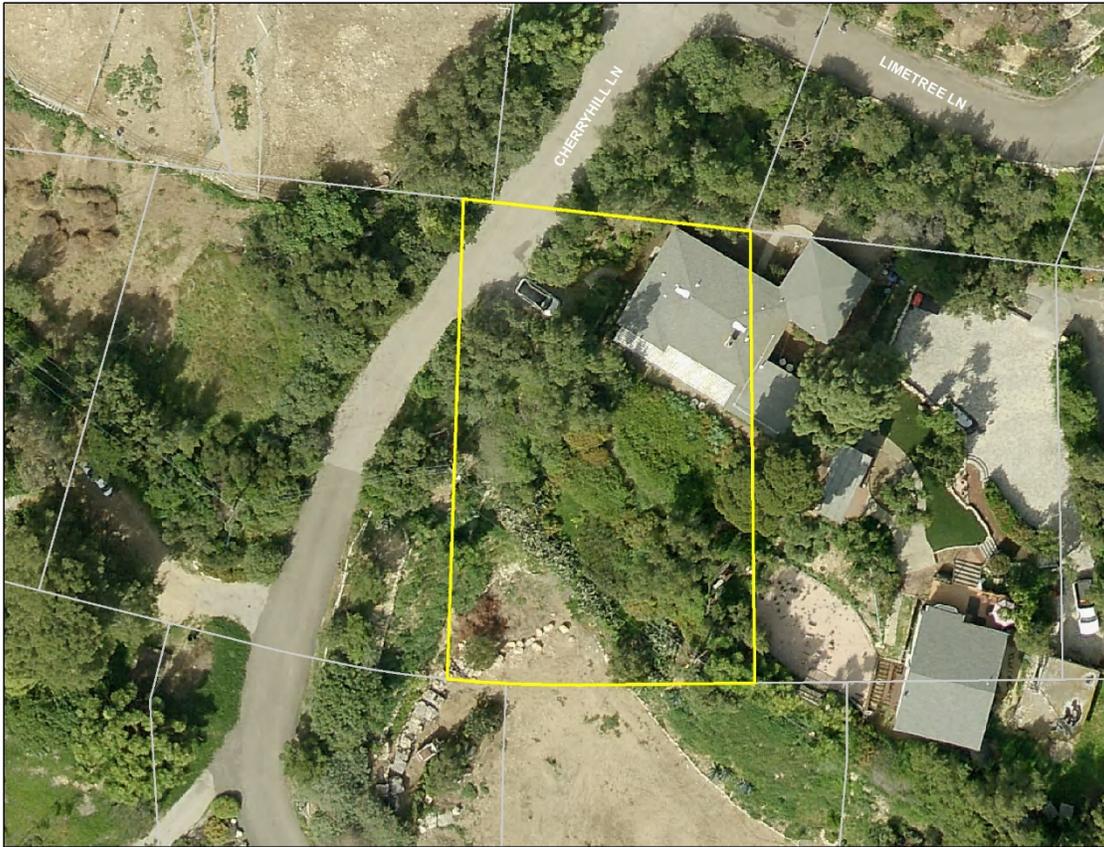
Estimated Income/Revenue & Contractual Requirements for Use of Income/Revenue (Section 34191.5 (c)(1)(E))

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 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 purchase of a lot on Cherryhill Lane was in 2010. The City purchased Parcel No. 7572-004-906 with an area of 15,614 square feet or 0.36 acre for \$5,269.

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.

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