CHANGE TO PARKLANDS APPLICATION – SCOPE OF WORK

PROJECT:  Palos Verdes Golf Club – New Tournament Tee Hole #15
ADDRESS:  3301 Via Campesina, Palos Verdes Estates, CA 90274-1468
OWNER:  City of Palos Verdes Estates

A. Background and Rationale – What is the situation, condition or problem to be addressed by the project?

The existing Palos Verdes Golf Club intends to remodel Hole 15 Tee Area to create a “tournament tee”. This modification will significantly improve the quality of the golf experience and improve the golf club’s ability to attract elite players.

Hole 15 Tees are located approx. 428 ft south of Palos Verdes Drive North (see attached Site Plan)

B. Project Objective – What are the objectives of the proposed project? Describe how the project will provide public access and use of the Parklands. Identify if the proposal impacts usage of or historical significance of the subject Parklands.

With the objective of creating a “tournament tee box”, the distance of the existing Par 3 Hole 15 needs to be lengthened to increase the distance and to improve the golf experience for the elite players.

Currently, there is public access around Hole 15 in the form of existing open space hiking trails. The Valmonte Trail is a city trail that starts at the Olmstead Creek Trail and traverses along the westside of the proposed Hole 15 Tee.

The existing Valmonte Trail runs along the western edge of the proposed work area, and will not be impacted by the project. The Valmonte Trail will remain open-to-the-public at all times.

In addition, there is an existing unnamed narrow footpath that traverses along the southern edge of the proposed Hole 15 Tee. This footpath will not be impacted by the project, and shall remain open-to-the-public at all times.

C. Project Description – How will the project achieve the objectives? Who will be involved?

The proposed golf course design was prepared by Todd Eckenrode Golf Designs.

The construction will be performed by a licensed golf course contractor who specializes in this kind of work.

D. Community Input – Describe any community meetings, letters or other efforts to gain support for the project.

The golf club has been receiving suggestions from golfers and the other golf consultants to improve the quality of the golf experience at Hole 15. This project is in response to these suggestions.
E. **Explain how the proposal is designed and will be developed to preserve the environment including, to the greatest extent practicable, the natural features, existing topography and landscaping within the Parklands. Include information regarding: projected grading amounts, cut/fill locations; landscaping, existing and proposed; and other items relating to natural amenities.**

The proposed tournament tee project will disturb a total of 5,422sf existing land, and will “connect” to the existing back tee of Hole 15, contiguous to the existing golf course. All other existing tees at Hole 15 will remain undisturbed. The existing land to be disturbed consists of barren land with some natural grasses (see attached photos).

There are 3 existing trees within the perimeter of the proposed construction. These 3 existing trees will be protected in-place and will not be impacted by the proposed grading.

There are no existing drainage courses within/near the limits of work. (see attached site plan for location of existing drainage courses).

The project proposes a grading operation to construct the new tee by “cutting” from the east side and “filling” on the west side. The grading operation requires approximately 260 cubic yards of cut and subsequent 260 cubic yards of fill. The grading operation will “balance” and will not require any export nor import of dirt.

The only access to the proposed new tournament tee area, is via an existing golf course cartpath bridge that services Hole 15 Tees. Therefore, no large excavation equipment will be able to entire the work zone, i.e., no backhoes and no dump trucks will be involved in the construction operation. The entire construction operation will be performed by hand labor and a small mechanized “bobcat” style mini-excavator. This will assure that the contractor will remain within the designated work area, and avoid any extraneous damage to existing features that must be protected. The limits of grading will be clearly delineated and a silt fence installed prior to commencement of grading.

The existing Valmonte Trail runs along the western edge of the proposed work area, and the existing unnamed Footpath along the southern edge not be impacted by the project, and shall remain open-to-the-public at all times.

The project shall have no impacts to the existing tributary drainage courses.

The disturbed area shall be re-landscaped with a planting palette includes the planting of hand seeded native fescues.

The existing golf course irrigation system will be extended to serve the tournament tee to maintain the new plantings. The existing golf course maintenance team will maintain the new tournament tee.
F. *Explain how the proposal respects the existing privacy of adjacent or nearby properties.*

The proposed tournament tee is located 600 ft from the nearest residential property. The proposed tournament tee is screened by existing tall trees around the south and west sides. The proposed tournament tee will not alter the existing privacy conditions of nearby properties.

G. *Explain how the proposal maintains or improves public safety.*

The public is currently utilizing the existing Valmonte Trail and the unnamed footpath that runs along the southside of Hole 15. These public trails and footpaths will not be impacted by the project, and shall remain open-to-the-public at all times.

H. *Describe how the proposal minimizes impacts to the neighborhood and sustains neighborhood character.*

The existing Hole 15 Tees are surrounded by golf course and open space. The nearest existing residential neighborhood to the north is located 600 ft away, across Palos Verdes Drive. The nearest existing residential neighborhood to the east is located 900 ft away, across Paseo del Campo Dr.

The proposed tournament tee will not impact any existing residential neighborhood and will sustain in the existing character after it is re-landscaped.

I. *Explanation of Budget and Costs – Provide an estimate of costs and budget information for the project.*

List other funding sources that are to be used or requested to implement the project. Identify any funds provided towards the continued maintenance of the project area.

The entire design and construction of the project is being fully funded by the Palos Verdes Golf Club. The new Hole 15 tournament tee is contiguous with the existing golf course and will be maintained by the current PVGC maintenance team.

J. *Proposed Schedule*

The entire construction project (from start to finish) will require approximately 45 days to 60 days.

The following are preliminary schedule milestones *(pending agency approvals):*

- Grading Operations: Early October 2020 (1-2 week duration)
- Irrigation System: Mid-October 2020 (2 days duration)
- Final Landscaping and Turf: Late October 2020 (1 week duration)
- Completion Date/Grow-In: Approx. 2nd Week of November 2020
CONDITIONAL-USE-PERMIT Application Questionnaire

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ATTACHMENTS:
1. Overall Site Plan
2. Photos of Existing Site
3. Proposed Grading Plan
4. Proposed Cross Section

BRIEF DESCRIPTION OF PROPOSED USE

The proposed use of the project is the same as the existing use, which is golf course recreation. The specific project components are described below. It should be noted that the proposed project is located within the area covered by the Palos Verdes Golf Club Concession Agreement, dated November 13, 2012. At the request of the City, a separate “Change to Parklands” application was submitted to the City on January 12, 2016.

REMODEL GOLF HOLE #15 for NEW TOURNAMENT TEE: The existing Palos Verdes Golf Club intends to remodel Hole 15 Tee Area to create a “tournament tee”. This modification will significantly improve the quality of the golf experience and improve the golf club’s ability to attract elite players.

Hole 15 Tees are located approx. 428 ft south of Palos Verdes Drive North (see attached Site Plan)

The proposed tournament tee project will disturb a total of 5,422 sf existing land, and will “connect” to the existing back tee of Hole 15, contiguous to the existing golf course. All other existing tees at Hole 15 will remain undisturbed. The existing land to be disturbed consists of barren land with some natural grasses (see attached photos).

EXISTING TREES and DRAINAGE COURSES: There are no existing drainage courses within/near the limits of work. (see attached site plan for location of existing drainage courses). The project shall have no impacts to the existing tributary drainage courses.

There are 3 existing trees within the perimeter of the proposed construction. These 3 existing trees will be protected in-place and will not be impacted by the proposed grading.

VALMONTE TRAIL: Currently, there is public access around Hole 15 in the form of existing open space hiking trails. The Valmonte Trail is a city trail that starts at the Olmstead Creek Trail and traverses along the westside of the proposed Hole 15 Tee.

The existing Valmonte Trail runs along the western edge of the proposed work area, and will not be impacted by the project. The Valmonte Trail will remain open-to-the-public at all times.

In addition, there is an existing unnamed narrow footpath that traverses along the southern edge of the proposed Hole 15 Tee. This footpath will not be impacted and will remain open-to-the-public at all times.
PROPOSED GRADING: The project proposes a grading operation to construct the new tee by “cutting” from the east side and “filling” on the west side. The grading operation requires approximately 260 cubic yards of cut and subsequent 260 cubic yards of fill. The grading operation will “balance” and will not require any export nor import of dirt.

The only access to the proposed new tournament tee area, is via an existing golf course cartpath bridge that services Hole 15 Tees. Therefore, no large excavation equipment will be able to enter the work zone; i.e., no backhoes and no dump trucks will be involved in the construction operation. The entire construction operation will be performed by hand labor and a small mechanized “bobcat” style mini-excavator. This will assure that the contractor will remain within the designated work area, and avoid any extraneous damage to existing features that must be protected. The limits of grading will be clearly delineated and a silt fence installed prior to commencement of grading.

1. **Is the use applied for at the location set forth in the application property one authorized by conditional use permit pursuant to the City code?**

The use applied for is covered under the Palos Verdes Golf Club Concession Agreement, dated November 13, 2012 (CA). The use will occur within the area described in the CA as the “premises”, which is covered wholly by the CA.

2. **How is the use consistent with the general plan and any applicable specific plan?**

Neither the general plan nor a specific plan is posted on the City’s website for review; however, since the proposed use is the same as the existing use, and is the area is covered under the CA, the proposed use should be compatible with any general or specific plan designations for this area.

3. **Explain how the site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development standards prescribed in the City code, or as are otherwise required in order to integrate the use with the site, surrounding properties, and other permitted uses in the city**

No structures are proposed to be constructed. The proposed project integrates seamlessly into the site and surroundings since, the existing Valmonte Trail and Unnamed Footpath which runs along the southern and western edges of the proposed work area, will not be impacted by the project, and shall remain open-to-the-public at all times.

4. **Explain how the site is adequately served by highways or streets of sufficient width and improvements as are necessary to carry out the kind and quantity of traffic such use will generate and by other public or private service facilities as are required**

No additional traffic will be generated by the project.

5. **Explain how the use will not create unusual noise, traffic, or other conditions that may be objectionable, detrimental, or incompatible with surrounding properties or other permitted uses in the city**

There will be no change to the use of the property as a result of the project, and therefore, no unusual noise, traffic, or other conditions that may be objectionable, detrimental, or incompatible with surrounding properties or other permitted uses in the city, will be generated. As stated above, the project integrates seamlessly into the site and surroundings since the Valmonte Trail will not impacted and will remain open-to-the-public at all times.
6. **Explain how the integrity and character of the city, neighborhoods, and site, the utility and value of surrounding properties, and the public health, safety, and welfare, will not be adversely affected by the use**

The existing Hole 15 Tees are surrounded by golf course and open space. The proposed tournament tee is screened by existing tall trees around the south and west sides. The nearest existing residential neighborhood to the north is located 600 ft away, across Palos Verdes Drive. The nearest existing residential neighborhood to the east is located 900 ft away, across Paseo del Campo Dr. The proposed tournament tee will not alter the existing privacy conditions of nearby properties.

The proposed tournament tee will not impact any existing residential neighborhood and will sustain in the existing character after it is relandscaped and the existing footpath is restored.

The public is currently utilizing the existing Valmonte Trail and the unnamed footpath that runs along the southside of Hole 15. Both of these will not be impacted by the project, and shall remain open-to-the-public at all times.

7. **Will an Environmental Initial Study be required? Why or why not?**

There will be no CEQA Initial Study prepared for the project. The proposed project meets the requirements to be considered categorically exempt under CEQA as follows:

*Categorical Exemption 15301 – Existing Facilities. Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency’s determination.*