

The revised Natural Communities Conservation Planning (NCCP) Subarea Plan and Environmental Impact Report (EIR) will be presented to the RPV City Council

(CC) in the near future. The Plan for habitat and species restoration, including all terms and conditions, covers the entire city of RPV. The actual Reserve includes 1500 acres (17% of the city) and will be under the direct management of the Palos Verdes Peninsula Land Conservancy (PVPLC).

Here are a few things you may not hear about but may want to question. If so, the council can be reached at CC@RPV.com.

(1) RPV already exceeds the National Recreational Parks Association Open Space/Urban Greenbelt area by 200% while Community Playfields are short by 85%.

The \$1M in Prop. 12 and 40 and Measure A funds allocated to the NCCP by the city could also be spent on a youth sports complex or other park amenities.

(2) The city will have spent on the order of \$500K (excluding staff time) pursuing this "experiment" as it is described in the documents if the deal is consummated by the end of 2004 as now predicted.

(3) The NCCP will cost RPV at least \$200K per year including In-Kind costs for the 50 year contract or \$10M without inflation. This number could thus be \$35-50M depending upon inflation and inevitable cost growth. The direct payment to the PVPLC of \$100K per year will be adjusted for inflation.

(4) There "may be" a total of \$5M in savings in habitat mitigation costs to the city if the 11 "Proposed" infrastructure projects are completed in 2-50 years; several may, however, be completed in the next 2-10 years. Although accepted as a certainty, a recent staff report states "Staff does not express any level of certainty about the potential savings that will be derived from establishing the NCCP".

(5) The generally accepted Property Analysis Record (PAR) used to estimate costs of such projects included \$51.2K per year for security (one-half Sheriff's patrol) but Staff states that this was addressed in the increase of CORE deputies from 2 to 3 in FY '99-00. Capt. Zuanich (Lomita Station), however, is unaware of the NCCP and has not been consulted about the expanded use or enforcement needs of the 1500 acres.

(6) The PVPLC promised a \$4M "endowment" to pay for the estimated \$200K annual costs (assuming a 5% return without inflation). The estimated annual cost has grown to about \$300K (\$6M endowment). The endowment idea has now been shelved resulting in the city paying about \$200K and the PVPLC paying \$100K.

(7) The CC recently gave the go-ahead for planing on a "City Center" at Upper Point Vicente without first asking for a cost estimate for the proposed plan.

The plan includes a remodeled City Hall, underground parking, gymnasium and pool complex, Village Green, Band Shell, Art Center, baseball and

soccer fields and various Courts. The Plan will be limited by the NCCP which includes 65 of the 84 acres plus "boundaries" with about 4 acres for the City Hall complex.

(8) Although not directly related the estimated construction cost of the Palos Verdes Interpretive Center (PVIC) was recently increased from \$3.5M to \$5M with the difference reallocated from other funds including Measures A and C (see Item 1).

The next time the CC balks at increasing the Sheriff's budget or building a playing field or expresses a need to pay for storm drains and sewers you should consider the cost of the NCCP. The Plan does depend upon another \$20M in County, State and Federal funds plus \$6M from the PVPLC. These monies remain questionable at this time. Maybe that is one of the reasons why the other Peninsula Cities have declined to invest in what was to have been a Regional Plan

Don Reeves