

APPROVED

REPORT OF GENERAL MANAGER

APR 16 2008

NO. 08-99

DATE April 16, 2008

**BOARD OF RECREATION
and PARK COMMISSIONERS**

C.D. 15

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: WHITE POINT NATURE PRESERVE - ALLOCATION OF
SUBDIVISION/QUIMBY FEES FOR UTILITY CONNECTIONS TO WHITE
POINT NATURE PRESERVE INTERPRETIVE CENTER

R. Adams	_____	J. Kolb	_____
H. Fujita	_____	F. Mok	_____
S. Huntley	_____	K. Regan	_____
V. Israel	_____	*M. Shull	<u>ms</u>



 General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATION:

That the Board:

1. Authorize the Department's Chief Accounting Employee to establish a new Subdivision/Quimby Fees Account No. 460K-WL for the White Point Nature Preserve;
2. Authorize the Chief Accounting Employee to transfer \$124,000 in Subdivision/Quimby Fees, which were collected in Fiscal Year 2006-2007, from Subdivision/Quimby Account No. 460K-00 to White Point Nature Preserve Account No. 460K-WL; and,
3. Approve the allocation of \$124,000 in Subdivision/Quimby fees from the White Point Nature Preserve Account No. 460K-WL for utility connections to White Point Nature Preserve Interpretive Center, as described in the summary of this report.

SUMMARY:

On February 22, 2002, the Board executed a 25-year Operating Agreement with the Palos Verdes Peninsula Land Conservancy (PVPLC) for White Point Nature Preserve located at 2000 Paseo del Mar in the San Pedro community of Los Angeles. The purpose of the Operating Agreement was to authorize PVPLC to operate and maintain the park as a Nature Preserve.

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PVPLC is a non-profit organization expert in, and dedicated to, the preservation and maintenance of open space for recreational, ecological and educational purposes. PVPLC is qualified to conduct habitat restoration and implement educational and interpretive programs at the Park. The adaptive re-use conversion of the Nike-era missile Assembly Building to a Nature Preserve Interpretive Center helps to fulfill the Department's commitment to upgrade the park for the education and enjoyment of the general public and at the same time helps to preserve an important historic element of the site.

The Operating Agreement between the City and PVPLC stipulates that the Department will provide, maintain and pay charges for utility services to the Park. The adaptive reuse conversion project requires utility connections be made at this time.

The Los Angeles Department of Water and Power (LADWP) charge for water service connection is \$97,868.62 and the charge for electrical service connection is \$10,720. The Gas Company charge for gas connection is \$5,411.38. Since White Point Park has known cultural resources, an additional \$10,000 is included in the total project estimate for the services of an archaeological monitoring consultant. The total estimated project cost for utility connections and environmental monitoring is \$124,000.

Upon approval of this report, a new Subdivision/Quimby Fees Account 460K-WL for the White Point Nature Preserve will be established and Subdivision/Quimby Fees in the amount of \$124,000, collected during Fiscal Year 2006-2007, can be transferred from the Subdivision/Quimby Fees Account 460K-00 to the White Point Account 460K-WL. The total Subdivision/Quimby allocation for the White Point Nature Preserve utility connections to the Interpretive Center is \$124,000 from the Subdivision/Quimby Fees. These Subdivision/Quimby Fees were collected within two miles of White Point Nature Preserve, which is the standard distance for the allocation of the Subdivision/Quimby Fees for community recreational facilities.

Councilmember Janice Hahn of Council District Fifteen and Pacific Region staff support the recommendations set forth in this report.

Staff has determined that the proposed project will involve a reasonable extension of water, electrical and gas utilities to an already approved construction project. Therefore, the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1a, Class 3(5) of the City CEQA Guidelines. However, because White Point Park has known cultural resources, the services of an archaeological monitoring consultant has been added to the scope of work to reduce potential impacts to a level less than significant during construction.

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FISCAL IMPACT STATEMENT:

Upon Board approval of the allocation, sufficient funds will be available to complete this project. There are no immediate maintenance costs for these improvements.

This report was prepared by Vivien Quintos, Management Analyst II, Grants Administration, Camille D. Walls, City Planner, Planning and Development Division, and Melinda Gejer, City Planning Associate, Planning and Development Division.