

CITY OF RANCHO PALOS VERDES

APPLICATION

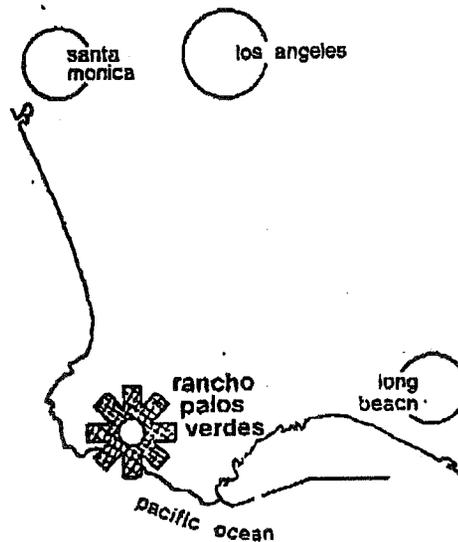
TO BUREAU OF OUTDOOR RECREATION,
DEPARTMENT OF THE INTERIOR

March 1, 1976

LADA NIKE SITE 55

POINT VICENTE, RANCHO PALOS VERDES, CALIFORNIA

GSA NUMBER 9-D-Calif-1088



APPLICATION FOR FEDERAL SURPLUS PROPERTY
FOR PUBLIC PARK OR RECREATIONAL PURPOSES

PART A
TERMS AND CONDITIONS

TO: Bureau of Outdoor Recreation
Pacific Southwest Regional Office
P.O. Box 36062
450 Golden Gate Avenue
San Francisco, California 94102

The undersigned City of Rancho Palos Verdes, hereinafter referred to as the Applicant or Grantee, acting by and through Leonard G. Wood, City Manager, City of Rancho Palos Verdes, 30940 Hawthorne Boulevard, Rancho Palos Verdes, CA 90274, (213) 377-0360, hereby makes application to the United States pursuant to Section 203(k) (2) of the Federal Property and Administrative Services Act of 1949 (63 Stat. 387), as amended, and in accordance with the rules and regulations of the Department of the Interior, for the transfer of the following property which has been declared surplus by the General Services Administration and is subject to assignment to the Secretary of the Interior for disposal for public park or recreation purposes:

LADA NIKE Site 55
Point Vicente, Rancho Palos Verdes
GSA Number 9-D-Calif-1088
80+ acres

The undersigned agrees that this application is made subject to the following terms and conditions:

1. This application and its acceptance by the Department of the Interior shall constitute the entire agreement between the Applicant and the Department of the Interior, unless modified in writing signed by both parties.

2. The descriptions of the property set forth above are believed to be correct, but any error or omission shall not constitute ground or reason for non-performance of the agreement resulting from the acceptance of this application.

3. It is understood that the property is to be conveyed "as is" and "where is" without representation, warranty, or guaranty as to quantity, quality, character, condition, size, or kind, or that the same is in condition or fit to be used for the purpose intended, and no claim for any adjustments upon such grounds will be considered after this application has been accepted.

4. The Applicant agrees to assume possession of the property within 15 days of any written request given by the Department of the Interior after the property has been assigned to the Department of the Interior by the General Services Administration. Should the Applicant fail to take actual possession within such

period, it shall nonetheless be charged with constructive possession commencing at 12:01 a.m., local time, of the 16th day after such request by the Department of the Interior. The word "possession" shall mean either actual physical possession or constructive possession.

5. As of the date of assumption of possession of the property, or the date of conveyance, whichever occurs first, the Applicant shall assume responsibility for any general and special real and personal property taxes which may have been or may be assessed on the property, and to prorate sums paid, or due to be paid, by the Federal Government in lieu of taxes.

6. As of the date of assumption of possession of the property, or the date of conveyance, whichever occurs first, the Applicant shall assume responsibility for care and handling and all risks of loss or damage to the property, and have all obligations and liabilities of ownership.

7. The Applicant shall on a mutually agreeable date not later than 30 days after the property has been assigned to the Department of the Interior, or such longer period as may be agreed upon in writing, tender to the Department of the Interior, the purchase price, if a purchase price is due.

8. Conveyance of the property shall be accomplished by an instrument, or instruments, in form satisfactory to the Department of the Interior without warranty, express or implied, and shall contain reservations, restrictions, and conditions substantially as follows:

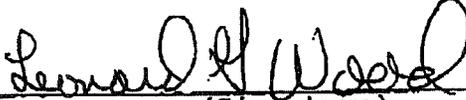
- A. That the Grantee shall forever use the property in accordance with its application, and the approved Program of Utilization included in Part B of this application.
- B. That the Grantee shall, within 6 months of the date of the signing of the Deed of Conveyance, erect and maintain a sign or marker near the point of principal access to the conveyed area indicating that: the property is a park or recreation area; has been acquired from the Federal Government for such use; and is or will be made available for use by the general public.
- C. The property shall not be sold, leased, assigned, or otherwise disposed of except to another eligible governmental agency that the Secretary of the Interior agrees in writing can assure the continued use and maintenance of the property for public park or public recreational purposes subject to the same terms and conditions in the original instrument of conveyance. However, nothing in this provision shall preclude the Grantee from providing related recreational facilities and services compatible with the approved program mentioned under Item A, above, through concession agreements entered into with third parties, provided the prior concurrence of the Secretary of the Interior in writing is obtained to such agreements.

- D. Biennial reports setting forth the use made of the property during the preceding two-year period shall be prepared by the Grantee and submitted to the appropriate Regional Office of the Bureau of Outdoor Recreation whose return address appears on the transmittal letter to you, for ten consecutive reports and as further determined by the Secretary of the Interior.
- E. If at any time the United States of America shall determine that the premises herein conveyed, or any part thereof, are needed for the national defense, all right, title and interest in and to said premises, or part thereof determined to be necessary to such national defense, shall revert to and become the property of the United States of America.
- F. The Federal Government shall have the right to reserve all oil, gas, and mineral rights.
- G. Title to the property transferred shall revert to the United States at its option in the event of non-compliance with any of the terms and conditions of disposal.
9. The Program of Utilization included in Part B of the application may be amended, at the request of either the Applicant or the Federal Government, with the written concurrence of the other party. Such amendments will be added to and become a part of the original application and shall be consistent with purposes for which the property was transferred. The Applicant further agrees to furnish such data, maps, reports, and information as may be needed by the Bureau of Outdoor Recreation.
10. Any title evidence which may be desired by the Applicant will be procured by the Applicant at its sole cost and expense. The Federal Government will, however, cooperate with the Applicant or its authorized agent in this connection, and will permit examination and inspection of such deeds, abstracts, affidavits of title, judgements in condemnation proceedings, or other documents relating to the title of the premises and property involved as it may have available. It is understood that the Federal Government will not be obligated to pay for any expense incurred in connection with title matters of survey of the property.
11. The Applicant shall pay all taxes imposed on this transaction and shall obtain at its own expense and affix to all instruments of conveyance and security documents such revenue and documentary stamps as may be required by Federal and local law. All instruments of conveyance and security documents shall be recorded within 30 days of their receipt in the manner prescribed by local recording statutes at the Applicant's expense.
12. "Assurance of Compliance with the Department of the Interior Regulations under Title VI of the Civil Rights Act of 1964"

The following agreement is made by the applicant in consideration of and for the purpose of obtaining the transfer of any or all property covered by this application and the applicant recognizes and agrees that any such transfer will be made by the United States in reliance on said agreement.

The applicant agrees that (1) the program for or in connection with which any property covered by this application as transferred to the applicant will be conducted in compliance with, and the applicant will comply with and require any other person (any legal entity) who through contractual or other arrangements with the applicant is authorized to provide services or benefits under said program to comply with, all requirements imposed by or pursuant to the regulations of the Department of the Interior (43 CFR Part 17) issued under the provisions of Title VI of the Civil Rights Act of 1964; (2) this agreement shall be subject in all respects to the provisions of said regulations; (3) the applicant will promptly take and continue to take such action as may be necessary to effectuate this agreement; (4) the United States shall have the right to seek judicial enforcement of this agreement; and (5) this agreement shall be binding upon the successors and assigns of the applicant.

It is agreed that the instrument effecting the transfer to the applicant of any property covered by this application will contain provisions satisfactory to the United States incorporating the substance of the foregoing agreement, such provisions to consist of (a) a condition, coupled with a right reserved to the United States to cause the property to revert to the United States in the event of any breach of such condition, and (b) a covenant running with the land.



(Signature)

City Manager
(Title)

Dated:

February 27, 1976

30940 Hawthorne Boulevard

Rancho Palos Verdes, CA 90274
(Address of Applicant)

ACCEPTANCE BY THE GOVERNMENT

Accepted by and on behalf of the United States of America this
19 day of MARCH, 19 76.

DEPARTMENT OF THE INTERIOR

By

Frank E. Sijmester

PART B

JUSTIFICATION OF PROPERTY ACQUISITION
AND DEVELOPMENT PROGRAM

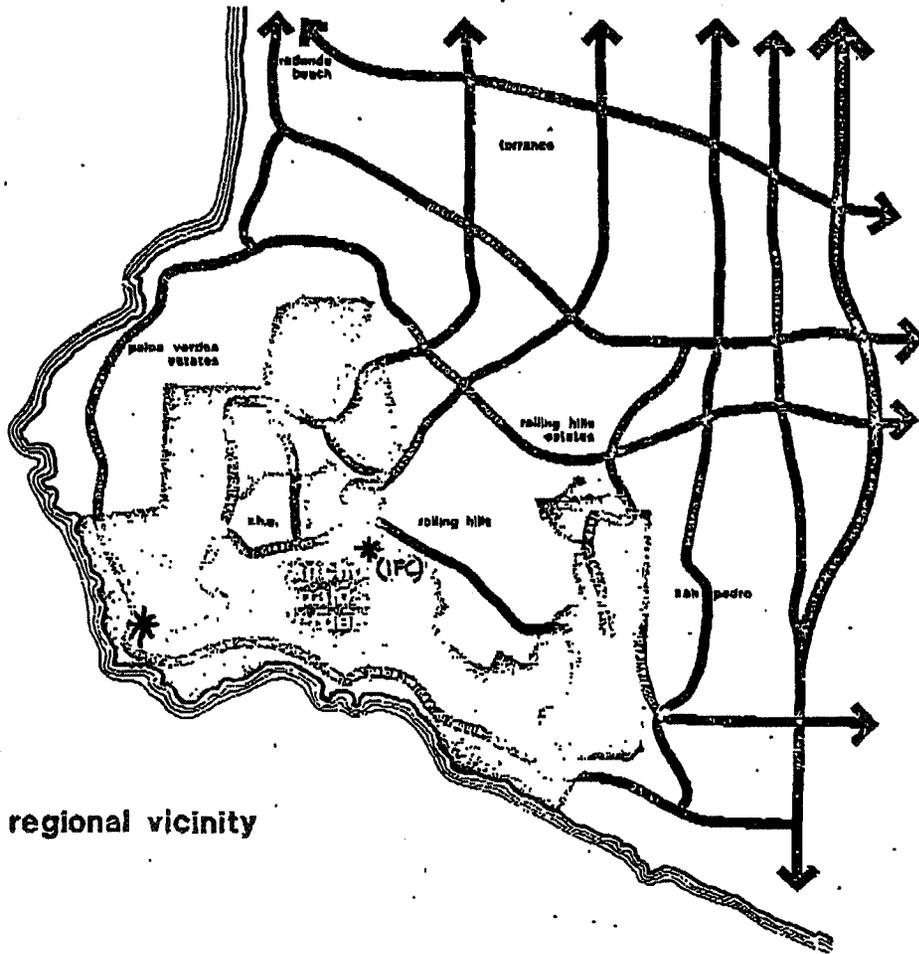
PROPOSED ACQUISITION

The City of Rancho Palos Verdes proposes to utilize the following portions of the surplus Federal property LADA NIKE SITE 55 for park and recreation purposes:

- A. 74.7 acre (or that portion of the main site that is not used for the civic center, major access road right-of-way, the Palos Verdes Peninsula Unified School District administration area, the fire station area, and the Los Angeles County Department of Beaches area) portion surrounding proposed civic center area to be maintained in passive open space. 6+ acres of this portion are designated for potential active recreation purposes, but to be used in the interim for passive open space.
- B. 4.49 acre site, formerly the Integrated Fire Control (IFC) area, a parcel separate from the main site, located proximate to the intersection of Crest Road and Crenshaw *DEL CERRO* Boulevard for a neighborhood park.

Figures 1 and 2 indicate the approximate locations of the requested portions of the site. No legal descriptions are available at this time. These figures also show existing buildings, roads, easements, etc.

The other portions of the main site are proposed to be acquired by the City and other public agencies under a coordinated use plan. There is no known disagreement among these agencies.



DESCRIPTION OF PROPERTY

The discussion below provides summary descriptions of the various aspects of the physical setting of the site. The report on possible reuse possibilities prepared for the City of Rancho Palos Verdes and funded by the Economic Development Administration is included in the Appendix of this application and provides more detail on the physical setting.

1. Soil Conditions

The NIKE site is composed of two soil types, Altamont clay loam and Altamont clay adobe. Both types have a relatively low bearing strength, and exhibit adverse shrink-swell behavior. Consequently, both are somewhat unsuitable for support or high-rise structures or dense development, especially when associated with slopes of 10% or more.

2. Slope Conditions

Most of the main NIKE site falls within two slope classes: (a) 0-10% slope and (b) 10-25% slope. The first slope category, 0-10%, is suitable for development. The second category presents problems for construction and environmental protection: water runoff is difficult to control, grading cuts must be more extreme, and so forth. As noted above, when Altamont clay loam and Altamont clay adobe are associated with slopes exceeding 10%, soil instability becomes a problem.

Three major parts of the main site have slopes of less than 10% and therefore are suitable for development. The NIKE site administration buildings are located in one of these areas and the rifle range in another.

It is also important to note that portions of the main NIKE site are "sea cliff" hazard areas, as designated by the General Plan and the Southern Coastal Zone Commission. The Commission has designated lands to be in this hazard category if they are located above a 20% slope line drawn from the coastline. According to Commission standards, these areas should not be used for development unless a detailed study of the specific area reveals that it is suitable and safe for development. This area is not, however, in the portion being requested by the City in this application.

The upper 4.49 acre portion is generally level, with the existing structures located on top of a terrace formation.

3. Hydrology

The soil types of the site have low permeability and porosity. Therefore, control of rain runoff and erosion must be considered.

4. Landslide Potential

Approximately 1.5 miles east of the main site is an area which is an active landslide, Portuguese Bend. The NIKE site itself is considered to be an area of "moderate ground response" characteristics. Although areas in this category are not expected to experience landslides or liquefaction, City and County standards recommend that seismic and soil reports be prepared for such an area prior to high-cost, high-occupancy, or critical use development.

5. Wildlife and Plant Habitat Considerations

The Southern Coastal Zone Commission and the City have identified wildlife and plant habitat areas for protection and presentation. That portion of the main site which is on the ocean side of Palos Verdes Drive falls within a "Class I Priority" zone. The habitat types deemed worthy of protection are the tidal pool areas, the coastal sagebrush, and the seacliff zones. The area on the inland side of Palos Verdes Drive is generally covered by vegetation which is not considered endangered but is worthy of protection in its natural state.

6. Location and Surrounding Land Use Consideration

Generally, the land contiguous to the main NIKE site has not been densely developed. The site is bordered on the southwest by a Coast Guard Station which operates a lighthouse and a radio facility. It is bordered on the south by a strip of coastline about 300 feet wide which is owned by the Los Angeles County Department of Beaches; this strip is used as a fishing access route from the top of the sea cliff, which is 150-200 feet above sea level, down to the beach below Palos Verdes Drive.

The land directly to the east of the main site is occupied by the Salvation Army training school and headquarters and that to the southeast by Marineland, a commercial recreational facility, now owned by Twentieth Century Fox Corporation. A portion of the northern border of the site adjoins land developed for single-family homes and the Golden Cove shopping area. The remainder of the northern border is contiguous to undeveloped land.

The upper site is bounded by a single family residential area to the east and vacant land, zoned for single family residential use, on all other sides.

7. Transportation Facilities

The main site is bisected by Palos Verdes Drive, one of the major arterial roads serving the Palos Verdes Peninsula. This four-lane road with divider strip is a proposed scenic highway and also the route of a proposed bikeway. The arterial provides spectacular open vistas over the Pacific Ocean at numerous points.

A traffic count made in 1973 measured a total 24-hour traffic volume of about 9800 vehicles. The peak hour traffic registered 877 vehicles.

The main site is served by a second major arterial, Hawthorne Boulevard, which intersects Palos Verdes Drive only a few hundred feet north of the site. Hawthorne Boulevard is a four-lane road with a 24-hour traffic volume of about 10,000 vehicles at a point near the site. The peak hour volume is about 1000 vehicles.

Thus, Palos Verdes Drive and Hawthorne Boulevard at present provide adequate automobile access to the site. As is true of the Los Angeles area as a whole, there is no "mass transit" service to the site.

The upper site is served by a major arterial, Crenshaw Boulevard. This arterial stops, however, at the site entrance and cannot be extended in the foreseeable future due to the active landslide area to the south.

8. Existing Structures

At present there are six major buildings on the main NIKE site. The site has additional facilities associated with its former military use, including underground missile storage silos and attendant fuel, test, and assembly areas. There are also pre-World War II shore gun emplacements, Coast Guard radio antennas, and miscellaneous activity areas related to the requirements of a NIKE installation. Lastly, on that part of the site west of Palos Verdes Drive there is, as noted above, a rifle range. Almost the entire site is bounded with chainlink fence.

The upper site contains five major buildings and served as a radar control station as part of the NIKE base facilities. The facilities are situated on top of a knoll having a precipitous slope to the southwest and facing the ocean and are fenced with chainlink fence.

Figures 3, 4, and 5 show the main and upper sites with existing buildings (buildings are further described in the Appendix, by number).

NEED

A. Existing and Proposed Facilities

Recreational activity areas in Rancho Palos Verdes include sites which have been set aside or are proposed for either active or passive use. These sites are structured to various degrees to allow specific site activities to take place.

The following groups recreational facilities into active recreational areas and passive recreational areas. This grouping was utilized in order to most accurately reflect the intensity and type of site use provided by an individual facility. A further breakdown within active/passive groundings organizes recreational facilities under the level of government which controls and operates the facility.

1. Active Recreational Areas

Active recreational facilities include 205 acres of structured recreational areas; however, only 176 acres are developed and 165 acres of that is a County golf course. Consequently, there is presently only one small developed community park. The total acreage figure does not include a significant amount of recreational areas supplied by Palos Verdes Peninsula Unified School District facilities. It is difficult to calculate the acres supplied by existing and proposed school sites. Prior to incorporation of the City, the County did not require parkland or fees to serve new development and residents were forced to rely on the use of school facilities.

a. Palos Verdes Peninsula Unified School District Facilities

Palos Verdes Peninsula Unified School District is the largest supplier of public active recreational facilities within the City. The School District provides these facilities for many age levels in the form of open play areas, paved court areas, gymnasiums, etc. Tennis courts are available on a first-come, first-served basis. All other activities, such as baseball and football, must be arranged in advance. It can be assumed that intermediate and high school sites contain facilities which fulfill the needs of young adults and adults, while elementary schools provide recreational activities designed for the young. The City is operating a summer program at Miraleste Pool and constructed tennis courts at Miraleste High School under agreement with the School District.

b. Los Angeles County Facilities

Los Verdes Golf Course is a fully developed 165 acre site which is operated by the County. This facility contains a 18 hole, par 72 course with associated facilities (clubhouse, banquet facilities, coffee shop, lounge, pro shop, two comfort stations, locker and shower rooms, and parking for 300 cars).

c. Rancho Palos Verdes Facilities

Rancho Palos Verdes Park *RYAN PARK*

This fully developed 11 acre City park contains highly structured activity areas. These consist of sports activities, children's play apparatus, picnic facilities, concession potential, and a recreational activity building. Recreational programs are provided at the park activity building. These programs are designed to offer activities for a wide range of age groups (3 years to senior citizen) and are presently operating at full capacity.

Crestmont Park *HESSE PARK*

Crestmont Park is a 29 acre site which fronts on Hawthorne Boulevard between Verde Ridge Road and Locklenna Lane. This site is one of three sites that has been declared surplus by the Palos Verdes Peninsula Unified School District. The purchasing of this site by the City will take place over a five year period and is planned to be developed into an active neighborhood park. Facility development may initially be provided by private organizations in order to eliminate financial burdens that would usually fall on the community. No plans have been developed.

2. Passive Recreational Areas

a. Los Angeles County Facilities

Friendship Park

This 123 acre park site, of which 97 acres are within the City, is on the eastern boundary of Rancho Palos Verdes, just north of Twenty-fifth Street. Designed use capacity of this park is approximately 1000 persons, with access being obtained from outside the City, off Ninth Street. The purpose of Friendship Park is to provide a public facility which will give upland recreational usage near shoreline areas. Development plans call for construction of moderate day-use facilities, various scenic vista points, a nature trail, and minimal landscaping. The southwest corner of the park is designated as a landslide hazard.

Shoreline Park

Shoreline Park consists of a 53 acre park which lies adjacent to the eastern boundary of the City, between the shoreline and Twenty-Fifth Street. Preliminary development plans propose light day use facilities.

Abalone Cove

This park includes 82 acres, located along the south side of Palos Verdes Drive South between Sea Cove and Peppertree Drives. The partially developed beach area park was only recently acquired by the County and one portion opened to the public the summer of 1975.

This facility will be primarily a nature study area, rather than a high density bathing beach. The only improvements have been reinforcing and modification of existing improvements (paddle tennis courts, parking lots, picnic areas, associated buildings, and infrastructure systems) where they needed repair or were below standards, and the installation of four portable lifeguard stations. The headlands and other tidal reef areas will be closed at minus tides except to guided or monitored walks in special environmental corridors.

Point Vicente Fishing Access

Point Vicente Fishing Access lies on the ocean side of Palos Verdes Drive South, between Point Vicente Lighthouse and Marineland. The fishing access is a fully developed 11 acre site which provides access to the shoreline for fishing and scuba diving purposes.

Lower Nike Site

The County is presently leasing a 28 acre portion of the lower Nike Site for a limited recreation facility. The section being leased lies on the ocean side of Palos Verdes Drive West, just north of Point Vicente Lighthouse. The County intends to remove the present rifle range and develop a light day use facility. A light passive recreational use of this site would be of a compatible nature to the community's desire to maintain open space uses in the coastal area.

b. City Facilities

Highland Park

Highland Park is being purchased by the City from Palos Verdes School District in conjunction with the Crestmont park site. It is intended for this 17 acre site to remain primarily in a natural state for the next few years. At a later date, this site will be developed into a passive recreational park with limited facilities. No plans have been developed.

B. Future Demand for Recreational and Open Space

The Palos Verdes Peninsula has been one of the fastest growing areas in Los Angeles County; its population has doubled in each decade from 1940 to 1970. By 1970, the population of the Peninsula had reached nearly 65,000, having increased at an annual rate of 8.1% during the 1960s. The bulk of this growth occurred in the unincorporated County area of the Peninsula, including the adjacent area to the east near Western Avenue which had an increase during the decade from 14,453 persons in 1960 to over 40,000 in 1970. The three incorporated communities of the Peninsula experienced slower growth during this period and accounted for a combined population of approximately 22,000 persons by 1970.

Since 1970 there has been a marked slowdown of growth on the Palos Verdes Peninsula. Due to declining in-migration to Los Angeles County overall, economic downturns, and more restrictive growth policies on the Peninsula, population growth for the Peninsula declined to 3.0 percent annually during the 1970-1973 period. Population growth was down significantly in each Peninsula city and most significantly in the unincorporated County area, which had a decline in annual growth rates from over 11 percent in the 1960s to 3.8 percent in the early 1970s.

Rancho Palos Verdes had a population of 37,800 persons (estimated by the Los Angeles Regional Planning Commission) as of the date of its incorporation, September 1973. The estimated 1960 population of the area which is now incorporated into Rancho Palos Verdes was approximately 10,000 persons, indicating nearly a four-fold increase in 13 years. As in the rest of the Peninsula, population growth has slowed considerably since 1970, dropping from 13 percent annually during the 1960s to 3.2 percent in the early 1970s.

For the future, the expectation of continued growth is reflected in population and housing growth projections for the Palos Verdes Peninsula. The demand potential for residential housing in Rancho Palos Verdes is expected to increase 2.5% on an average annual basis from 1970-1990. These estimates reflect demand potential considered in light of the amount of land which will be available for development of housing, and in light of public policy considerations.

Households in the Peninsula area are significantly larger than in most communities in Los Angeles County. In 1970, average household size for the Peninsula was 3.75 members, compared to 2.83 persons per household in Los Angeles County as a whole. Larger household sizes are typical of suburban areas with large families, limited rental housing, and fewer non-family households. Household size in Peninsula communities has remained fairly stable in recent years.

Like most growing suburban areas, Rancho Palos Verdes is characterized by a high proportion of children under 20 years of age and parents age 30 to 54. Correspondingly, there is a relatively low proportion of persons over 65 living in the area. Forty-five percent of the population of Rancho Palos Verdes is under 20 years of age; nearly 42 percent is between the ages of 30 and 54; and only 2.5 percent is over 65 years of age. Residents of Rancho Palos Verdes are on average slightly younger than Palos Verdes Peninsula residents as a whole. The median age of Rancho Palos Verdes residents is 28.8 years, compared to 29.9 years for all Palos Verdes Peninsula residents.

Incomes in Palos Verdes Peninsula communities were substantially higher than Los Angeles County averages in both 1960 and 1970. Median family income for the Peninsula rose from \$13,770 in 1960 to \$24,930 in 1970, a percentage increase of 81 percent.

Family income of Rancho Palos Verdes residents was slightly lower than that of other Palos Verdes community residents in both 1960 and 1970. Median family income in Rancho Palos Verdes increased 73 percent during the decade to \$21,803 in 1970. The highest income area on the Peninsula was Rolling Hills, with a median family income of \$36,379 in 1970.

There are two aspects to the demand for recreational and open space. First, there is the regional demand, generated by the population of the greater Los Angeles area. Regional demand relates to major park and recreational areas which offer the visitor an opportunity for a variety of recreational experiences. With the rapid disappearance of the supply of public open space in the Los Angeles area and, at the same time, the demand increasing, an imbalance between demand for and supply of recreational area is evident throughout the area. In contrast, there is a local demand for recreational and open space, which is generated by the population of the Palos Verdes Peninsula and the City of Rancho Palos Verdes in particular. The local demand relates to the need for areas for passive activity as well as active recreational areas such as ball fields, tennis courts, etc., and other types of facilities.

As indicated in the previous section, approximately 176 developed acres are available for active recreational activity (exclusive of school sites). Since 165 acres of this are a golf course, only 10 acres can be considered a developed community park. Using the generally accepted standard of four acres per 1000 population for local needs, an existing deficit, with an existing population of nearly 42,000, of over 150 acres is evident. While this does not include the use of school sites as recreational areas, which would tend to reduce the deficit, it also presumes that the currently undeveloped County facilities adjacent to and within Rancho Palos Verdes will be developed to planned levels.

Currently the General Plan of Rancho Palos Verdes provides for an additional 1,710 acres for residential development, and approximately 8000-9000 additional people. Utilizing the same standard for future needs, another 40 acres will be needed in addition to the existing deficit.

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Thus, the utilization of the 4.49 acre upper site and approximately 6.6 acres of the lower site for somewhat more active recreational activities would begin to overcome the current deficit and to meet the future needs of the City.

The additional 68.1 acres of proposed passive open space is based upon both the need for additional open space as well as consideration of environmental factors associated with this portion of the site. As indicated in the environmental assessment of the site (see Appendix), the sensitivity of this portion of the site dictates a low level of development.

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ADMINISTRATION
CENTER

The particular sites chosen for open space and recreation land would provide needed activity areas for the resident population. Their location in the western portion of the Palos Verdes Peninsula, in and adjacent to the coastal zone along the Pacific, would provide recreation areas in proximity to a large portion of the resident population. The anticipated volume of use of the sites would be limited based on the sensitivity of the land itself-- the potential active recreational area at the main site might eventually have annual volumes at full development of 60,000, significantly less for the open space areas, and 30,000 for the upper neighborhood site.

An identified need of the current and future recreation program is for building space for recreation classes and organized group meetings. At present, Rancho Palos Verdes City park has one building which is used for this purpose, plus staff offices. This facility is small and is used to capacity. There are many community groups seeking space for their activities. Some would be willing to donate time and money to the City to provide space for cooperative use.

There are no usable structures on that portion of the main site for which application is being made. The upper site contains five main structures. One of these can be eliminated from potential use due to its type of construction. The other four structures could provide space for recreation programs and group meetings, compatible with the concept of a neighborhood park facility. The need exists, but the major question is the suitability of the particular structures and costs of renovation and maintenance.

SUITABILITY

Those portions of the site that have been requested for use as either active or passive recreational areas by the City are based upon the demand for additional acreage generated by the added population as well as an assessment of the site suitability. As can be seen by examination of the Re-use report (in the Appendix), alternative uses of the site have been examined with the full participation of other interested public agencies in mind. It appears that the best "mix" of uses for the site would be as an administrative site for a number of public agencies with the open space and recreational portions being administered by the City of Rancho Palos Verdes and Los Angeles County.

Perhaps the single most important resource relating to the site and its vicinity are the superb views to the site and panoramic vistas from it. Point Vicente and the site of the proposed Civic Center are significant focal points which are highly visible from a number of vantage points in the surrounding area. In addition, these focal points afford excellent 270° "view sheds" of the coastline and ocean. The Point will offer exceptional views of surrounding marine habitats, surface geology, and additionally, vantage points to view the annual migration of the California Gray Whale. Views to the site are of considerable importance because these focal points are architectural features which tend to focus viewer attention from a variety of view locations along major public routes and lands. Because of these considerations as well as the recommended designation of Palos Verdes Drive as a scenic corridor and highway, visual qualities of proposed development should be compatible with local characteristics and should take advantage of, but not obstruct, views from nearby vantage points.

In the examination of possible uses for the site and portions thereof, it became evident that only a small portion of the main site should be utilized for intense urban uses such as an administrative area for public functions. After the identification of this portion of the site, the remainder of the site, because of its environmental sensitivity and the strong demand for recreation and open space areas, was identified for such recreational uses. The proposed City recreation area adjacent to Palos Verdes Drive was chosen because it represented topographically the best portion of the site for potential active recreation activities and its adjacency to Palos Verdes Drive means that ingress and egress to the proposed recreational area can be readily provided by construction of an access road off of Palos Verdes Drive.

The major access point to the main site will continue in its present location from Hawthorne Boulevard. It is proposed to negotiate with GSA for a road right-of-way designed to provide access for all agencies using the main site.

The rest of the land requested by the City of Rancho Palos Verdes at the main site will remain essentially in its natural state. Native ground cover will be maintained in those areas not desig-

nated for recreational purposes. In areas where native and introduced species are necessary for slope control or for visual effects, they will be selected from hearty, arid climate, erosion prevention varieties. No ingress and egress to this portion of the site will be required. The Coast Guard has an easement containing a buried cable leading to its antennas. This should present no incompatibility with the open space use and trails.

The portions of the main site proposed for recreational and open space use by the City do not include existing physical improvements of use and would require demolition. This includes several gatehouses or control stations, theatre building (T-8), generator building (S-201), kennels, and chainlink fence. The vast missile storage and launching area present a still unsolved problem. The ground level concrete area will lend itself to providing a vista area with, for example, the installation of telescope and benches. The underground area might provide space for a recreation use, but nothing is proposed at this time. On the other hand, these underground areas may need to be permanently sealed off.

The upper site of 4.49 acres contains structures and facilities associated with its former role as an Integrated Fire Control (IFC) Center. The recreational uses proposed will leave the existing topography and much of the existing vegetation intact. Furthermore, the low level of outdoor use by these activities will not be threatened by adverse geological conditions. Finally, these activities will, if the proper landscape design is instituted, enhance the visual quality of the area. Four of the existing buildings might be suitable for use for recreation programs and meeting rooms. The City would like to keep the flexibility of further evaluation of the cost-effectiveness of utilizing some or all of the four buildings and the platform or of demolishing all of them and making the site totally passive. The guard house, small storage building, building S-310, and the chainlink fence would be removed.

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The upper site contains a joint use access easement. This easement is not incompatible with the proposed park use. The existing access drive would be continued.

CAPABILITY

As a newly incorporated City (1973), Rancho Palos Verdes is in the initial stage of developing a City administrative and support structure to accommodate the service needs for an estimated current population of nearly 42,000 and the ability to meet the needs of an ultimate population of approximately 50,000. The City does not yet have a capital improvements program.

Currently, the City contracts with Los Angeles County for a number of services, including police, roads, animal control, building and safety, engineering, and recreation services. The operating budget for the current fiscal year (1975-76) for recreation services is \$125,000 (see Appendix). This budget includes park administration, grounds maintenance, and construction and repair, with a staff of two full-time and 26 part-time personnel. It is anticipated that eventually the City might take over all operations related to the providing of recreation services.

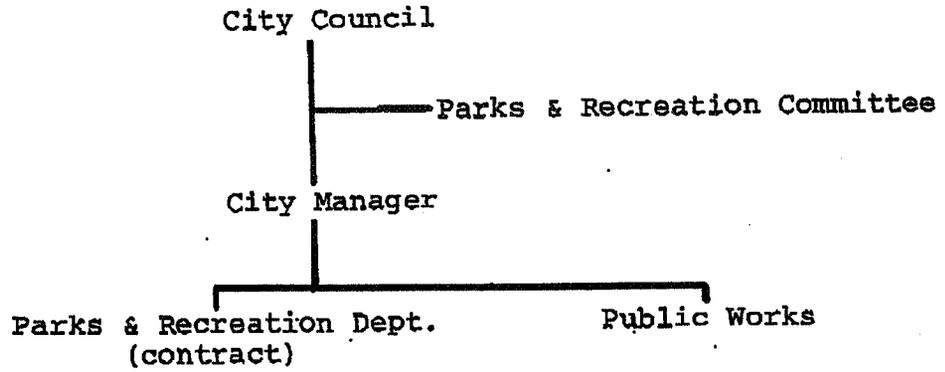
In terms of capital budgets related to the acquisition and development of recreation and open space sites, the City is in the process of acquiring two surplus school sites from the Palos Verdes Unified School District to increase the supply of recreational land. To initiate the purchase of the Crestmont and Highland School Sites, \$405,500 has been provided in the Capital Improvements and Acquisition Fund in fiscal year 1975-76 for the first installment on these sites. For fiscal 1975-76, funds were transferred from surplus in the general fund, the Environmental Excise Tax Fund, and the Revenue Sharing Fund to the Capital Improvements Fund. Additionally, monies totaling \$100,000 for design studies related to parkland development were appropriated and included in this fund.

The major sources of funds for acquisition and development of parkland are the Environmental Excise Tax and Parkland Dedication from subdivisions. At the present time, there is an unappropriated balance of \$862,927 in the Environmental Excise Tax Fund.

There is interest on the part of several community groups for working with the City to develop these facilities. The City is, however, committed to a fiscal philosophy of carefully programming future long-range costs, rather than only short-range expediency. This analysis, relative to volunteer resources, has not been accomplished, since acquisition of the site was uncertain.

Recently, a Parks and Recreation Committee was appointed by the City Council to provide policy guidance for the development of recreational land and programs.

PARKS AND RECREATION ORGANIZATION CHART



PROGRAM OF UTILIZATION

The City of Rancho Palos Verdes proposes to develop approximately 80 acres of the 115 acre surplus NIKE site for a variety of recreational and open space uses. Figures 6 and 7 show the portions to be acquired for parkland in relation to other proposed uses for the remainder of the site. At the main site, the 6.6 acre potential active recreational area would complement the proposed Los Angeles County Department of Beaches development on the coast side of Palos Verdes Drive as well as meeting an identified need for additional recreational land in the City. The 68 acres of passive open space surrounds and complements the proposed administrative center and provides needed open space for this part of the City. The 4.49 acre upper site would be used primarily as a neighborhood park capitalizing on the dramatic views from this location.

DEL CERRO → 1. Potential Active Recreational Area at Main Site (Figure 6)

Eventually, this area might contain picnic areas, tennis courts, and an athletic field. This multi-use area will be for day use only.

ON 6.6
ACRES

Road access will be provided off of Palos Verdes Drive with a paved parking lot to serve the picnic areas, tennis courts and athletic field. Development of this site would potentially occur over a five-year period based on funding priorities. In the interim it would be used as open space. No structures exist on this portion of the site.

2. Passive Open Space at Main Site (Figure 6)

The 68.1 acres of land surrounding the proposed administrative area is to be left essentially in its natural state with no active recreational facilities proposed for this area. Because of slope stability and topography considerations, development would include initially only vista and picnic areas and trails. Additional landscaping would be planted to enhance the native growth. A parking area would be added in the future. All existing structures on this portion would be demolished. The missile storage and launching area would be used at ground level for a vista area, with the addition of telescopes and benches. It could also be used by organized groups as well as individuals for such activities as whale watching, coastal study, etc.

3. Upper Site (Figure 7)

Development at this site includes minor landscaping and establishment of picnic areas. The parking lot would be expanded in the future. A level playing area would be established between the street and the parking lot. Two alternatives exist for the existing structures: (1) Demolish all, landscape, and use area only for picnics, viewing, etc., (2) Renovate (with the cooperation of community groups) one to four existing structures (S-302, S-303, S-304, S-307), demolishing the other structures, and use for recreation programs and group meetings as well as for

picnics, viewing, etc. The City wishes to keep these two alternatives as feasible approaches at this time.

The City would be responsible for approximately 75 acres of recreational and open space land at the main NIKE site and 4.5 acres at the upper site on Crenshaw Boulevard. It has been assumed for purposes of fiscal impact analysis that there will be no cost of acquisition; thus, the City would bear only development and maintenance costs. It is estimated that during a five-year period, beginning 1978-79, approximately \$132,000 will be required for development of the 6.6 acre area including sports field, picnic areas, and tennis courts (Table 1). Maintenance during the same period for this developed area will start at roughly \$5,000; by 1982, at full development, the annual cost will approximate \$33,000.

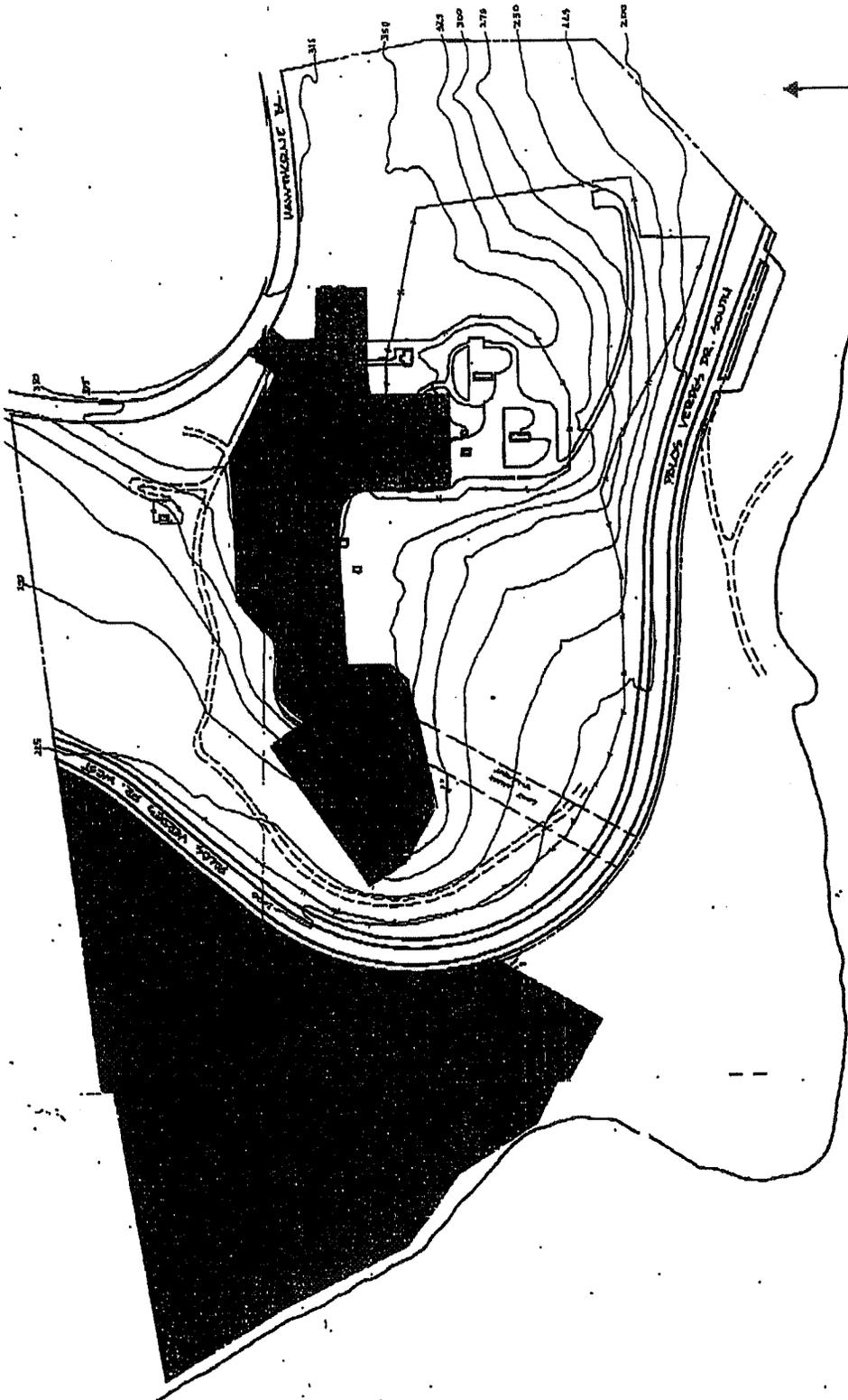
For the larger open space and passive recreational area, it is again assumed that there will be no site acquisition cost. Total development cost is estimated at \$84,000, plus \$6,000 demolition cost. The maintenance cost would increase gradually from about \$2,800 and level off at approximately \$14,000 annually.

For the recreational area at the upper site, composed of 4.49 acres, it is estimated that for Alternative (1) costs would be approximately \$3,500 for total demolition and \$25,000 for development, with annual maintenance estimated at \$1,000 per acre. Alternative (2) costs would be approximately \$1,500 for partial demolition and \$50,000 for development (primarily in partial renovation of structures), with annual maintenance estimated at \$1,500 per acre.

TABLE 1
PROPOSED SCHEDULE OF DEVELOPMENT

	Annual Fiscal Requirements					
	Fiscal Year <u>1975-76</u>	Fiscal Year <u>1976-77</u>	Fiscal Year <u>1977-78</u>	Fiscal Year <u>1978-79</u>	Fiscal Year <u>1979-80</u>	Fiscal Year <u>1980-81</u>
Developed Recreational Area (6.6 acres)						
Site Acquisition Costs ^a	-	-	-	-	-	-
Development Costs ^b	-	-	-	\$26,400	\$26,400	\$26,400
Maintenance Costs ^c	-	200	200	5,000	10,000	17,000
Open Space and Passive Recreational Area (70 ac.)						
Site Acquisition Costs ^a	-	-	-	-	-	-
Development Costs ^d	-	\$23,000	\$17,000	\$17,000	\$17,000	\$17,000
Maintenance Costs ^e	-	2,800	5,600	8,400	11,200	14,000
Recreational Area at Upper Site (4.9 acres)						
Site Acquisition Costs ^d	-	-	-	-	-	-
Alternative (1)	-	3,500	-	-	-	-
Demolition	-	500	10,000	10,000	-	-
Development Costs ^f	-	-	3,000	4,000	4,500	4,500
Maintenance Costs ^g	-	-	-	-	-	-
Alternative (2)	-	1,500	-	-	-	-
Demolition	-	500	15,000	15,000	10,000	10,000
Development Costs	-	500	4,000	5,000	5,000	6,700
Maintenance Costs ^h	-	-	-	-	-	-
TOTAL w/Alternative (1)	-	\$30,000	\$35,800	\$70,800	\$69,100	\$78,900
TOTAL w/Alternative (2)	-	\$28,500	\$41,800	\$76,800	\$79,600	\$91,100

- a. Assumes 100% discount from Bureau of Outdoor Recreation
b. Assumes total development costs of \$132,000 (\$20,000 per acre)
c. Assumes maintenance cost of \$5,000 per developed acre
d. Assumes total development cost of \$84,000 (\$1,200 per acre) + \$6,000 demolition
e. Assumes maintenance costs of \$200 per acre
f. Assumes total demolition and development costs of \$25,000
g. Assumes maintenance costs of \$1,000 per acre
h. Assumes maintenance costs of \$1,500 per acre



Shaded

SHADED AREAS TO BE
ACQUIRED BY OTHER
AGENCY

Figure 1
main site
Rough Paste Up of Original

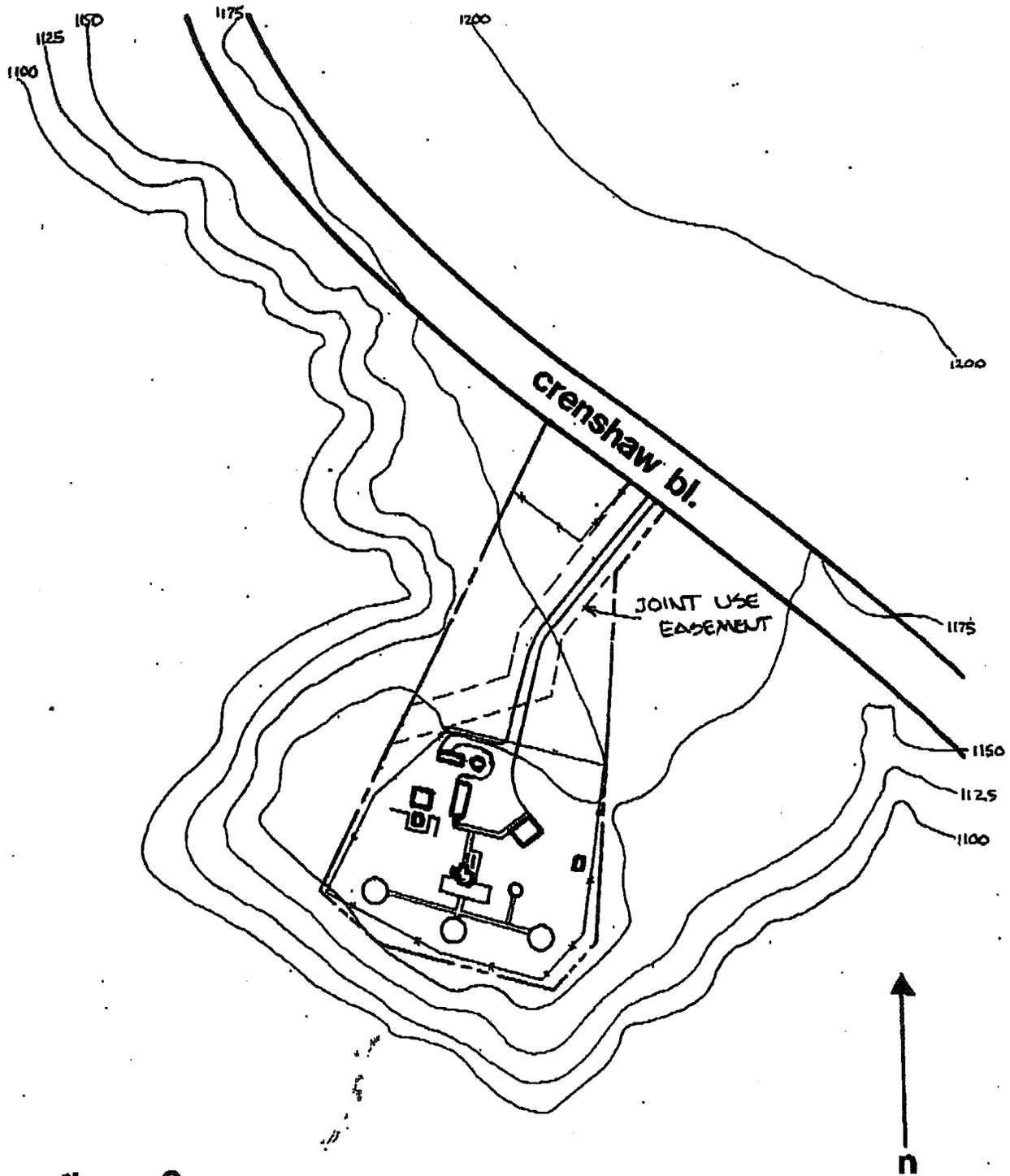


figure 2
upper site

scale : 1" = 200'

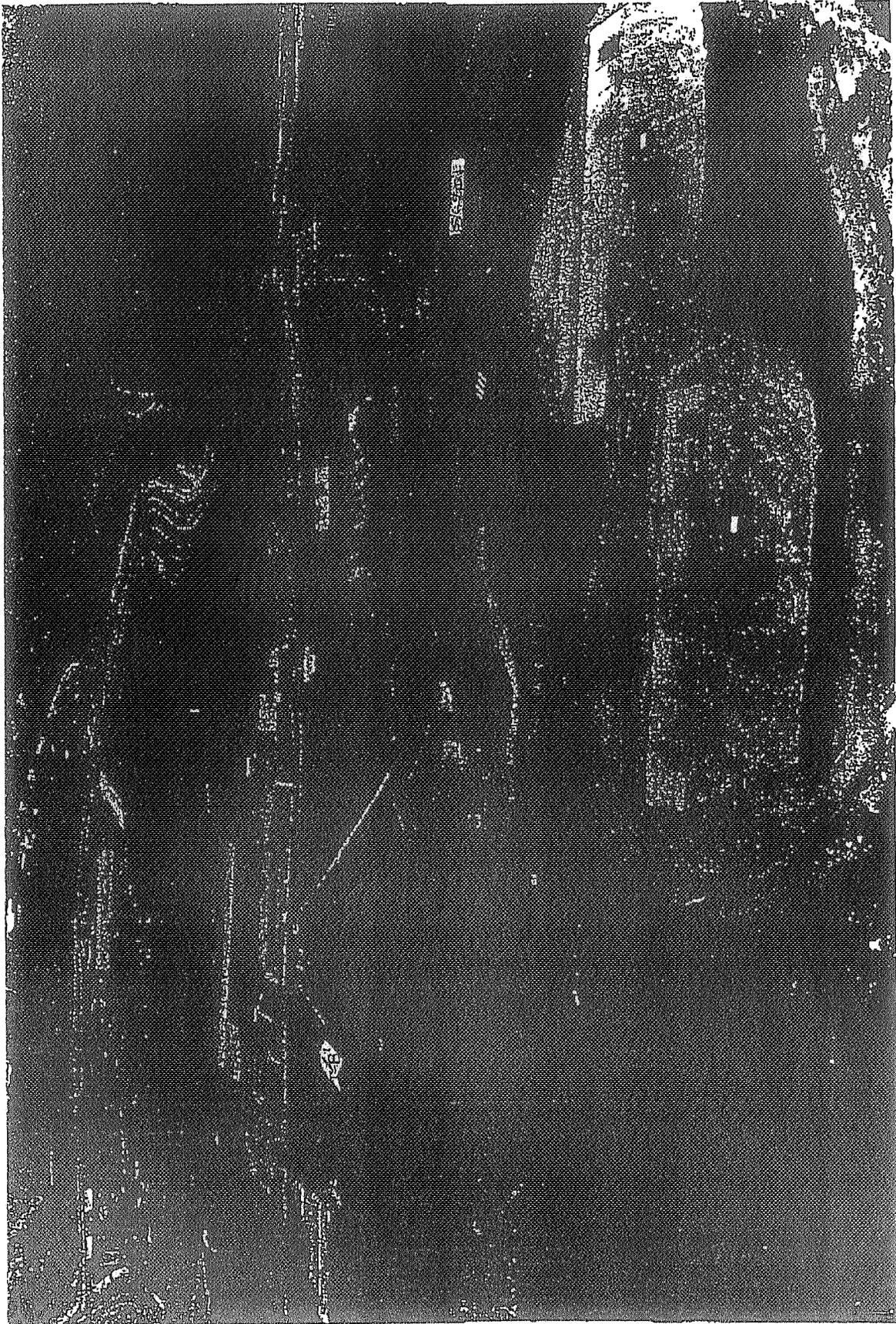


figure 3
main site

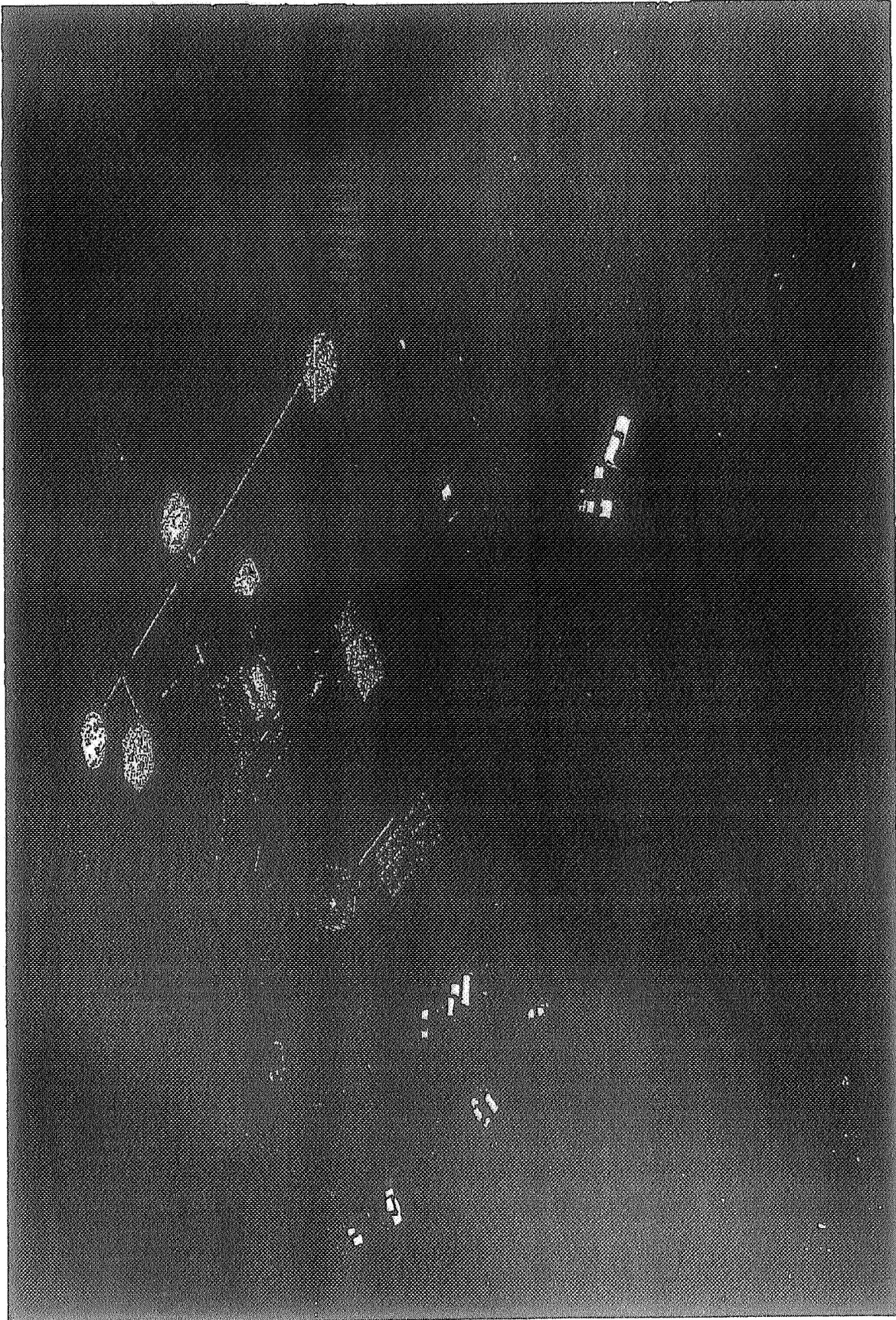
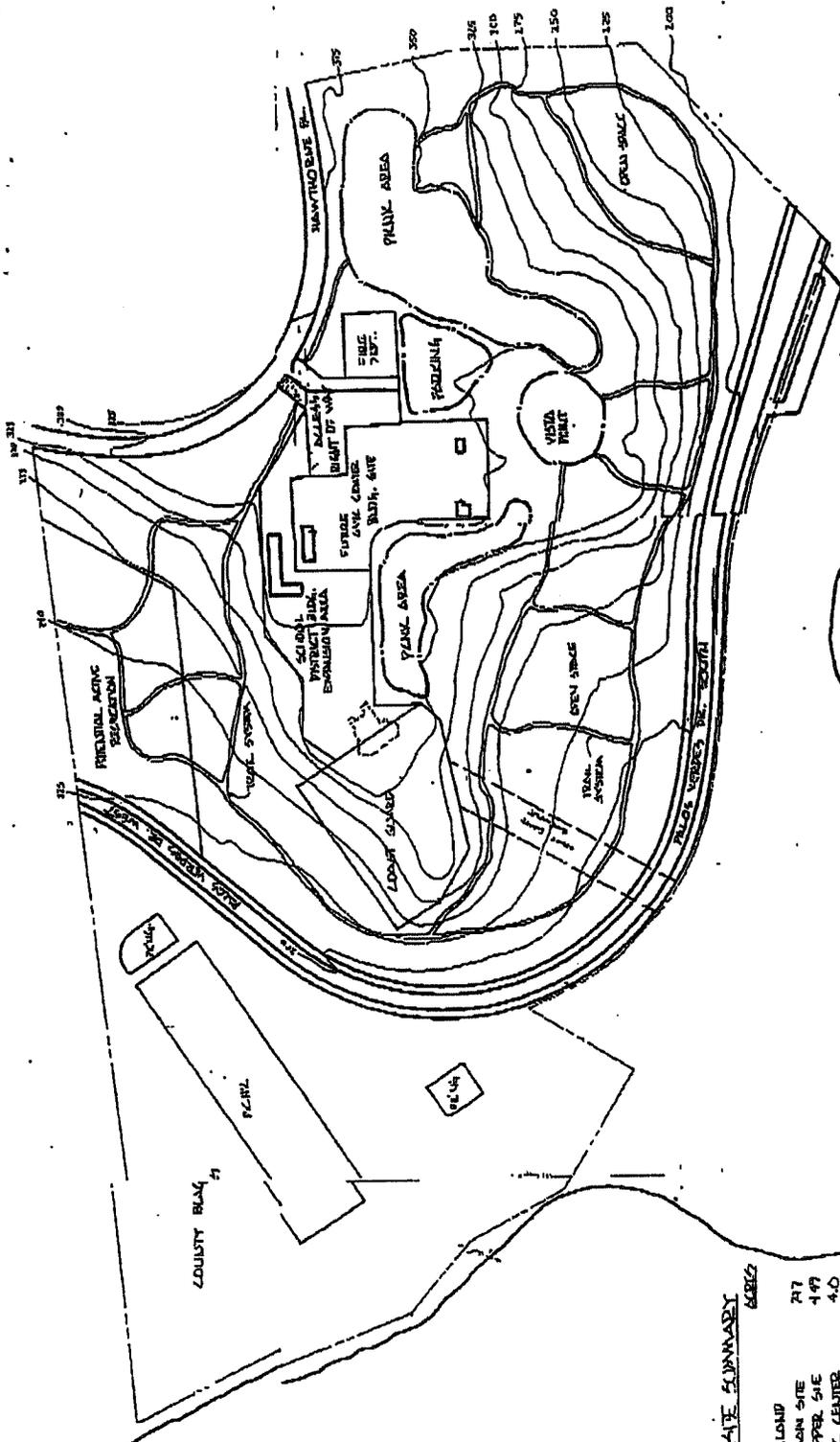


figure 4
upper site



figure 5
main site



North Arrow
 1" = 100'
 No Scale

Figure 6
 main site
 Rough base up of Original

SITE SUMMARY

DESCRIPTION	ACRES
BACKGROUND	217
MAIN SITE	1.99
UPPER SITE	4.0
LIVEL CENTER	1.5
ALLEYS/ BOUNDARY	84.59
TOTAL	6.1
LOANST CLINIC	3.5
NATIONAL DISTRICT	0.5
PIRE STATION	20.8
COUNTY BEACHES	
TOTAL SITE AREA	115.89
(INCLUDING UPPER SITE)	