

Entered into DB
7/26/89

National Park Service
Federal Lands to Parks Program
Site Inspection Report

Facility Name: Portion, LADA Nike 55 (Pt. Vincente)
Case Number: CA 1088(2)
Park Name: Portion, Pt. Vincente Park and Del Cerro Park -

Property Manager: Joel Rojas
City of Rancho Palos Verdes
Department of Planning and Building
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
(310) 377-6008

Date of Conveyance: August 25, 1978 Date of Last Inspection: 5/16/89
Acreage Transferred: 75.53 Last Biennial Report: 8/26/98
Program of Utilization: Active recreation area, picnic area/open space with trails on Pt. Vincente/Civic Center property, neighborhood park with picnic area and playground on Del Cerro Park property

Approved Concessions:
Special Deed Conditions: Conveys two discontinuous parcels containing 71.04 and 4.49 acres. Subject to easement for access to retained (USCG) parcel and public road easement on larger parcel. Corrected deed issued 10/30/79.

Compliance Check List

	No	Yes	Comments
1. Public Access		α	
2. POU Consistency		α	Pt. Vincente is still open space - no developed trails
3. Required Sign	α		No Federal acquisition reference
4. Concessionaires	α		
5. Handicapped Access		α	
6. Evidence of Discrimination	α		
7. Special Deed Conditions		α	

Site Condition Assessment

	Rating	Comments
8. Degree of Vandalism (1 is excessive vandalism)	10	
9. Level of Maintenance (10 is highest level)	8	Weeds on both properties
10. Level of Capital Reinvestment (10 is like new facilities)	7	

11. Additional Comments: On 6/24/89 met with Dave Saw Rancho Palos Verde planner, about change in POU developer wants to develop golf course on part of Pt Vincente. Signed [Signature] 6/24/89

Embed into
Database
4/26/00

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Property Manager: Joel Rojas
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Department of Planning and Building
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
(310) 377-6008

Date of Conveyance: July 14, 1978 Date of Last Inspection: 5/16/89
Acreage Transferred: 26.41 Last Biennial Report: 8/26/98
Program of Utilization: Interpretive Center, parking area, walking paths, landscaping, and picnic area
Approved Concessions: Property leased from the County of Los Angeles for a 99 year term in 1978
Special Deed Conditions:

Compliance Check List

	No	Yes	Comments
1. Public Access	x		Site currently closed due to lead contamination from shooting range
2. POU Consistency	—		
3. Required Sign	—		
4. Concessionaires	—		
5. Handicapped Access	—		
6. Evidence of Discrimination	—		
7. Special Deed Conditions	—		

Site Condition Assessment

	Rating	Comments
8. Degree of Vandalism (1 is excessive vandalism)	—	
9. Level of Maintenance (10 is highest level)	—	
10. Level of Capital Reinvestment (10 is like new facilities)	—	

11. Additional Comments:

Reporting Official: Jeff McInerney Date of Inspection: 6/26/2000

Inspection Log

NATIONAL PARK SERVICE-WESTERN REGION
Compliance Inspection Report - L&WCF-Grant

Project Number: 06-00792 State: California Date: 12/20/89

Project Name: Peninsula Regional Park Development (Pt. Vicente Park)

Inspected by: Pete Sly

Inspected With: (State) N/A

(Participant) City of Rancho Palos Verdes

Is it apparent that this project is:

- Being used in a way consistent with the L&WCF Program? No Yes
- Properly maintained? No Yes
- Properly constructed? No Yes
- Properly managed? No Yes
- Operated without discrimination? No Yes
- Open to the public on a reasonable basis? No Yes
- Operated according to good environmental practices? No Yes

Inventory of Funded Items:

Not checked All accounted for Not all accounted for

Vandalism Appears to be:

Light Moderate Severe Very severe

Comments: Very nicely developed, operated, and maintained Interpretive Center

Complex on beautiful site overlooking ocean. However, City wants to greatly expand

interpretive program by constructing a new much larger bldg., and converting exist.

L&WCF-assisted bldg. to gift shop/offices. Probably will not be eligible because of

scale (large indoor complex) and type of use planned for exist. bldg. Also, planned

golf course may impact developed facilities and may not be compatible with original

intent of L&WCF grant, possible conversion. Keep up-to-date on City's plans.

Pete Sly

Western
(Region)

COMPLIANCE INSPECTION REPORT

5/16/89
(Date)

1. Name and GSA No.: L.A.D.A. NIKE 55 (Pt. Vicente) D-Calif-1088
2. Owned by: City of Rancho Palos Verdes/L.A. County
3. Property's Other Name: Point Vicente Park and Del Cerro Park
4. Administered by: City of Rancho Palos Verdes
5. Date of Transfer: 8/25/78
6. Date of Inspection and By Whom: 5/16/89: William Sly
7. Findings: (Summary of changes in use of facility since last report. Include statement as to whether development and/or use are in compliance with the terms of the deed. Note any evidence of non-compliance with Title VI of the Civil Rights Act of 1964).

Del Cerro Park remains unchanged from my last visit (4/21/86). It is well-maintained (large turfed area and paved parking) and offers spectacular views of the Palos Verdes Peninsula and coastline; however, it could use some additional park amenities such as picnic tables/benches, tot lot, restroom, etc. City had plans for such facilities but ran out of funds and such improvements are not currently scheduled.

Pt. Vicente Park - The 26-acre site below the highway (Palos Verdes Dr.) leased from the County continues to be well-maintained and heavily used. The interpretive center/museum (funded with a L&WCF grant) overlooking the rugged coastline is an exceptional facility in a very scenic setting. The paved walking trail along the bluff overlooking the ocean with sitting benches and native landscaping is very attractive and nicely compliments the interpretive center. Two large paved parking areas, picnic facilities and additional landscaping support this excellent passive park.

The ⁷¹~~6~~-acre upper site around the City's civic center complex (2 former military bldgs. converted to City offices) receives limited public recreational use (tennis court, parcourse, sand volleyball court, barbeque facility). An open play field (soccer/football) above the relocated entrance road is under development and should be completed within the next year or so. The site is not particularly attractive due to the remaining buildings and the open storage of construction equipment and building materials. The City has spent money refurbishing the buildings to accommodate its office requirements but little for public park/recreation improvements. The City is currently

negotiating with 2 adjoining property owners to develop an 18-hole golf course partly on Pt. Vicente Park property and partly on private lands (it would be a public course controlled by the City through a concession agreement with a private operator). It is anticipated that the City Council will give the go-ahead to the conceptual plan early in July. I discussed NPS and GSA involvement in the review process (major changes in Utilization Plan) with Bob Benard (Environmental Services Director) and the City Manager and pointed out some of our concerns and potential problems. If implemented as currently conceived by the City, the project could be quite unique and would resolve the question of what to do with the remaining undeveloped portion of Pt. Vicente Park.

8. Action Required: (When necessary; include or attach statement of any compliance action requested of the grantee by the Region)

Keep abreast of the City's plans for the golf course in order to ensure NPS and GSA early review opportunities.



Signature

Western
(Region)

COMPLIANCE INSPECTION REPORT

5/16/89
(Date)

1. Name and GSA No.: L.A.D.A. NIKE 55 (Pt. Vicente) D-Calif-1088
2. Owned by: City of Rancho Palos Verdes/L.A. County
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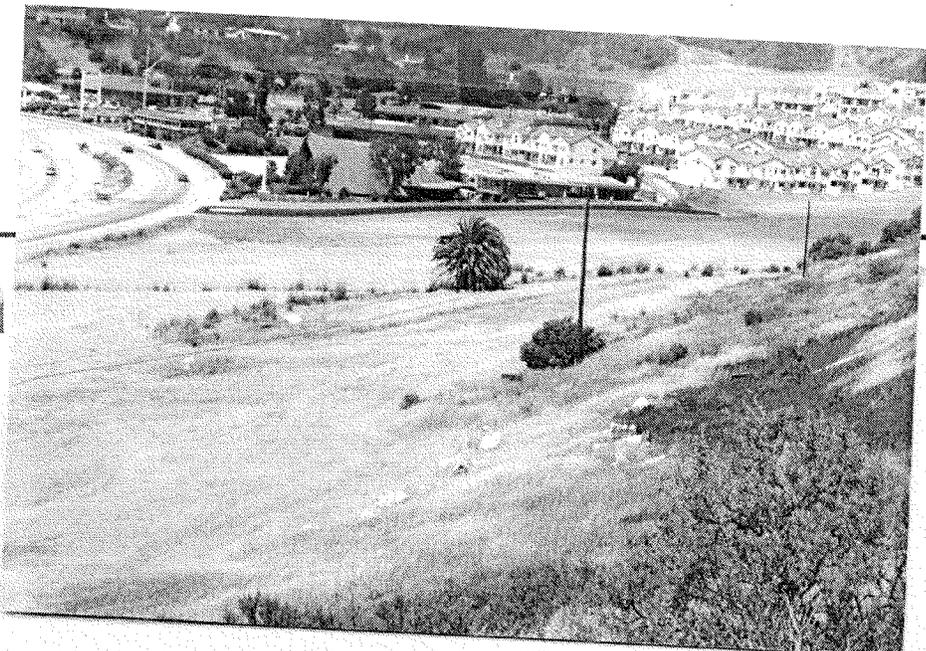
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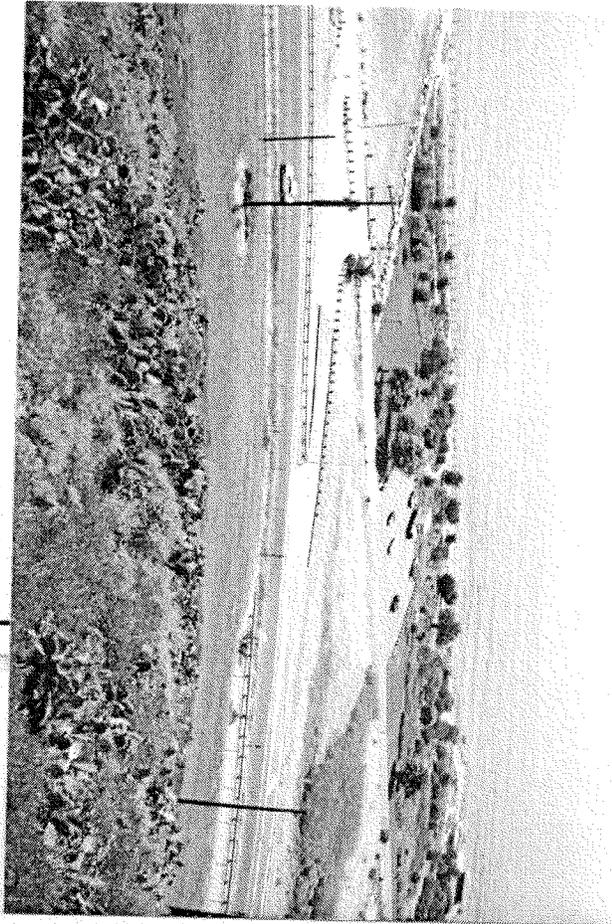
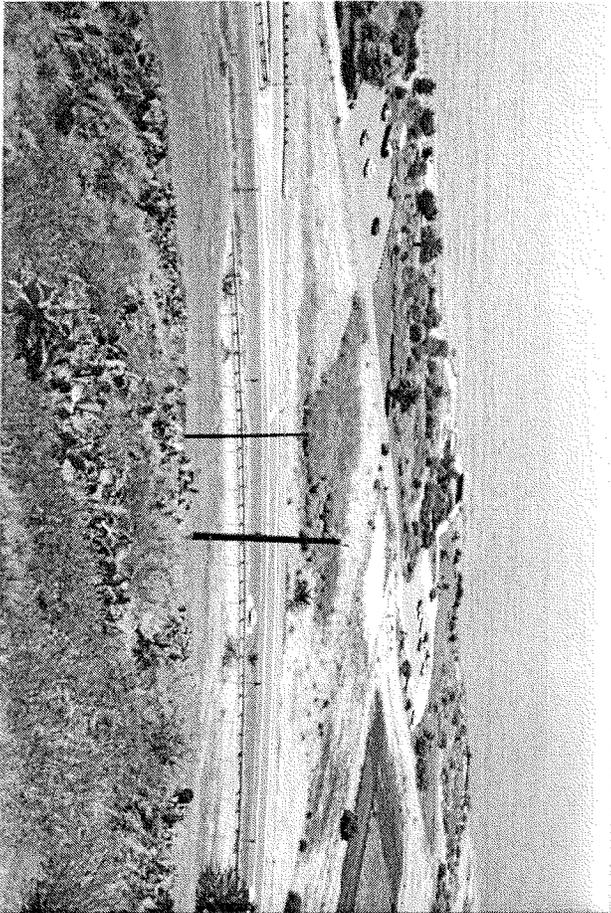
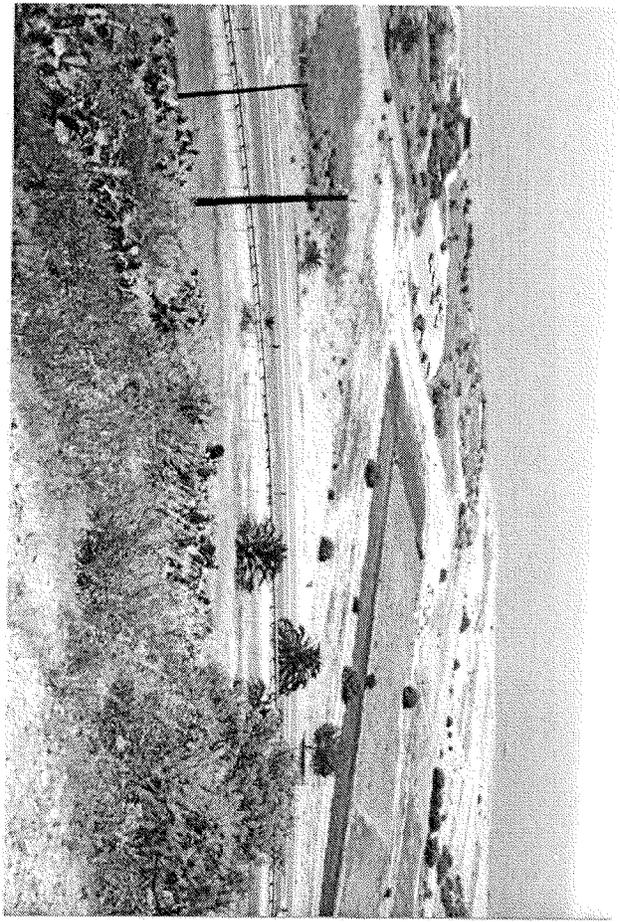
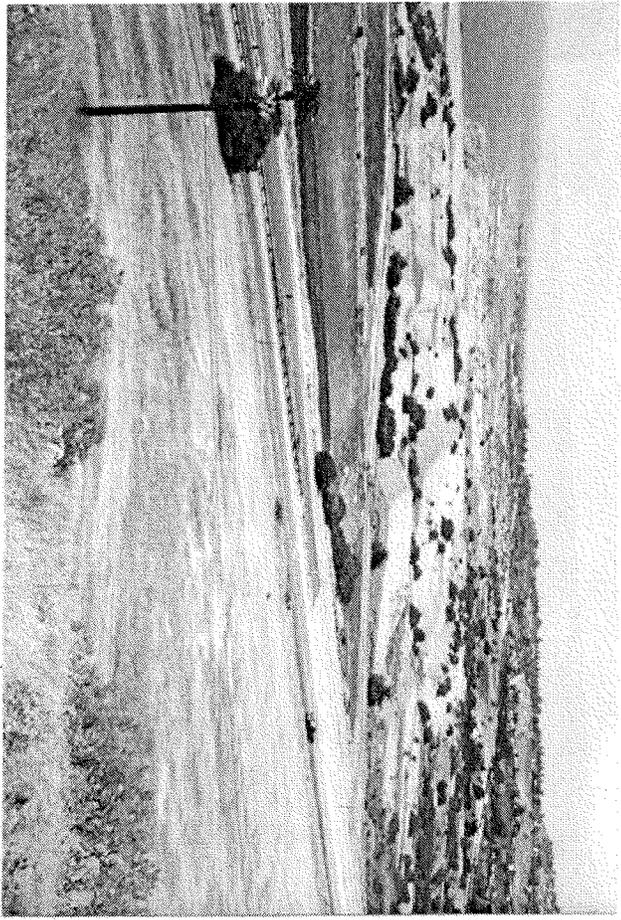


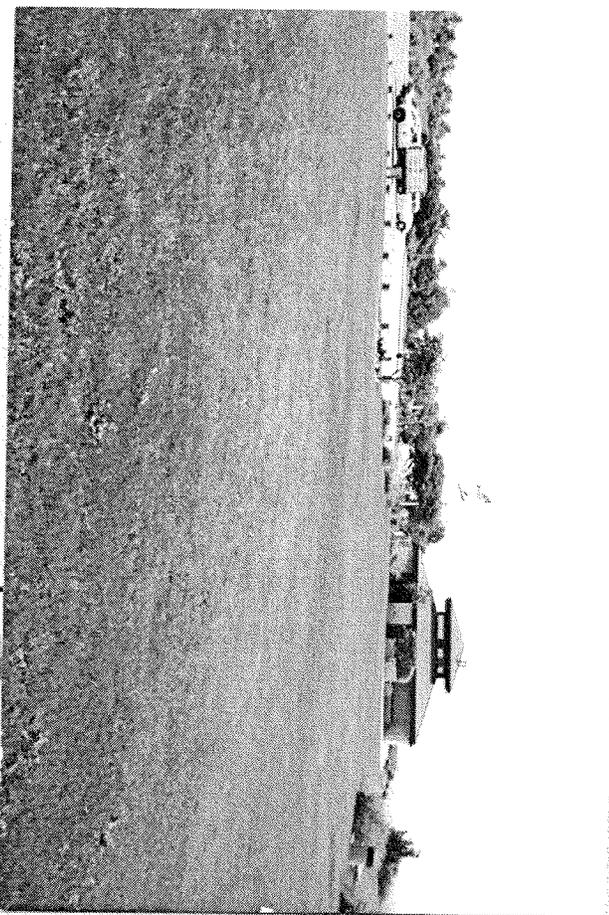
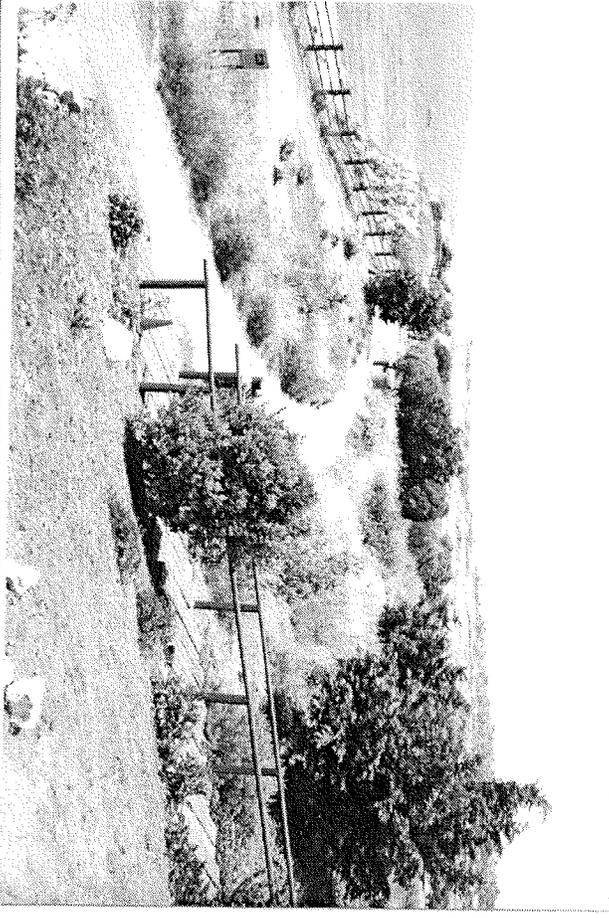
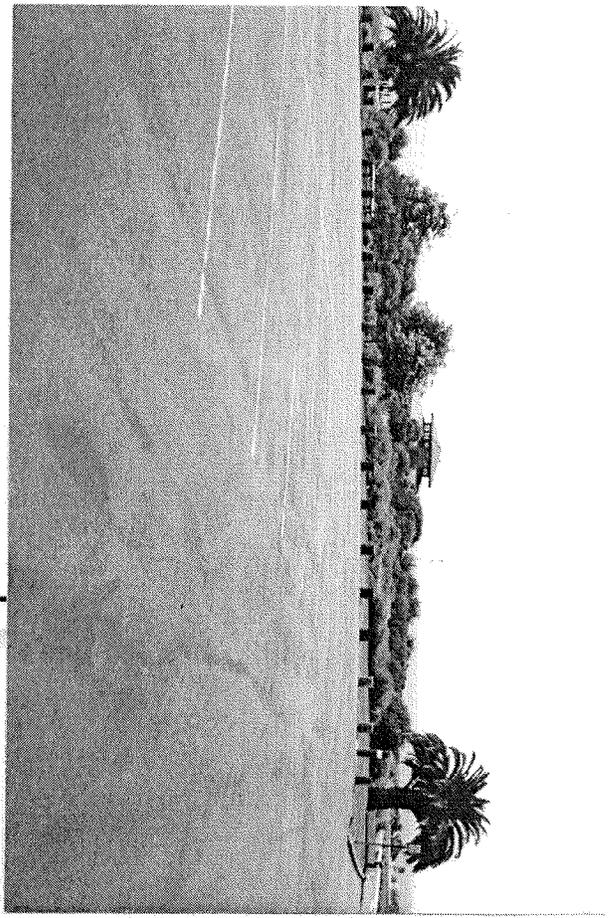
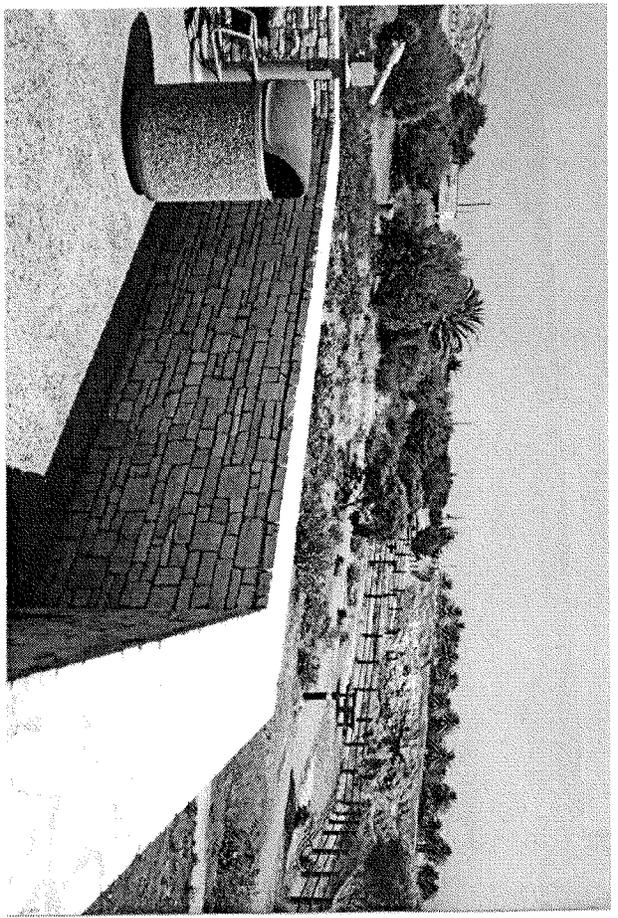
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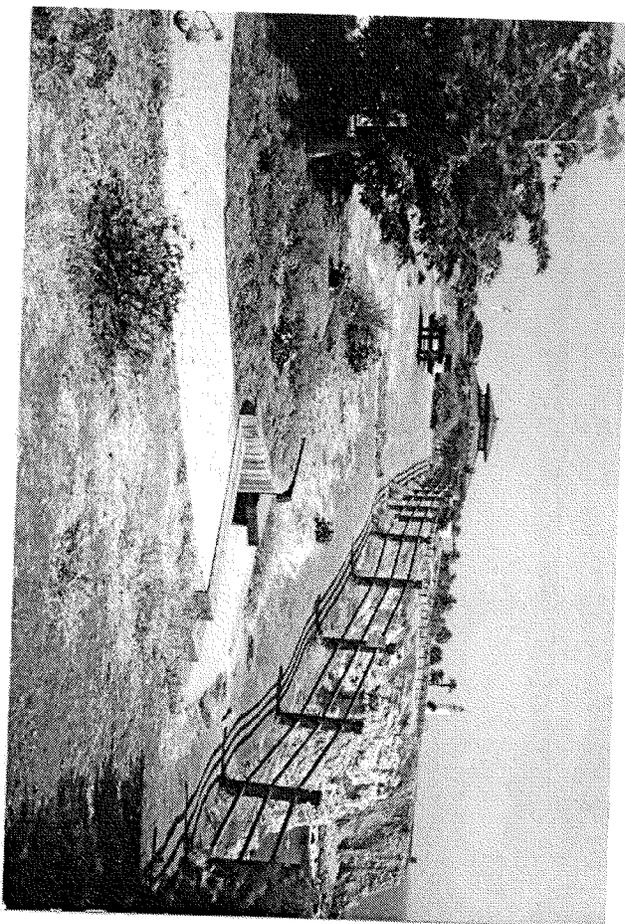
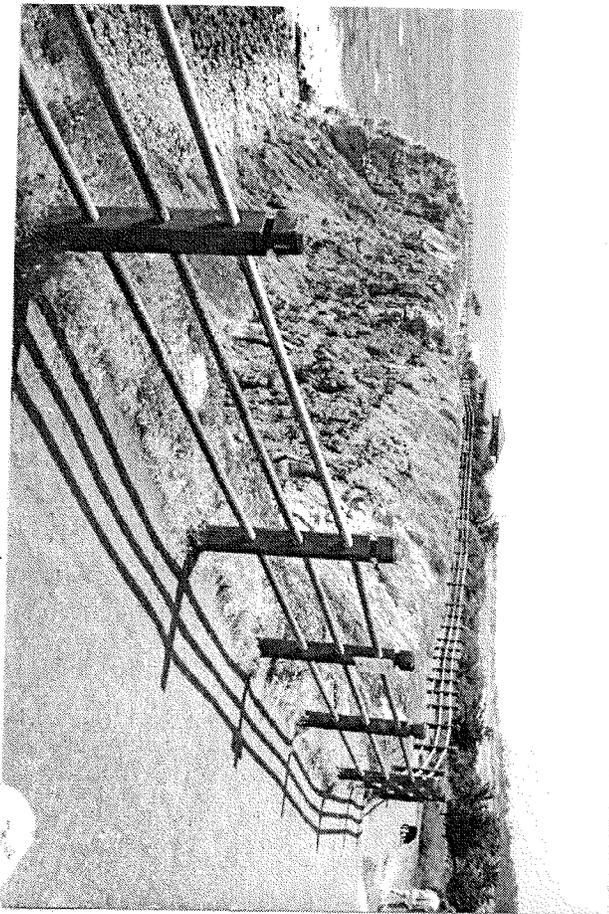
5/16/89

PT. VICENTE PARK
CIVIC CENTER AND INTERPRETIVE CENTER
(RANCHO PALO VERDE)









5/16/89



DEL CERRO PARK
(RANCHO PALOS VERDES)



United States Department of the Interior

NATIONAL PARK SERVICE

Pacific Great Basin Support Office

1111 Jackson Street, Suite 700

Oakland, California 94607-4816

IN REPLY REFER TO:
L3217(PGSO/PP)

January 13, 2004

Mr. Joel Rojas
City of Rancho Palos Verdes
Planning, Building, and Code Enforcement
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275-5391

Subject: Biennial Compliance Report - Point Vicente Park and Del Cerro Park

Dear Mr. Rojas:

The National Park Service acknowledges receipt of your letter dated October 22, 2003 containing a Biennial report on former federal property transferred to the city and Los Angeles County for park and recreation use. We apologize for the delay in reply as we were unsuccessful in arranging a visit to the parks during a recent visit to the Los Angeles area. Your letter requests a suspension of the requirement for the submission of biennial reports. The National Park Service considers the city to have met the requirements for the submission of ten biennial reports as required by the referenced deed covenant. The National Park Service reserves the right to request additional reports on the status of the use of the property on an as needed basis. We will notify the city in the event we determine an additional report is necessary.

In July 2003 the National Park Service responded to a Notice of Preparation of an Environmental Impact Report/Environmental Assessment for a Natural Communities Conservation Plan (NCCP), addressing the possible need to amend the program of utilization for Point Vicente Park, particularly the northern portion of the park displayed as a active recreation area on a 1978 schematic plan recognized by NPS as the program of utilization. NPS supports an amendment which would convert the intended use of this area as necessary to provide for the protection of endangered species habitat in accordance with an adopted NCCP. Please address any such change in the approved use of Point Vicente Park in this planning effort.

As you know, NPS recently approved a request from Los Angeles County for the transfer of title of that portion of Point Vicente Park containing the interpretive center to the City. We are pleased to learn that environmental remediation has been completed permitting the reopening of the interpretive center. We hope to conduct a site visit early this year and will make arrangements with Mr. Mihranian to discuss any remaining issues concerning the continued use of the subject property. In the interim, if you or your staff has any questions, please do not hesitate to contact me at (510) 817-1445.

Sincerely,

Gary Munsterman
Pacific West Region Coordinator
Federal Lands to Parks Program



CITY OF RANCHO PALOS VERDES
PLANNING, BUILDING, & CODE ENFORCEMENT

October 22, 2003

Mr. Gary Munsterman
United States Department of the Interior
National Park Service
Pacific Great Basin Support Office
1111 Jackson St. Suite 700
Oakland, CA 94607

Subject: Biennial Compliance Report – 1999-2002: Portions, NIKE Site 55, Point Vicente GSA No. D-Calif-1088 (Point Vicente Park and Del Cerro Park)

Dear Mr. Munsterman,

The City of Rancho Palos Verdes is pleased to submit the 1999-2002 Biennial Compliance Report for the former Federal property, "Portions, NIKE Site 55, Point Vicente, GSA No. D-Calif-1088", now known as Point Vicente Park and Del Cerro Park. As your records may reveal, a 1999-2000 Biennial Compliance Report was not submitted to the National Park Service because the City was considering a request by a private developer, Destination Development, to amend the Program of Utilization (POU). The proposed amendment would have allowed a public golf course on approximately 68 acres of what is referred to as the Upper Point Vicente Park. The City Council, after considering hundreds of public comment letters and several hours of public testimony, on October 16, 2001 denied the applicant's request to include Upper Point Vicente Park as a golf course use, as part of the applicant's development application. The applicant's project, which was subsequently revised to exclude City land, was eventually approved by the City Council on August 28, 2002 and the California Coastal Commission on June 11, 2003. Since a final approval for the project was not rendered until this year, the City withheld the processing of this report until now. Therefore, the City respectfully requests that the National Park Service accept this Report for the years between 1999 and 2002.

For purposes of this report, and consistent with the local nomenclature, Point Vicente Park is divided into two parts: Upper Point Vicente, consisting of the area landward of Palos Verdes Drives South and West which is the location of the civic center facilities, and Lower Point Vicente which is seaward of Palos Verdes Drive South and the location of the Point Vicente Interpretive Center.

Park Visitation

Consistent with the earlier reports regarding the subject properties, both Upper Point Vicente and Del Cerro Parks receive heavy use from the public and continue to be developed and/or operated in accordance with the Program of Utilization, approved by your agency in December 1989. Since submittal of the last compliance report in 1998, the City estimates that the annual public facilities usage has increased by approximately one percent at these facilities. However, due to closure of the Lower Point Vicente Park and the Point Vicente Interpretive Center for reasons discussed below, the attendance at PVIC has decreased from 62,612 to zero. Table One, below, indicates the estimated yearly attendance rates for each park.

TABLE ONE

1999-2002 Estimated Park Attendance on Former Federal Lands		
Park Name	1999-2000	2001-2002
Del Cerro Park	19,938	20,137
Lower Point Vicente (Point Vicente Interpretive Center) ¹	63,050	0
Upper Point Vicente (Civic Center)	19,447	19,641
Total:	39,385	39,778

Historically, over eighty (80) percent of the total park visitors have used Upper or Lower Point Vicente Park, while twenty (20) percent used Del Cerro Park. During this reporting period, however, the split is close to 50% of users visiting Del Cerro Park and 50% visiting Upper Point Vicente.² This pattern change is mainly due to the temporary closure of the Interpretative Center. It should be noted that Upper Point Vicente did not receive a notable increase in attendance because of the temporary closure of Lower Point Vicente. This may be attributed to the fact that people visiting Lower Point Vicente were seeking an experience associated to the Interpretative Center and its surrounding grounds. Nonetheless, the Lower Point Vicente Park was partially reopened to the public in February 2003. The City anticipates the park's attendance to gradually increase until the expansion and renovations to the Interpretative Center are completed and can accommodate its original capacity.

1 The Lower Point Vicente Park and the Interpretive Center Facility were closed on August 29, 1999 due to Lead Contamination. Therefore public usage of the site did occur for a significant portion of this reporting period. The estimated attendance for this reporting period is based on the 1997-1998 reporting period up through August 1999.

2 These are estimates based on past Biennial Reports and Staff observations.

Operation and Maintenance Costs

Table Two, below, indicates the annual estimated cost of operation and maintenance for the three park sites between the years of 1999 and 2002. The costs for the Upper Point Vicente and Del Cerro Parks have been adjusted according to the following percentage increase based on the Consumer Price Index (CPI): 1999 – 1.9%; 2000- 3.4%; 2001 – 2.8%; and 2002 – 1.6%. The Lower Point Vicente Park reopened to the public in February 2003. It had been closed since August of 1999 due to the discovery of lead contaminated soil. The closure of the Lower Point Vicente Park and the Interpretative Center resulted in unusually low maintenance costs for that facility from what was typically reported (see table below)³. Maintenance costs typically involve the everyday operations, such as maintenance of park grounds and the staffing of the Interpretative Center. The costs associated with the lead contamination cleanup project is estimated to be \$4 million, a one time cost which has been shared by the Army Corps of Engineers and the City.

TABLE TWO

Operation and Maintenance Costs for Former Federal Properties in Rancho Palos Verdes				
Park Name	1999	2000	2001	2002
Del Cerro Park	\$16,304.00	\$16,858.00	\$17,330.00	17,607.00
Lower Point Vicente (Point Vicente Interpretive Center)	\$161,848.00	\$5,095.00	\$5,268.00	\$5,415.00
Upper Point Vicente (Civic Center)	\$24,863.00	\$25,708.00	\$26,427.00	\$26,849.00
Total:	\$203,015.00	\$47,661.00	\$49,025.00	\$49,871.00

The City is not experiencing any significant difficulties in overuse or excessive vandalism at any of the three park sites. As required, permanent dedication plaques are located near the entrance to each park. In addition, the City follows a non-discriminatory policy in all of its actions and programs. The City hereby certifies that all revenue generated on the property was used for the development, maintenance, or operation of the subject property. No revenues were generated for or expended for non-recreation purposes, in accordance with the Program of Utilization.

The expansion of the Point Vicente Interpretive Center (PVIC), as described in the 1998 Report, was placed on hold pending the completion of the lead contamination issue

³ Based on a conversation with the Director of Public Works, Dean Allison, on September 8, 2003.

described above, which was subsequently completed in February 2003. The Lower Point Vicente Park is now partially re-opened to the public. The portion of the area that remains closed to the public consists of the Point Vicente Interpretive Center and the surrounding park area to allow for the construction of the building expansion to the Interpretive Center. The expansion project is estimated to be completed by Spring 2005.

Future Biennial Reports

In accordance to the stipulation included on the deed when the subject property was conveyed to the City, ten (10) biennial reports are required to be prepared and submitted to the Department of Interior. The stipulation language states the following:

"4. From the date of this conveyance, the Grantee, its successors and assigns, shall submit biennial reports to the Secretary of the Interior, setting forth the use made of the property during the proceeding two year period, and other pertinent data establishing its continuous use for the purposes set forth above, for 10 consecutive reports and as further determined by the Secretary of Interior."

On August 19, 1996, the City of Rancho Palos Verdes requested that the Secretary of the Interior determine that no further reporting on the subject property be required since ten (10) biennial reports have been prepared and submitted to the Secretary of the Interior. On August 26, 1996, the Secretary of the interior denied the City's request because "the original plan (Program of Utilization) and several modifications were never completed." As noted in the August 26, 1996 letter, the City filed a major revision to the plan in January of 1990, which was only conceptually approved because of several issues raised regarding the plan. The letter continued to state that until the outstanding issues are addressed and the plan is finalized the City would be required to continue submitting the Biennial Reports.

The issues raised by the Secretary of the Interior regarding the plan revisions proposed in 1990 were not formally addressed because of the City's on-going consideration of using portion of the property for a proposed golf course. As noted earlier, the City Council in 2001 removed the Upper Point Vicente Park from consideration as a potential public golf course. Instead, the City is proposing to dedicate 55-acres of the Upper Point Vicente Park towards the establishment of a habitat preserve under the City proposed Natural Communities Conservation Plan (NCCP). The remaining 15-acres will continue to be utilized by the general public for active and passive recreational activities. As such, the City of Rancho Palos Verdes respectfully requests that the Secretary of the Interior re-consider the suspension of the Biennial Reports. This request is based on the existing use of the parcels as public parks, the intent to retain recreational uses on each of these properties into the future, and the City's continued policy of non-discrimination in all actions and programs. Please inform me of the

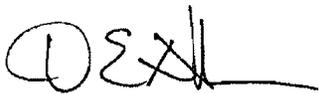
SECRETARY OF THE INTERIOR
1999-2002 BIENNIAL COMPLIANCE REPORT
PAGE 5

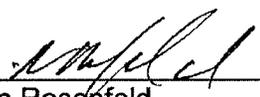
determination with respect to future reporting requirements. In the event that any amendments to the Program of Utilization are proposed, the National Park Service will given the opportunity to review the proposed amendments.

We hope that this report brings you up to date with the status of the implementation of the Program of Utilization, and please do not hesitate to contact me or Ara Michael Mihranian, Senior Planner, at (310) 544-5228 if you have any questions or need any additional information.

Sincerely,


Joel Rojas
Director of Planning, Building
and Code Enforcement


Dean Allison
Director of Public Works


Ron Rosenfeld
Director of Recreation and Parks

c: Les Evans, City Manager
Carol Lynch, City Attorney
Dean Allison, Director of Public Works
Ron Rosenfeld, Director of Recreation and Parks
Biennial Report File - Civic Center



RANCHO PALOS VERDES

DEPARTMENT OF PLANNING, BUILDING, AND CODE ENFORCEMENT

August 26, 1998

Ms. Joan Chaplick
United States Department of the Interior
National Park Service
Pacific West Field Area
600 Harrison Street, Suite 600
San Francisco, CA 94107-1372

Subject: Biennial Compliance Report - 1996: Portions, NIKE Site 55, Point Vicente
GSA No. D-Calif-1088 (Point Vicente Park and Del Cerro Park)

Dear Ms. Chaplick:

The Department of Planning, Building, and Code Enforcement has received your reminder notice regarding the above referenced Biennial Compliance Report for Point Vicente Park and Del Cerro Park. Thank you for the courtesy notification.

The City of Rancho Palos Verdes is pleased to submit the 1998 Biennial Compliance Report for the former Federal property, "Portions, NIKE Site 55, Point Vicente, GSA No. D-Calif-1088", now known as Point Vicente Park and Del Cerro Park.

Consistent with the earlier reports regarding the subject properties, both Point Vicente and Del Cerro Parks are receiving heavy use from the public and continue to be developed and/or operated in accordance with the Program of Utilization, approved by your agency in December 1989. Since submittal of the last compliance report in 1996, the City estimates that the annual public facilities usage has increased by approximately one percent. Table 1, below, indicates the estimated yearly attendance rates for each park.

Table 1

1997 Estimated Park Attendance on Former Federal Lands in Rancho Palos Verdes	
Del Cerro Park	19,740
Point Vicente / Interpretive Center	62,612
Point Vicente / Civic Center	19,254
Total:	101,606

Ms. Joan Chaplick
Re: Biennial Report
August 26, 1998
Page 2

Over 80 percent of the total park visitors use Point Vicente Park, which is divided into an upper section, the Civic Center, and a lower section, the Interpretive Center. Less than 20 percent of the total visitors to the former Federal properties used Del Cerro Park, which is in a more remote area of the City.

Table 2, below, indicates the annual average cost of operation and maintenance for the three sites. These figures have increased since the last report due to changes in the tracking of maintenance costs for areas throughout the City, allowing staff to better allocate costs to specific properties.

Table 2

Average Annual Operation and Maintenance on Former Federal Properties in Rancho Palos Verdes	
Del Cerro Park	\$16,000
Point Vicente / Interpretive Center	\$158,830
Point Vicente / Civic Center	\$24,400
Total:	\$199,230

The City is not experiencing any significant difficulties in overuse or excessive vandalism at any of the three park sites. As required, permanent dedication plaques are located near the entrance to each park. In addition, the City follows a non-discriminatory policy in all of its actions and programs. The City hereby certifies that all revenue generated on the property was used for the development, maintenance, or operation of the subject property. No revenues were generated for or expended for non-recreation purposes, as approved under the Program of Utilization.

The expansion of the Point Vicente Interpretive Center (PVIC), as referenced in previous reports and in your letter, is underway. The proposed project, if approved, will include the construction of a 6,824 square foot addition to the existing PVIC building, an outdoor amphitheater, teaching terraces, walls and fences, parking areas (139 new parking spaces) and driveways, new landscaping, and other site amenities. The project requires approval of a Coastal Permit, Conditional Use Permit, and a Grading Permit. Grading operations for the proposed project is estimated to be a total of 18,000 cubic yards of cut and fill. Funding for the proposed expansion is to be provided by State

Ms. Joan Chaplick
Re: Biennial Report
August 26, 1998
Page 3

Measure "A" funds. The project is expected to be heard by the City's Planning Commission through a public hearing on Tuesday, September 8, 1998. Once approved, the City expects to obtain building permits and begin construction within the next six months.

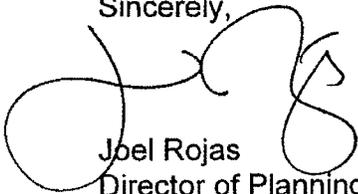
Your letter requests an update on the City's plans regarding additional development proposed for the Point Vicente Park property. As discussed above, the expansion of the Interpretive Center is underway. Additionally, the City has received applications for a Specific Plan for a large scale project proposing to incorporate portions of Point Vicente park into a public golf course. The concept plans include a resort hotel complex, residential components, and a golf course, however only the recreation oriented public golf course use would occur on the City property. At this time all applications are incomplete, and the City has not received the necessary plans from the applicant. Upon receipt of these plans, City staff will coordinate with you or any other appropriate person regarding the proposed project. The City has made no commitment to this proposed project. However, the City has authorized the project proponent to include City owned properties in the project description and applications filed with the City for review and processing.

In keeping with previous discussions and letters between the City and the National Parks Service, if a golf course were to be permitted on the Point Vicente property, it would be a public course, with property ownership retained by the City. Further, modification to the program of utilization would be coordinated with your department, and all environmental review and analysis of any such proposal would be completed in accordance with the California Environmental Quality Act (CEQA) as well as the National Environmental Protection Act (NEPA). To that end, City staff would appreciate your feedback with respect to any particular NEPA guidelines or procedures that the National Parks Service will be seeking in NEPA documents. A list of items or a set of guidelines regarding any specific NEPA information you will need would be helpful so that the City can ensure that all issues are adequately addressed in the documentation prepared for this project. In the event that any amendments to the Program of Utilization are proposed, the National Park Service will be given the opportunity to review the proposed amendments.

Ms. Joan Chaplick
Re: Biennial Report
August 26, 1998
Page 4

We hope that this report brings you up to date with the status of the implementation of the Program of Utilization, and please do not hesitate to contact me or David Snow, Principal Planner, at (310) 377-6008 if you have any questions, or need any additional information.

Sincerely,

A handwritten signature in black ink, appearing to read 'Joel Rojas', written over a large, stylized circular flourish.

Joel Rojas
Director of Planning, Building
and Code Enforcement

cc: Les Evans, City Manager
Ron Rosenfeld, Director of Recreation and Parks
Biennial Report File - Civic Center

56, 7/23



RANCHO PALOS VERDES

DEPARTMENT OF PLANNING, BUILDING, AND CODE ENFORCEMENT

August 19, 1996

Mr. Pete Sly
United States Department of the Interior
National Park Service
Pacific West Field Area
600 Harrison Street, Suite 600
San Francisco, CA 94107-1372

Subject: Biennial Compliance Report - 1996: Portions, NIKE Site 55, Point Vicente
GSA No. D-Calif-1088 (Point Vicente Park and Del Cerro Park)

Dear Mr. Sly:

The Department of Planning, Building, and Code Enforcement has received your reminder notice regarding the above referenced Biennial Compliance Report for Point Vicente Park and Del Cerro Park. Thank you for the courtesy notification.

The City of Rancho Palos Verdes is pleased to submit the final of ten required Biennial Compliance Reports for the former Federal property, "Portions, NIKE Site 55, Point Vicente, GSA No. D-Calif-1088", now known as Point Vicente Park and Del Cerro Park.

Consistent with the earlier reports regarding the subject properties, both Point Vicente and Del Cerro Parks are receiving heavy use from the public and continue to be developed and operated in accordance with the Program of Utilization, approved by your agency in December 1989. Since submittal of the last compliance report in 1994, the City estimates that the annual public facilities usage has increased by approximately two percent. Table 1, below, indicates the estimated yearly attendance rates for each park.

Table 1

1996 Estimated Park Attendance on Former Federal Lands in Rancho Palos Verdes	
Del Cerro Park	19,545
Point Vicente / Interpretive Center	61,992
Point Vicente / Civic Center	19,063
Total:	100,600

Mr. Pete Sly
Re: Biennial Report
August 19, 1996
Page 2

Over 80 percent of the total park visitors use Point Vicente Park, which is divided into an upper section, the Civic Center, and a lower section, the Interpretive Center. Less than 20 percent of the total visitors to the former Federal properties, or 19,000 persons, used Del Cerro Park, which is in a more remote area of the City.

The passage of the 1992 California Safe Neighborhood and Parks Act resulted in approximately \$2.4 million designated for expansion and renovation of the Point Vicente Interpretive Center and other miscellaneous improvements. The project is now in the design stage, as an architect has been retained to prepare concept plans. Allocation of these funds will be sought in the near future for use on this project.

Table 2, below, indicates the annual average cost of operation and maintenance for the three sites, which has not changed substantially in the past two years.

Table 2

Average Annual Operation and Maintenance on Former Federal Properties in Rancho Palos Verdes	
Del Cerro Park	\$6,636
Point Vicente / Interpretive Center	\$131,880
Point Vicente / Civic Center	\$12,180
Total:	\$150,696

The City is not experiencing any significant difficulties in overuse or excessive vandalism at any of the three park sites. As required, permanent dedication plaques are located near the entrance to each park. In addition, the City follows a non-discriminatory policy in all of its actions and programs. The City hereby certifies that all revenue generated on the property was used for the development, maintenance, or operation of the subject property. No revenues were generated for or expended for non-recreation purposes, as approved under the Program of Utilization.

In accordance with the stipulation included on the deed when the subject property was conveyed to the City, ten (10) biennial reports have been prepared, and submitted to the Department of the Interior. The stipulation language states the following:

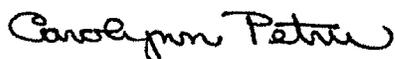
Mr. Pete Sly
Re: Biennial Report
August 19, 1996
Page 3

"4. From the date of this conveyance, the Grantee, its successors and assigns, shall submit biennial reports to the Secretary of the Interior, setting forth the use made of the property during the preceding two year period, and other pertinent data establishing its continuous use for the purposes set forth above, for 10 consecutive reports and as further determined by the Secretary of the Interior."

The City of Rancho Palos Verdes hereby requests that the Secretary of the Interior determine that no further reporting on the subject property be required. This request is based on the existing use of the parcels as parks, the intent to retain recreational uses on each of these properties into the future, and the City's continued policy of non-discrimination in all actions and programs. Please inform me of the determination with respect to future reporting requirements. In the event that any amendments to the Program of Utilization are proposed, the National Park Service will be given the opportunity to review the proposed amendments.

Thank you for consideration of discontinuing the biennial report requirement on the subject properties. If you have any questions, or need any additional information, please do not hesitate to contact me at (310) 377-6008.

Sincerely,



Carolynn Petru
Director of Planning, Building
and Code Enforcement

cc: Paul D. Bussey, City Manager
Ron Rosenfeld, Director of Recreation and Parks
Biennial Report File - Civic Center

2400(WR-RG)

JUL 01 1996

Mr. Bret Bernard, AICP
Director of Planning, Building, and
Code Enforcement
City of Rancho Palos Verdes
30940 Hawthorne Blvd.
Rancho Palos Verdes, California 90274-5391

Dear Mr. Bernard:

This is a courtesy reminder that the biennial compliance reports are due in this office on August 26, 1996, for the former Federal properties: Portions, NIKE Site 55, Point Vicente, GSA No. D-Calif-1088, now known as Point Vicente Park and Del Cerro Park. It will suffice to submit in letter form two reports containing the information listed on the attached sheet.

Photos of recent improvements or conditions at the properties would be appreciated.

Sincerely,

Pete Sly, Manager
Federal Lands to Parks Program
Pacific Great Basin System Support Office

Enclosure

SLP

2400(WR-RG)

0 8 AUG 1994

Mr. Bret B. Bernard, AICP
Director of Planning, Building,
and Code Enforcement
City of Rancho Palos Verdes
30940 Hawthorne Boulevard
Rancho Palos Verdes, CA 90274-5391

Dear Mr. Bernard:

Thank you for submitting the City's latest biennial compliance report for the former Federal properties: Portions NIKE Site 55, Point Vicente; GSA No. D-CALIF-1088, now known as Point Vicente Park and Del Cerro Park. Your report and previous site inspections indicate the properties are open and being used by the public and have generally been developed in accordance with approved plans and the terms of transfer. We look forward to working with you and your staff in the processing of the anticipated program of utilization amendment for Point Vicente Park.

Your eighth compliance report is accepted.

Sincerely,

Pete Sly, Manager
Federal Lands to Parks Program

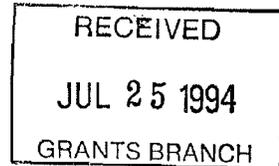
PSly:meg:7/28/94:744-3972:(PS\THANKS)



RANCHO PALOS VERDES

July 18, 1994

Pete Sly
National Park Service
Western Region
450 Golden Gate Avenue, Box 36063
San Francisco, CA 94102



**SUBJECT: Biennial Compliance Report 1994: Portions, NIKE Site 55, Point Vicente
GSA No. D-Calif-1088
(Point Vicente Park and Del Cerro Park)**

Dear Mr. Sly:

Thank you for your courtesy reminder of July 12, 1994. Although we were in the process of preparing this report when we received your letter, we certainly appreciate your thoughtfulness.

The City of Rancho Palos Verdes is pleased to provide the National Park Service with the ninth of ten required Biennial Compliance Reports for the former Federal property, "Portions, NIKE Site 55, Pointe Vicente, GSA No. D-Calif-1088", now known as Point Vicente and Del Cerro Parks.

Consistent with our earlier reports, both Point Vicente and Del Cerro Park are receiving heavy use from the public and continue to be developed and operated in accordance with the conceptually approved program of utilization, which was approved by your agency in December 1989. Since the submittal of the last Compliance Report in 1992, the City estimates that the annual public attendance at these park facilities has increased by 5%. Table 1, below, indicates the 1994 estimated yearly attendance figures for each park.

Table 1

1994 Estimate of Park Attendance on Federal Lands in Rancho Palos Verdes	
Del Cerro Park	19,162
Point Vicente/Interpretive Center	66,659
Point Vicente/Civic Center	18,690
TOTAL	104,511

Biennial Compliance Report

July 18, 1994

Page 2 of 3

Over 80% of the total park's visitors use Point Vicente Park, which is divided into an upper section, the City's Civic Center, and a lower section, the Interpretive Center. Less than 20% of the former Federal properties' total visitors, or 19,000 plus, used Del Cerro Park, which is in a more remote location in the City.

Please be advised that with the passage of the 1992 California Safe Neighborhood and Parks Act, apparently \$2.4 million has been allocated for the expansion and renovation of the Point Vicente Interpretive Center and other miscellaneous improvements.

Table 2 (below) indicates the annual average cost of Operation and Maintenance for the three sites. As soon as plans are formalized for use of the \$2.4 million in allocated funds, expansion and additional improvements of the parks will be initiated. Please note that the costs for the Point Vicente Interpretive Center include staffing and maintenance costs.

Table 2

Average Annual Operation and Maintenance on Federal Lands in Rancho Palos Verdes	
Del Cerro Park	\$ 6,636
Point Vicente/Interpretive Center	\$131,880
Point Vicente/Civic Center	\$ 12,180
TOTAL	\$150,696

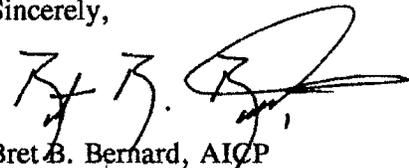
Although there has been a minimal increase in the amount of vandalism, particularly at the Point Vicente Interpretive Center, the City is not experiencing any significant difficulties in overuse or excessive vandalism at any of the three park sites. As required, permanent dedication plaques are located near the entrance of each park. In addition, the City follows a non-discriminatory policy in all of its actions and programs. The City hereby certifies that all revenues generated on the property were used for the development, maintenance, or operation of the subject property. No revenues were generated for or expended for non-recreation purposes, as approved under the Program of Utilization.

I sincerely hope that the information contained in this Compliance Report is satisfactory. As mentioned in previous correspondence, the City is continuing to pursue an amendment to the approved Program of Utilization and we will be contacting you again in the near future to discuss any Program changes. However, until such time as the amendment(s) are submitted and approved, the City will, of course, continue to operate the sites in accordance with the current Program of Utilization. As requested, the National Park Service will be given the opportunity to

Biennial Compliance Report
July 18, 1994
Page 3 of 3

review any proposed improvements that represent changes from the approved Program of Utilization. Should you have any questions or require any additional information, please feel free to contact me at (310) 377-6008.

Sincerely,



Bret B. Bernard, AICP
Director of Planning, Building,
and Code Enforcement

xc: Paul D. Bussey, City Manager
Carolynn Petru, Planning Administrator
George Rodericks, Code Enforcement Officer

SLV

2400(WR-RG)

Mr. Bret Bernard
Director of Environmental Services
City of Rancho Palos Verdes
30940 Hawthorne Blvd.
Rancho Palos Verdes, California 90274-5391

Dear Mr. Bernard:

This is a courtesy reminder that the biennial compliance reports are due in this office on August 26, 1994, for the former Federal properties: Portions, NIKE Site 55, Point Vicente, GSA No. D-Calif-1088, now known as Point Vicente Park and Del Cerro Park. It will suffice to submit in letter form two reports containing the information listed on the attached sheet.

Photos of recent improvements or conditions at the properties would be appreciated.

Sincerely,

Pete Sly, Manager
Federal Lands to Parks Program
Western Region

Enclosure

PSly:meg:6/30/94:744-3972:(AUGEVEN)

2400 (WR-RG)

September 8, 1992

BRET BERNARD
Mr. ~~Dudley Onderdonk~~
Director of Environmental Services
City of Rancho Palos Verdes
30940 Hawthorne Boulevard
Rancho Palos Verdes, California 90274-5391

Dear Mr. Onderdonk:

Thank you for submitting the latest biennial compliance reports for the former Federal properties: Portions, NIKE Site 55, Point Vicente, GSA No. D-Calif-1088, now known as Point Vicente Park and Del Cerro Park. Your reports and previous site inspections indicate that, although well behind the original anticipated development timetable, the properties are being developed and used generally in accordance with approved plans and the terms of transfer.

Our letter to former Director Robert Benard dated April 18, 1991 (copy enclosed), discussed the National Park Service reaction to the City's most recent plans for amending the approved program of utilization for Point Vicente Park. We outlined our concerns and the need for additional information regarding various aspects of the proposal involving expansion of the interpretive center and development of an 18-hole golf course using adjoining privately-owned lands. We understand that proposal is no longer being pursued, but the City is still interested in amending the current utilization plan. We are eager to see the City move forward with a viable and mutually acceptable plan for the continued development of Point Vicente Park and would be willing to meet with you to discuss the City's latest proposal for the site. Please let us know when and where you would like to meet; although budgetary concerns may limit our travel options.

We are accepting the City's seventh compliance reports for Point Vicente and Del Cerro Parks and look forward to an early meeting with you to resolve the issues relating to the appropriate and

SS
CHARLES
MURRAY
CHARLES
9/18

timely continued development of the former NIKE site. We appreciate your cooperation in this matter.

Sincerely,

(Sgd) John D. Cherry

John D. Cherry
Associate Regional Director
Resource Management and Planning

Enclosure

PSly:meg:9/8/92:744-3972:(PS\PTVICOMP)

Slg 9/3



RANCHO PALOS VERDES

Mayor JOHN C. McTAGGART
Mayor Pro Tem SUSAN BROOKS
Councilwoman JACKI BACHARACH
Councilman STEVEN T. KUYKENDALL
Councilman ROBERT E. RYAN

August 19, 1992

RECEIVED
SEP 03 1992
GRANTS BRANCH

Mr. John D. Cherry
Associate Regional Director
Resource Management Planning
National Parks Service - Western Region
600 Harrison Street, Suite 600
San Francisco, CA 94107-1372

Dear Mr. Cherry:

The City of Rancho Palos Verdes is submitting its Biennial Compliance Report for former Federal property: Nike Site 55, Point Vincente, GSA No. D-Calif - 1088 (Point Vincente Park) and Del Cerro Park. The city of Rancho Palos Verdes is continuing to pursue an amendment to the approved program of utilization and we would like to meet with you to discuss the program changes.

Both Point Vincente and Del Cerro Park are receiving heavy use from the public and they are being developed in accordance with the conceptually approved program of utilization which was approved in December 1989. Table 1 outlines the attendance figures from these facilities. These facilities receive a total of about 100,000 visitors each year. About 80% of the visitors use Point Vincente which is divided into an upper section, the Civic Center, and a lower section, and the Interpretive Center on a bluff overlooking the ocean.

**TABLE 1
PARK ATTENDANCE ON FEDERAL LANDS IN RANCHO PALOS VERDES**

Del Cerro Park	18,250
Point Vincente/Interpretive Center	63,485
Point Vincente/Civic Center	17,800
Total	99,635
Source: Mary Thomas, Director of Recreation & Parks, City of Rancho Palos Verdes	

Less than 20% of the visitors use Del Cerro Park which is in a more remote location. Although city finances are severely limited, the City is continuing with the very slow development of both parks. The 1992 Park Act, if passed by the Los Angeles County voters this fall, will provide approximately

Point Vincente Interpretive/Civic Center
August 19, 1992

\$3 million for expansion of the Point Vincente Interpretive Center and other improvements. If the County Park Act is successful, additional funds will also be made available for operation and maintenance. Table 2 outlines the city's average operation and maintenance cost for the parks. The annual operation and maintenance cost is slightly over \$200,000/year. Unfortunately, the city's financial difficulties preclude an accurate estimate of completion of Point Vincente Park. No city capital funds are budgeted or proposed for the next biennial to improve either Point Vincente or Del Cerro Park. As you well know, the California state budget crisis is having a severe impact on California cities. Without a state budget, the City is not in a financial position to commit additional capital funds to improve either Pointe Vicente or Del Cerro Park at this time. We hope to make additional improvements in the future, as soon as our funding situation is stabilized.

TABLE 2
Average Annual Operation and Maintenance on Federal Lands in Rancho Palos Verdes

Del Cerro Park	12,800
Point Vincente/Interpretive Center	139,500
Point Vincente/Civic Center	48,320
Total	201,620
Source: Mary Thomas, Director of Recreation & Parks City of Rancho Palos Verdes	

The answer to your other Compliance Report questions are as follows:

1. The city is not experiencing overuse or vandalism problems in the parks.
2. Permanent dedication plaques are located near the entrance of both parks.
3. The city of Rancho Palos Verdes follows a non-discriminatory policy in all of its actions and programs.

Point Vincente Interpretive/Civic Center
August 19, 1992

We trust that this letter addresses the areas required in the Biennial Compliance Report. Should you have any questions, please call me at (310) 377-6008.

Sincerely,

cc: Paul Bussey
Mary Thomas

(Letter #26 "Cherry Park")

SIX
MURRAY
CHERRY
8/27

2400 (WR-RG)

August 27, 1990

Mr. Robert Benard
Director of Environmental Services
City of Rancho Palos Verdes
30940 Hawthorne Boulevard
Rancho Palos Verdes, California 90274-5391

Dear Mr. Benard:

Thank you for the timely submission of the City's biennial compliance reports for the former Federal properties: Portions, NIKE Site 55, Point Vicente, GSA No. D-Calif-1088, now known as Point Vicente Park (Interpretive Center and Civic Center sites) and Del Cerro Park. Your reports and site inspections last year indicate the properties are being developed and used in accordance with previously approved plans and the terms of transfer.

In our February 14, 1990, letter to you we gave conceptual approval to the City's preliminary revised program of utilization with the stipulation that before final NPS approval (and GSA concurrence) could be granted, the several concerns outlined in that letter would have to be satisfactorily resolved. As you are aware, our main concerns involve the layout and operation of the proposed golf course and the expanded interpretive center complex. We would appreciate receiving a status report on the City's latest planning efforts, particularly those addressing our concerns, and the anticipated timeframe for submitting for our review more detailed information on the various components of the new utilization plan. We appreciate your cooperation in this matter and look forward to working with you toward a timely resolution of these issues and the successful implementation of this very imaginative new plan.

Sincerely,

(Sgd) John D. Cherry

John D. Cherry
Associate Regional Director
Resource Management and Planning

PSly:8/24/90:556-8360:(SITE55)

52 8/23
AUG 23 1990



RANCHO PALOS VERDES

Mayor MELVIN W. HUGHES
Mayor Pro Tem JOHN C. McTAGGART
Councilman DOUGLAS M. HINCHLIFFE
Councilman ROBERT E. RYAN
Councilwoman JACKI BACHARACH

August 21, 1990

Mr. John D. Cherry
National Park Service
Western Region
450 Golden Gate Avenue, Box 36063
San Francisco, CA 94102

Subject: Biennial Compliance Report: NIKE Site 55, Point Vicente,
GSA No. D-Calif-1088
(Point Vicente Park and Del Cerro Park)

Dear Mr. Cherry:

The City of Rancho Palos Verdes is pleased to provide the National Park Service with a Biennial Compliance Report for the former federal property now known as Pt. Vicente and Del Cerro Parks.

(1) Facility Utilization

Both Pt. Vicente (Interpretive Center and City Hall) and Del Cerro Parks are receiving public use and are being developed in accordance with the terms of the program of utilization and other approved plans. As will be discussed later, the City is engaged in the development of a revised program of utilization for Pt. Vicente Park.

Over the past two year period, approximately 141,650 people have visited Pt. Vicente Park annually, and approximately 20,500 have visited Del Cerro Park annually.

Pt. Vicente Park (Interpretive Center)

- (a) The facility is 50 percent complete.
- (b) The full completion of the facility as described in the current program of utilization is expected in 5 to 7 years. With the anticipated revisions to the program of utilization, the facility is expected to be completed in the same period.

Pt. Vicente Park (City Hall)

- (a) The facility is 15 percent complete.
- (b) The full completion of the facility as described in the current program of utilization is expected in 8 to 10 years. With the anticipated revisions to the program of utilization, the facility is expected to be completed in 5 to 7 years.

Mr. John D. Cherry
August 21, 1990

Del Cerro Park

- (a) The facility is 60 percent complete.
- (b) The full completion of the facility as described in the current program of utilization is expected in 5 years.

(2) Proposed modifications

Pt. Vicente Park (Interpretive Center and City Hall)

The City has spent the last year investigating a revision to the program of utilization. Conceptual plans have been developed which propose, in substantially more detail, the placement of the Civic Center, Senior Citizen Center, Restrooms, Village Green, Public Amphitheater, Athletic Field, Paddle Tennis Courts, Emergency Helipad, Circulation and Public Parking and Trails. This plan also anticipates the accommodation of a portion of an 18-hole municipal golf course, clubhouse/restaurant and expanded Interpretive Center facilities (see attached conceptual plan).

Del Cerro Park

No modifications to the program of utilization are anticipated.

(3) Developments and Improvements

Pt. Vicente Park (Interpretive Center and City Hall)

No improvements were scheduled for this reporting period. Annual operation and maintenance costs are estimated to be approximately \$55,000.

Del Cerro Park

Blufftop safety railing has been installed at a cost of \$11,202. Additionally, anticipated improvements at this facility, resulting from the adoption of the Parks Master Plan (attached), include the addition of a public restroom, tot lot, pedestrian trail and picnic tables. Annual operation and maintenance costs are estimated to be approximately \$8,500.

(4) Improvements Budgeted

No improvements are scheduled for this budget year nor anticipated for the next reporting period. Changes in the City's financial condition may result in budgeted improvements.

Mr. John D. Cherry
August 21, 1990

(5) Problems

Pt. Vicente Park (Interpretive Center)

Incidents of graffiti on the building and vandalism to the parking bollards have increased slightly. As a deterrent, the City has closed access to the overflow Coast Guard parking lot to eliminate nighttime access to the site.

Pt. Vicente (City Hall) and Del Cerro Park

No incidents of vandalism at these two facilities have occurred.

(6) Signage

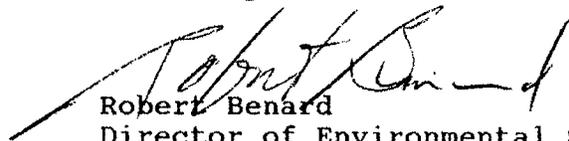
Permanent signage has been posted at all sites, near the point of principal access, indicating that the property is a park/recreation area and has been acquired from the Federal government for the use by the general public.

(7) Nondiscrimination

The City of Rancho Palos Verdes follows a policy of nondiscrimination in all of its actions and programs.

Thank you for this opportunity to provide you an update on the City's activities regarding Pt. Vicente and Del Cerro Parks. If you have further questions we will be pleased to respond.

Sincerely,

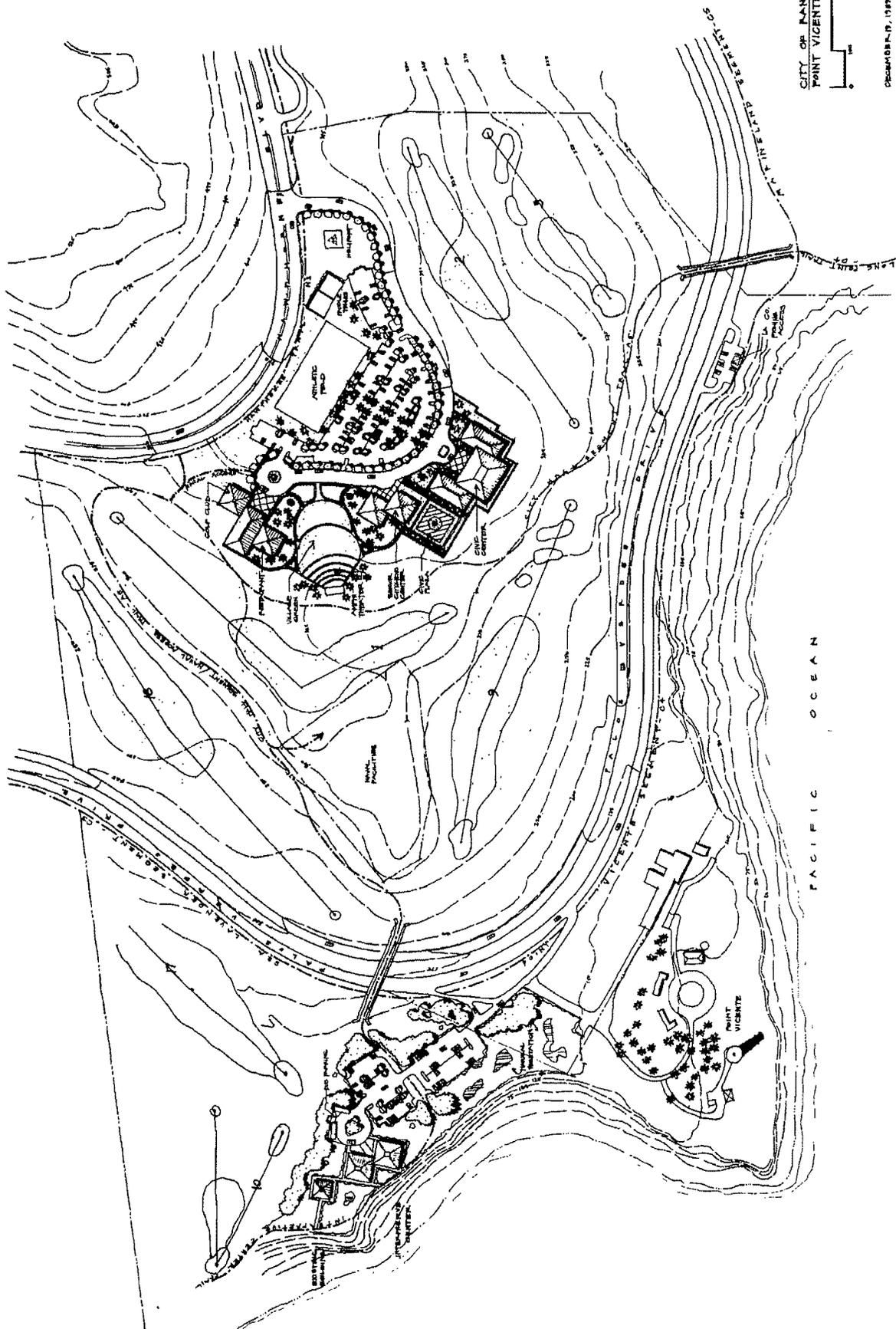


Robert Benard
Director of Environmental Services

Attachments:

Point Vicente Park/Civic Center Conceptual Site Plan
Parks Master Plan

cc: Paul Bussey, City Manager



CITY OF RANCHO FALOS VENEDOS
 POINT VICENTE PARK AND CIVIC CENTER



DECEMBER 17, 1987
 THE BIRD GROUP
 1711 851

PACIFIC OCEAN

SLY

2400 (WR-RG)

JUN 30 1990

Mr. Robert Benard
Director of Environmental Services
City of Rancho Palos Verdes
30940 Hawthorne Blvd.
Rancho Palos Verdes, California 90274-5391

Dear Mr. Benard:

This is a courtesy reminder that the biennial compliance reports are due in this office on August 26, 1990, for the former Federal properties: Portions, NIKE Site 55, Point Vicente, GSA No. D-Calif-1088, now known as Point Vicente Park and Del Cerro Park. It will suffice to submit in letter form two reports containing the information listed on the attached sheet.

Photos of recent improvements or conditions at the properties would be appreciated.

Sincerely,

John D. Cherry
Associate Regional Director
Resource Management and Planning

Attachment

PSly:lnv:6/28/90:556-8360:(AUGEVEN)

October 22, 2003

Mr. Gary Munsterman
United States Department of the Interior
National Park Service
Pacific Great Basin Support Office
1111 Jackson St. Suite 700
Oakland, CA 94607

Subject: Biennial Compliance Report – 1999-2002: Portions, NIKE Site 55, Point Vicente GSA No. D-Calif-1088 (Point Vicente Park and Del Cerro Park)

Dear Mr. Munsterman,

The City of Rancho Palos Verdes is pleased to submit the 1999-2002 Biennial Compliance Report for the former Federal property, "Portions, NIKE Site 55, Point Vicente, GSA No. D-Calif-1088", now known as Point Vicente Park and Del Cerro Park. As your records may reveal, a 1999-2000 Biennial Compliance Report was not submitted to the National Park Service because the City was considering a request by a private developer, Destination Development, to amend the Program of Utilization (POU). The proposed amendment would have allowed a public golf course on approximately 68 acres of what is referred to as the Upper Point Vicente Park. The City Council, after considering hundreds of public comment letters and several hours of public testimony, on October 16, 2001 denied the applicant's request to include Upper Point Vicente Park as a golf course use, as part of the applicant's development application. The applicant's project, which was subsequently revised to exclude City land, was eventually approved by the City Council on August 28, 2002 and the California Coastal Commission on June 11, 2003. Since a final approval for the project was not rendered until this year, the City withheld the processing of this report until now. Therefore, the City respectfully requests that the National Park Service accept this Report for the years between 1999 and 2002.

For purposes of this report, and consistent with the local nomenclature, Point Vicente Park is divided into two parts: Upper Point Vicente, consisting of the area landward of Palos Verdes Drives South and West which is the location of the civic center facilities, and Lower Point Vicente which is seaward of Palos Verdes Drive South and the location of the Point Vicente Interpretive Center.

Park Visitation

Consistent with the earlier reports regarding the subject properties, both Upper Point Vicente and Del Cerro Parks receive heavy use from the public and continue to be developed and/or operated in accordance with the Program of Utilization, approved by your agency in December 1989. Since submittal of the last compliance report in 1998, the City estimates that the annual public facilities usage has increased by approximately one percent at these facilities. However, due to closure of the Lower Point Vicente Park and the Point Vicente Interpretive Center for reasons discussed below, the attendance at PVIC has decreased from 62,612 to zero. Table One, below, indicates the estimated yearly attendance rates for each park.

TABLE ONE

1999-2002 Estimated Park Attendance on Former Federal Lands		
Park Name	1999-2000	2001-2002
Del Cerro Park	19,938	20,137
Lower Point Vicente (Point Vicente Interpretive Center) ¹	63,050	0
Upper Point Vicente (Civic Center)	19,447	19,641
Total:	39,385	39,778

Historically, over eighty (80) percent of the total park visitors have used Upper or Lower Point Vicente Park, while twenty (20) percent used Del Cerro Park. During this reporting period, however, the split is close to 50% of users visiting Del Cerro Park and 50% visiting Upper Point Vicente.² This pattern change is mainly due to the temporary closure of the Interpretive Center. It should be noted that Upper Point Vicente did not receive a notable increase in attendance because of the temporary closure of Lower Point Vicente. This may be attributed to the fact that people visiting Lower Point Vicente were seeking an experience associated to the Interpretive Center and its surrounding grounds. Nonetheless, the Lower Point Vicente Park was partially reopened to the public in February 2003. The City anticipates the park's attendance to gradually increase until the expansion and renovations to the Interpretive Center are completed and can accommodate its original capacity.

1 The Lower Point Vicente Park and the Interpretive Center Facility were closed on August 29, 1999 due to Lead Contamination. Therefore public usage of the site did occur for a significant portion of this reporting period. The estimated attendance for this reporting period is based on the 1997-1998 reporting period up through August 1999.

2 These are estimates based on past Biennial Reports and Staff observations.

Operation and Maintenance Costs

Table Two, below, indicates the annual estimated cost of operation and maintenance for the three park sites between the years of 1999 and 2002. The costs for the Upper Point Vicente and Del Cerro Parks have been adjusted according to the following percentage increase based on the Consumer Price Index (CPI): 1999 – 1.9%; 2000- 3.4%; 2001 – 2.8%; and 2002 – 1.6%. The Lower Point Vicente Park reopened to the public in February 2003. It had been closed since August of 1999 due to the discovery of lead contaminated soil. The closure of the Lower Point Vicente Park and the Interpretative Center resulted in unusually low maintenance costs for that facility from what was typically reported (see table below) ³. Maintenance costs typically involve the everyday operations, such as maintenance of park grounds and the staffing of the Interpretative Center. The costs associated with the lead contamination cleanup project is estimated to be \$4 million, a one time cost which has been shared by the Army Corps of Engineers and the City.

TABLE TWO

Operation and Maintenance Costs for Former Federal Properties in Rancho Palos Verdes				
Park Name	1999	2000	2001	2002
Del Cerro Park	\$16,304.00	\$16,858.00	\$17,330.00	17,607.00
Lower Point Vicente (Point Vicente Interpretive Center)	\$161,848.00	\$5,095.00	\$5,268.00	\$5,415.00
Upper Point Vicente (Civic Center)	\$24,863.00	\$25,708.00	\$26,427.00	\$26,849.00
Total:	\$203,015.00	\$47,661.00	\$49,025.00	\$49,871.00

The City is not experiencing any significant difficulties in overuse or excessive vandalism at any of the three park sites. As required, permanent dedication plaques are located near the entrance to each park. In addition, the City follows a non-discriminatory policy in all of its actions and programs. The City hereby certifies that all revenue generated on the property was used for the development, maintenance, or operation of the subject property. No revenues were generated for or expended for non-recreation purposes, in accordance with the Program of Utilization.

The expansion of the Point Vicente Interpretive Center (PVIC), as described in the 1998 Report, was placed on hold pending the completion of the lead contamination issue

³ Based on a conversation with the Director of Public Works, Dean Allison, on September 8, 2003.

described above, which was subsequently completed in February 2003. The Lower Point Vicente Park is now partially re-opened to the public. The portion of the area that remains closed to the public consists of the Point Vicente Interpretive Center and the surrounding park area to allow for the construction of the building expansion to the Interpretive Center. The expansion project is estimated to be completed by Spring 2005.

Future Biennial Reports

In accordance to the stipulation included on the deed when the subject property was conveyed to the City, ten (10) biennial reports are required to be prepared and submitted to the Department of Interior. The stipulation language states the following:

“4. From the date of this conveyance, the Grantee, its successors and assigns, shall submit biennial reports to the Secretary of the Interior, setting forth the use made of the property during the proceeding two year period, and other pertinent data establishing its continuous use for the purposes set forth above, for 10 consecutive reports and as further determined by the Secretary of Interior.”

On August 19, 1996, the City of Rancho Palos Verdes requested that the Secretary of the Interior determine that no further reporting on the subject property be required since ten (10) biennial reports have been prepared and submitted to the Secretary of the Interior. On August 26, 1996, the Secretary of the interior denied the City's request because “the original plan (Program of Utilization) and several modifications were never completed.” As noted in the August 26, 1996 letter, the City filed a major revision to the plan in January of 1990, which was only conceptually approved because of several issues raised regarding the plan. The letter continued to state that until the outstanding issues are addressed and the plan is finalized the City would be required to continue submitting the Biennial Reports.

The issues raised by the Secretary of the Interior regarding the plan revisions proposed in 1990 were not formally addressed because of the City's on-going consideration of using portion of the property for a proposed golf course. As noted earlier, the City Council in 2001 removed the Upper Point Vicente Park from consideration as a potential public golf course. Instead, the City is proposing to dedicate 55-acres of the Upper Point Vicente Park towards the establishment of a habitat preserve under the City proposed Natural Communities Conservation Plan (NCCP). The remaining 15-acres will continue to be utilized by the general public for active and passive recreational activities. As such, the City of Rancho Palos Verdes respectfully requests that the Secretary of the Interior re-consider the suspension of the Biennial Reports. This request is based on the existing use of the parcels as public parks, the intent to retain recreational uses on each of these properties into the future, and the City's continued policy of non-discrimination in all actions and programs. Please inform me of the

determination with respect to future reporting requirements. In the event that any amendments to the Program of Utilization are proposed, the National Park Service will given the opportunity to review the proposed amendments.

We hope that this report brings you up to date with the status of the implementation of the Program of Utilization, and please do not hesitate to contact me or Ara Michael Mihranian, Senior Planner, at (310) 544-5228 if you have any questions or need any additional information.

Sincerely,

Joel Rojas
Director of Planning, Building
and Code Enforcement

Dean Allison
Director of Public Works

Ron Rosenfeld
Director of Recreation and Parks

c: Les Evans, City Manager
Carol Lynch, City Attorney
Dean Allison, Director of Public Works
Ron Rosenfeld, Director of Recreation and Parks
Biennial Report File - Civic Center



RANCHO PALOS VERDES

DEPARTMENT OF PLANNING, BUILDING, AND CODE ENFORCEMENT

August 26, 1998

Ms. Joan Chaplick
United States Department of the Interior
National Park Service
Pacific West Field Area
600 Harrison Street, Suite 600
San Francisco, CA 94107-1372

Subject: Biennial Compliance Report - 1996: Portions, NIKE Site 55, Point Vicente
GSA No. D-Calif-1088 (Point Vicente Park and Del Cerro Park)

Dear Ms. Chaplick:

The Department of Planning, Building, and Code Enforcement has received your reminder notice regarding the above referenced Biennial Compliance Report for Point Vicente Park and Del Cerro Park. Thank you for the courtesy notification.

The City of Rancho Palos Verdes is pleased to submit the 1998 Biennial Compliance Report for the former Federal property, "Portions, NIKE Site 55, Point Vicente, GSA No. D-Calif-1088", now known as Point Vicente Park and Del Cerro Park.

Consistent with the earlier reports regarding the subject properties, both Point Vicente and Del Cerro Parks are receiving heavy use from the public and continue to be developed and/or operated in accordance with the Program of Utilization, approved by your agency in December 1989. Since submittal of the last compliance report in 1996, the City estimates that the annual public facilities usage has increased by approximately one percent. Table 1, below, indicates the estimated yearly attendance rates for each park.

Table 1

1997 Estimated Park Attendance on Former Federal Lands in Rancho Palos Verdes	
Del Cerro Park	19,740
Point Vicente / Interpretive Center	62,612
Point Vicente / Civic Center	19,254
Total:	101,606

Ms. Joan Chaplick
Re: Biennial Report
August 26, 1998
Page 2

Over 80 percent of the total park visitors use Point Vicente Park, which is divided into an upper section, the Civic Center, and a lower section, the Interpretive Center. Less than 20 percent of the total visitors to the former Federal properties used Del Cerro Park, which is in a more remote area of the City.

Table 2, below, indicates the annual average cost of operation and maintenance for the three sites. These figures have increased since the last report due to changes in the tracking of maintenance costs for areas throughout the City, allowing staff to better allocate costs to specific properties.

Table 2

Average Annual Operation and Maintenance on Former Federal Properties in Rancho Palos Verdes	
Del Cerro Park	\$16,000
Point Vicente / Interpretive Center	\$158,830
Point Vicente / Civic Center	\$24,400
Total:	\$199,230

The City is not experiencing any significant difficulties in overuse or excessive vandalism at any of the three park sites. As required, permanent dedication plaques are located near the entrance to each park. In addition, the City follows a non-discriminatory policy in all of its actions and programs. The City hereby certifies that all revenue generated on the property was used for the development, maintenance, or operation of the subject property. No revenues were generated for or expended for non-recreation purposes, as approved under the Program of Utilization.

The expansion of the Point Vicente Interpretive Center (PVIC), as referenced in previous reports and in your letter, is underway. The proposed project, if approved, will include the construction of a 6,824 square foot addition to the existing PVIC building, an outdoor amphitheater, teaching terraces, walls and fences, parking areas (139 new parking spaces) and driveways, new landscaping, and other site amenities. The project requires approval of a Coastal Permit, Conditional Use Permit, and a Grading Permit. Grading operations for the proposed project is estimated to be a total of 18,000 cubic yards of cut and fill. Funding for the proposed expansion is to be provided by State

Ms. Joan Chaplick
Re: Biennial Report
August 26, 1998
Page 3

Measure "A" funds. The project is expected to be heard by the City's Planning Commission through a public hearing on Tuesday, September 8, 1998. Once approved, the City expects to obtain building permits and begin construction within the next six months.

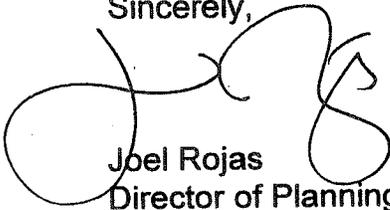
Your letter requests an update on the City's plans regarding additional development proposed for the Point Vicente Park property. As discussed above, the expansion of the Interpretive Center is underway. Additionally, the City has received applications for a Specific Plan for a large scale project proposing to incorporate portions of Point Vicente park into a public golf course. The concept plans include a resort hotel complex, residential components, and a golf course, however only the recreation oriented public golf course use would occur on the City property. At this time all applications are incomplete, and the City has not received the necessary plans from the applicant. Upon receipt of these plans, City staff will coordinate with you or any other appropriate person regarding the proposed project. The City has made no commitment to this proposed project. However, the City has authorized the project proponent to include City owned properties in the project description and applications filed with the City for review and processing.

In keeping with previous discussions and letters between the City and the National Parks Service, if a golf course were to be permitted on the Point Vicente property, it would be a public course, with property ownership retained by the City. Further, modification to the program of utilization would be coordinated with your department, and all environmental review and analysis of any such proposal would be completed in accordance with the California Environmental Quality Act (CEQA) as well as the National Environmental Protection Act (NEPA). To that end, City staff would appreciate your feedback with respect to any particular NEPA guidelines or procedures that the National Parks Service will be seeking in NEPA documents. A list of items or a set of guidelines regarding any specific NEPA information you will need would be helpful so that the City can ensure that all issues are adequately addressed in the documentation prepared for this project. In the event that any amendments to the Program of Utilization are proposed, the National Park Service will be given the opportunity to review the proposed amendments.

Ms. Joan Chaplick
Re: Biennial Report
August 26, 1998
Page 4

We hope that this report brings you up to date with the status of the implementation of the Program of Utilization, and please do not hesitate to contact me or David Snow, Principal Planner, at (310) 377-6008 if you have any questions, or need any additional information.

Sincerely,



Joel Rojas
Director of Planning, Building
and Code Enforcement

cc: Les Evans, City Manager
Ron Rosenfeld, Director of Recreation and Parks
Biennial Report File - Civic Center

Western
(Region)

COMPLIANCE INSPECTION REPORT

5/16/89
(Date)

1. Name and GSA No.: L.A.D.A. NIKE 55 (Pt. Vicente) D-Calif-1088
2. Owned by: City of Rancho Palos Verdes/L.A. County
3. Property's Other Name: Point Vicente Park and Del Cerro Park
4. Administered by: City of Rancho Palos Verdes
5. Date of Transfer: 8/25/78
6. Date of Inspection and By Whom: 5/16/89: William Sly
7. Findings: (Summary of changes in use of facility since last report. Include statement as to whether development and/or use are in compliance with the terms of the deed. Note any evidence of non-compliance with Title VI of the Civil Rights Act of 1964).

Del Cerro Park remains unchanged from my last visit (4/21/86). It is well-maintained (large turfing area and paved parking) and offers spectacular views of the Palos Verdes Peninsula and coastline; however, it could use some additional park amenities such as picnic tables/benches, tot lot, restroom, etc. City had plans for such facilities but ran out of funds and such improvements are not currently scheduled.

Pt. Vicente Park - The 26-acre site below the highway (Palos Verdes Dr.) leased from the County continues to be well-maintained and heavily used. The interpretive center/museum (funded with a L&WCF grant) overlooking the rugged coastline is an exceptional facility in a very scenic setting. The paved walking trail along the bluff overlooking the ocean with sitting benches and native landscaping is very attractive and nicely compliments the interpretive center. Two large paved parking areas, picnic facilities and additional landscaping support this excellent passive park.

The 69-acre upper site around the City's civic center complex (2 former military bldgs. converted to City offices) receives limited public recreational use (tennis court, parcourse, sand volleyball court, barbeque facility). An open play field (soccer/football) above the relocated entrance road is under development and should be completed within the next year or so. The site is not particularly attractive due to the remaining buildings and the open storage of construction equipment and building materials. The City has spent money refurbishing the buildings to accommodate its office requirements but little for public park/recreation improvements. The City is currently

negotiating with 2 adjoining property owners to develop an 18-hole golf course partly on Pt. Vicente Park property and partly on private lands (it would be a public course controlled by the City through a concession agreement with a private operator). It is anticipated that the City Council will give the go-ahead to the conceptual plan early in July. I discussed NPS and GSA involvement in the review process (major changes in Utilization Plan) with Bob Benard (Environmental Services Director) and the City Manager and pointed out some of our concerns and potential problems. If implemented as currently conceived by the City, the project could be quite unique and would resolve the question of what to do with the remaining undeveloped portion of Pt. Vicente Park.

8. **Action Required:** (When necessary; include or attach statement of any compliance action requested of the grantee by the Region)

Keep abreast of the City's plans for the golf course in order to ensure NPS and GSA early review opportunities.

A handwritten signature in cursive script, appearing to read "W. A. ...", is written over a horizontal line.

Signature

2400 (WR-RG)

October 19, 1988

Mr. Robert Benard
Director of Environmental Services
City of Rancho Palos Verdes
30940 Hawthorne Blvd.
Rancho Palos Verdes, California 90274-5391

Dear Mr. Benard:

Thank you for submitting the City's latest biennial compliance reports for the former Federal properties: Portions, NIKE Site 55, Point Vicente, GSA No. D-Calif-1088, now known as Point Vicente Park and Del Cerro Park. Your reports and past site inspections indicate both properties are being developed and used in accordance with approved plans and the terms of conveyance.

We were pleased to note in your report that improvements continue to be made to Point Vicente Park. We were particularly pleased to see that development of a soccer field is underway on the upper portion of the Park near City Hall. Will this facility be completed and open for use during this next two year reporting period and will it be open on a regular basis for general public use? If it would not be too much trouble, we would appreciate receiving a photograph of the soccer field upon its completion.

As far as Del Cerro Park is concerned, the City's original plans called for installation of picnic tables, a tot lot, and drinking fountain by July 1986 (outlined in the August 21, 1984 compliance report). Are these facilities no longer scheduled for development?

We would appreciate hearing from you on these additional items at your earliest convenience and thank you in advance for your cooperation.

Sincerely,

John D. Cherry
Associate Regional Director
Resource Management and Planning

PSly:lnv:10/19/88:556-8360:(nike55)

SG 10/17
OCT 18/1988



RANCHO PALOS VERDES

Mayor ROBERT E. RYAN
Mayor Pro Tem JACKI BACHARACH
Councilman DOUGLAS M. HINCHLIFFE
Councilman MELVIN W. HUGHES
Councilman JOHN C. McTAGGART
City Manager DENNIS McDUFFIE

October 13, 1988

Mr. John D. Cherry
Associate Regional Director
Resource Management and Planning
Western Region, National Parks Service
Post Office Box 36063
San Francisco, CA 94102

RE: Biennial Compliance Report: Nike Site 55, Pt. Vicente
GSA No. D-Calif-1088
(Pt. Vicente Park and Del Cerro Park)

Dear Mr. Cherry:

The City of Rancho Palos Verdes is pleased to provide the National Parks Service with a Biennial Compliance Report for the former federal property now known as Pt. Vicente and Del Cerro Parks. We apologize for any confusion caused by our previous submittals. We believe this report will address the information you require.

Both Pt. Vicente and Del Cerro Parks are receiving public use and are being developed in accordance with the terms of the program of utilization and other approved plans.

Approximately 100,000 people visit Pt. Vicente Park annually, with an estimated 11,000 persons attending Del Cerro Park. There have been no proposed modifications to the program of utilization for either park since our last report.

The following describes developments and improvements made during the two-year reporting period, including costs of development and operation and maintenance.

PT. VICENTE PARK (Interpretive Center)

A. Development and improvements were limited to new landscaping, corrections to surface parking, grading and soil stabilization. Installation of a new stairway and handrail and better drainage was also accomplished.

Cost of development: \$266,700

No improvements are projected for the next two years.

B. Operation and maintenance costs, including landscaping, irrigation, parking lot, and natural areas.

Cost of operation and maintenance: \$30,000 (annual average)

Mr. John D. Cherry
October 11, 1988
Page 2

PT. VICENTE PARK (CITY HALL)

- A. Substantial improvements have been made to convert the former School District Building (recently purchased by the City from GSA) into useable office space. These facilities are now being used with the other existing City Hall offices (also recently upgraded) as a City Hall office.

Cost of development \$266,700.

The City is currently constructing a soccer field at a cost of \$5,000 for construction inspection and administration. The actual cost of construction is being assumed by the contractor.

- B. Operation and maintenance costs, including landscaping, irrigation, and parking lots.

Cost of operation and maintenance \$50,000.

DEL CERRO PARK

- A. No improvements have been made to Del Cerro Park since the last report.

No improvements are projected for the next two years.

- B. Operation and maintenance costs including landscaping, irrigation, parking lot, and natural areas.

Cost of operation and maintenance: \$13,000 (annual average)

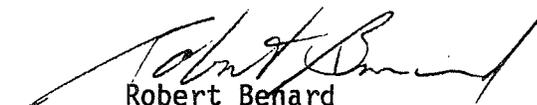
Special overuse or vandalism problems/activities that have been previously reported have been brought under control through the following:

(1) Placement of bollards and curbs around landscaped areas to control vehicle overuse; (2) regular sheriff patrol at both park sites; (3) installation of trash containers in the developed areas; and (4) a regular litter control and park maintenance program.

Permanent dedication plaques are located near the entrance of both parks.

The City of Rancho Palos Verdes follows a non-discriminatory policy in all of its actions and programs.

Sincerely,



Robert Benard
Director of Environmental Services

RB:pg

cc: City Manager

2400 (WR-RG)

October 15, 1986

Ms. Ann M.W. Negendank
Senior Planner
City of Rancho Palos Verdes
30940 Hawthorne Blvd.
Rancho Palos Verdes, California 90274

Dear Ms. Negendank:

Thank you for submitting the City's biennial compliance reports for the former Federal properties: Portions, NIKE Site 55, Point Vicente, GSA No. D-Calif-1088, now known as Point Vicente and Del Cerro Parks. Your reports and recent site inspections indicate both properties are being developed and used in accordance with approved utilization plans and the terms of transfer. However, we should point out that development of the upper portion (City-owned land) of Pt. Vicente Park is considerably behind schedule. As a minimum, during this next biennium we hope the City will at least be able to initiate development of the multi-purpose playfield planned for Area I (northeast corner).

Your compliance report mentions grading and drainage improvements to be followed by landscaping and paving for a new entry at Pt. Vicente Park. It would be helpful if we could receive a copy of your general design plans for these improvements.

As far as Del Cerro Park is concerned, our site visit revealed that the improvements scheduled for July 1986 (mentioned in your last compliance report) have not been carried out. Del Cerro is a nice passive, open space park, but the addition of picnic facilities and play equipment would considerably enhance its utilization. We hope the City can complete these additional amenities during the next two year reporting period.

The City's fourth biennial compliance reports are accepted.

Sincerely,

John D. Cherry
Associate Regional Director
Resource Management and Planning

PSly:lnv:10/15/86:556-8360



RANCHO PALOS VERDES

October 7, 1986

Mayor DOUGLAS M. HINCHLIFFE
Mayor Pro Tem MELVIN W. HUGHES
Councilwoman JACKI BACHARACH
Councilman JOHN C. McTAGGART
Councilman ROBERT E. RYAN

John D. Cherry
Associate Regional Director
Resource Management and Planning
Western Region
Post Office Box 36063
San Francisco, CA. 94102

SUBJECT: BIENNIAL COMPLIANCE REPORT: NIKE SITE 55 PT. VICENTE.
GSA #D-CALIF-1088
(PT. VICENTE PARK & DEL CERRO PARK)

Dear Mr. Cherry:

The City of Rancho Palos Verdes is pleased to provide the National Parks Service with a Biennial Compliance Report for the former federal property now known as Pt. Vicente and Del Cerro Parks.

Both Pt. Vicente and Del Cerro Parks are receiving public use and are being developed in accordance with the terms of the program of utilization and other approved plans.

Approximately 100,000 people visit Pt. Vicente Park annually, with 11,000 persons estimated attending Del Cerro Park. There have been no proposed modifications to the program of utilization for either park.

The following describes developments and improvements made during the two-year reporting period, including costs of development, operation and maintenance.

PT. VICENTE PARK

- A. Development and improvements at both areas were limited to the grading and installation of drainage for a new, safer entry to one park site. The service level of landscaping and maintenance was improved by a change in landscape companies and more effective contract management.

Cost of development: \$300,000

Cost of operation and maintenance: \$5,000 (additional)
\$55,000 (total)

Mr. John D. Cherry
October 7, 1986
Page Two

B. Within the next two years, landscaping and paving are to be complete.

Cost of development: \$150,000

Cost of operation and maintenance: \$6,000 (additional)

DEL CERRO PARK

A. Park development is 80% complete.

B. Operation and maintenance costs of the park, including landscaping, parking lot, and natural areas were approximately \$10,000 (annual).

No improvements are projected for the next two years.

Special overuse or vandalism problems/activities that have occurred at both sites that might constitute non-approval use included:

1. off road vehicle use: Pt. Vicente and Del Cerro Parks
2. litter

The City has taken a number of steps to correct or eliminate these problems. Among the solutions that have been implemented include: (1) placement of bollards or curbs around landscaped areas to control vehicle overuse, (2) regular sheriff patrol at both park sites. Trash containers are in the developed areas and are regularly emptied, and litter control is part of the park maintenance schedule.

Permanent dedication plaques are located near the entrance of both parks.

The City of Rancho Palos Verdes follows a non-discriminatory policy in all of its actions and programs.

Sincerely,



Ann M. W. Negendank
Senior Planner

AMWN:df

Attachments: Site Plan
Photographs

cc: City Manager

2400(WR-RG)

JUN 30 1986

Ms. Ann M. W. Negendank
Senior Planner
City of Rancho Palos Verdes
30940 Hawthorne Blvd.
Rancho Palos Verdes, California 90274

Dear Ms. Negendank:

This is a courtesy reminder that the biennial compliance reports are due in this office on August 26, 1986, for the former Federal properties: Portions, NIKE Site 55, Point Vicente, GSA No. D-Calif.-1088, now known as Point Vicente Park and Del Cerro Park. It will suffice to submit in letter form a reports containing the information listed on the attached sheet.

Photos of recent improvements or conditions at the properties would be appreciated.

Sincerely,

John D. Cherry
Associate Regional Director
Resource Management and Planning

Attachment

PSly:Inv:6/30/86:556-8360

Western Region
(Region)

COMPLIANCE INSPECTION REPORT

4/21/86
(Date)

1. Name and GSA No. : L.A.D.A. NIKE 55 (Pt. Vicente) D-Calif-1088
2. Owned by: City of Rancho Palos Verdes/L.A. County
3. Property's Other Name: Point Vicente Park and Del Cerro Park
4. Administered by: City of Rancho Palos Verdes
5. Date of Transfer: 8/25/78
6. Date of Inspection and By Whom: 4/21/86 - William Sly

- *7. Findings: (Summary of changes in use of facility since last report. Include statement as to whether development and/or use are in compliance with the terms of the deed. Note any evidence of non-compliance with Title VI of the Civil Rights Act of 1964)

~~The interpretive center bldg. and grounds on Pt. Vicente Park leased from the County (below or seaward of Palos Verdes Drive) looked good with the many wild~~

~~flowers in bloom. The site appears to be well-maintained and receives very heavy use. All-in-all, an excellent facility on a beautiful site overlooking the ocean. The City-owned portion of Pt. Vicente Park around the City Hall complex shows little sign of new development. The tennis court, par course and limited picnic facilities are still receiving some use (particularly the tennis court). Part of the site, (northwest corner) is currently being graded with donated fill material from a nearby construction site in preparation for development of a soccer or general-purpose playing field. A large portion of the park is used for storage of materials and equipment. Del Cerro Park (former NIKE Control Site) is a nice, passive, open space park with a large turfed area and paved parking lot on a spectacular knoll with tremendous views to the south and west. The park could use some park furniture (picnic tables, benches, play equipment, etc) to make it a little more useable.~~

- *8. Action Required: (When necessary; include or attach statement of any compliance action requested of the grantee by the Region)

Keep pressure on City to show greater progress in implementing the approved utilization plan for the Civic Center portion of Pt. Vicente Park; and some additional amenities at Del Cerro Park.

*Use additional sheets as needed.

William Sly Jr.
Signature

SLY

2400(WR-RG)

August 27, 1984

Ms. Ann M.W. Negenbank
Senior Planner
City of Rancho Palos Verdes
30940 Hawthorne Blvd.
Rancho Palos Verdes, California 90274

Dear Ms. Negenbank:

Thank you for the timely submission of the City's biennial compliance report for the former Federal properties: Portions, NIKE Site 55, Point Vicente, GSA No. D-Calif.-1088, now known as Point Vicente and Del Cerro Parks. Your report and recent site inspections by a staff member indicate the properties are being developed and used in accordance with approved utilization programs and the deeds of conveyance.

We were very impressed with the excellent nature/interpretive center complex recently completed on the ocean bluff portion of Pt. Vicente Park (County-owned property under lease to the City) and look forward to the additional improvements planned for the next biennium. The combination of an outstanding site and well-designed and constructed interpretive center should make this facility a highly popular attraction.

We would hope that construction of the first phase of park facilities on the upper portion of Pt. Vicente Park (Area I) around the civic center complex could be initiated during the next biennium. Also, the completion of the facilities planned for Del Cerro Park during the next biennium should enhance utilization of that park site.

The City's third biennial compliance report is accepted.

Sincerely,

(Sgd) Robert F. Angle

Robert F. Angle
Chief, Division of Recreation Grants

PSly:lnv:8/27/84:556-8360

SLY



RANCHO PALOS VERDES

File
SG/

Mayor JACKI BACHARACH
Mayor Pro Tem JOHN C. McTAGGART
Councilman DOUGLAS M. HINCHLIFFE
Councilman MELVIN W. HUGHES
Councilman ROBERT E. RYAN
City Manager DONALD F. GULUZZY

August 21, 1984

Mr. Robert F. Engle
Chief, Division of Recreation Grants
Western Region
Post Office Box 36063
San Francisco, CA. 94102

**SUBJECT: BIENNIAL COMPLIANCE REPORT: NIKE SITE 55 PT. VICENTE
GSA #D-CALIF-1088
(PT. VICENTE PARK & DEL CERRO PARK)**

Dear Mr. Engle:

The City of Rancho Palos Verdes is pleased to provide the National Parks Service with a Biennial Compliance Report for the former federal property now known as Pt. Vicente and Del Cerro Parks.

Both Pt. Vicente and Del Cerro Parks are receiving public use and are being developed in accordance with the terms of the program of utilization and other approved plans.

Approximately 90,000 people visit Pt. Vicente Park annually, with 18,000 persons estimated attending Del Cerro Park. There have been no proposed modifications to the program of utilization for either park.

The following describes developments and improvements made during the two-year reporting period, including costs of development, operation and maintenance.

PT. VICENTE PARK

- A. 100% of the construction for Phase I, Area IV, was completed in April, 1984. Construction documents for Area I are complete.
- B. Improvements include parking lots, paths, benches, look-outs, irrigation system, landscaping and a 2,400 square foot building with restrooms, interpretive and viewing areas.

Cost of Development:	\$1.8 million
Cost of Operation & Maintenance	\$12,400

- C. Within the next biennium, additional site amenities are scheduled for Area IV. Picnic tables and a tot lot are to be installed by July, 1985.

Cost of Improvements:	\$41,000
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WESTERN REGION
(Region)

COMPLIANCE INSPECTION REPORT

August 21, 1984
(Date)

1. Name and GSA No. : L.A.D.A. NIKE 55 (Pt. Vicente) D-Calif.-1088
2. Owned by: City of Rancho Palos Verdes / Los Angeles County
3. Property's Other Name: Point Vicente Park and Del Cerro Park
4. Administered by: City of Rancho Palos Verdes
5. Date of Transfer: 8/25/78
6. Date of Inspection and By Whom: 8/15/84 - William Sly

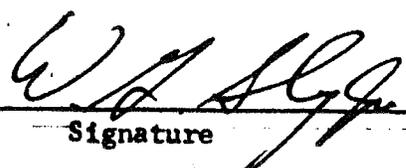
- *7. Findings: (Summary of changes in use of facility since last report. Include statement as to whether development and/or use are in compliance with the terms of the deed. Note any evidence of non-compliance with Title VI of the Civil Rights Act of 1964)

For Pt. Vicente Park, the City has spent all L&WCF grant funds (06-00792:\$675,538) on development of the nature interpretive center on the County-leased area between the highway (Palos Verdes Dr.) and ocean west of the U.S.C.G. Lighthouse. Development includes signs, landscaping, paved trail along the bluff, benches, safety railing along bluff, utilities, 2 paved parking areas and access road and an excellent museum/interpretive building. Only minor improvements to upper part of park around City's civic center (generally clean-up and minor landscaping). Construction drawings have been completed for first phase development on upper area but no funds at this time (it was to be part of L&WCF project). Del Cerro Park (NIKE Control site) consists of landscaping (turf and a few trees) access road and paved parking but no actual facilities; site is open and available for informal use. Required sign not in evidence at Del Cerro (there is one at Pt. Vicente Park).

- *8. Action Required: (When necessary; include or attach statement of any compliance action requested of the grantee by the Region)

Push City to start development on upper portion of Pt. Vicente Park.

*Use additional sheets as needed.



Signature

2400(WR-PRG)



Angle

~~JUN 7 1982~~
Mr. Jerry Cunningham
Director
Department of Beaches
County of Los Angeles
2600 Strand Street
Manhattan Beach, California 90266

Dear Mr. Cunningham:

This is a courtesy reminder that the biennial compliance reports are due in this office on July 14, 1982, for the former Federal properties: Portion, L.A.D.A. NIKE Site 55, Pt. Vicente, D-Calif-1088, and Portion, White Pt. Sea Coast Battery (NIKE 43L) Fort MacArthur, D-Calif-504D, now known as Pt. Vicente Park and White Pt/Royal Palms Beach, respectively. It will suffice to submit in letter form two reports containing the information listed on the enclosed sheet.

Photos of recent improvements or conditions at the properties would be appreciated.

Sincerely,

Robert F. Angle
Chief, Division of Recreation Grants
Western Region

Enclosure

Slv:vg:4/28/82:556-8360

WESTERN REGION
(Region)

COMPLIANCE INSPECTION REPORT

5/24/82
(Date)

1. Name and GSA No. : L.A.D.A. NIKE ~~SS~~ (Pt. Vicente) D-Calif-1088
2. Owned by: Los Angeles Co., Department of Beaches
3. Property's Other Name: Point Vicente Park
4. Administered by: City of Rancho Palos Verdes (lease)
5. Date of Transfer: 7/14/78
6. Date of Inspection and By Whom: 5/19/82--WILLIAM SLY

*7. Findings: (Summary of changes in use of facility since last report. Include statement as to whether development and/or use are in compliance with the terms of the deed. Note any evidence of non-compliance with Title VI of the Civil Rights Act of 1964)

Property has been leased to City of Rancho Palos Verdes for development and operation in conjunction with the City-owned land on the other side of the highway. No development yet on County-owned land except for large graded (not very well) dirt parking area on bluff overlooking rocky shoreline. The property appears to be open for informal use but no sign encourages such use. Property is in compliance for the time being. (City will be undertaking coordinated development of both portions of NIKE ~~SS~~ Site.

*8. Action Required: (When necessary; include or attach statement of any compliance action requested of the grantee by the Region)

Get copy of County--City lease.

copy in file of City-owned parcel
W. Sly

*Use additional sheets as needed.

William S. Sly
Signature

2400

DEC 9 1980

Mr. Gregory Woodell
Beach Planner
Los Angeles County Department
of Beaches
2600 Strand
Manhattan Beach, California 90266

Dear Mr. Woodell:

Thank you for submitting the County's first biennial compliance report for the former Federal properties, Portions, L.A.D.A. NIKE 55, Pt. Vicente, D-Calif-1088 and White Pt. Seacoast Battery (NIKE 43L), Fort MacArthur, D-Calif-504. In the future, we would appreciate receiving the reports in the format and containing the information outlined in the enclosed sheet.

The final biennial report for Point Vicente referred to in your letter relates to an older surplus Federal property conveyance (Pt. Vicente Military Reservation, now called Pt. Vicente Access Way) for which the 20-year deed restrictions have terminated. Biennial compliance reports are no longer required for that property; only the recently transferred NIKE 55 (Pt. Vicente) and NIKE 43L (White Pt.) properties, which have deed restrictions in perpetuity.

Your report mentioned an "attached blueprint" relating to the City of Rancho Palos Verdes' plans for assuming development and maintenance responsibilities for the NIKE 55 property. Our copy of the report did not have this attachment and we would appreciate receiving the "blueprint". We assume the blueprint details the work to be performed by the City, including an estimate of costs and an anticipated completion date.

Regarding the White Point property, we would like to know if your original plans for the bluff or terrace area (installation of picnicking, parking, overlook, restroom facilities after removal of Little League ballfields) have been revised and whether the Little League lease has been extended or terminated.

You should be aware that the deeds of conveyance require that signs acknowledging the Federal transfer (see item 5 on the enclosed sheet) of these two properties be placed near the points of principal access. Temporary signs are initially okay, but should be replaced by permanent ones once the development has been completed and/or the property officially opened to public use.

We would appreciate receiving the additional information requested at your earliest convenience. Any questions should be directed to Pete Sly of my staff at (415) 556-8360.

Sincerely yours,

Robert F. Angle
Chief, Division of
Grants Assistance

Enclosure

GA:WGSly:sfo:12/8/80



COUNTY OF LOS ANGELES

DEPARTMENT OF BEACHES

2600 STRAND

MANHATTAN BEACH, CALIFORNIA 90266

545-4502

772-1811

JERRY CUNNINGHAM
DIRECTOR

December 3, 1980

DEC 8 1980

Robert F. Angle
Chief Division of Grants Assistance
United States Department of the Interior
Heritage Conservation and Recreation Service
Pacific Southwest Region
450 Golden Gate Avenue, Box 36062
San Francisco, California 94102

Attention: Pete Sly

RE: BIENNIAL COMPLIANCE REPORT
L.A.D.A. NIKE 55, PT. VICENTE
WHITES POINT SEACOAST BATTERY
(NIKE 43L)

Dear Mr. Sly:

In looking through our file on Point Vicente, it appears that the Final Biennial Report was sent to you on June 22, 1978 and accepted by your letter of June 30, 1978. (See attached).

As to the present situation, Los Angeles County has applied for grant monies in the amount of \$212,400.00 under the Nejedly-Hart State Urban and Coastal Park Bond Act of 1976. Once received, the monies will be transferred to the City of Rancho Palos Verdes in conjunction with an agreement whereby they have agreed to develop and maintain the park area. (See attached blueprint). There has been a slow down in this process due to recent election and change in County Supervisors. All systems are go now, so we should be proceeding with this project soon.

Whites Point is also now under way. We are presently acquiring funds through the State to pursue the project development. A project scope is attached for your records.

If further information is required please call me and I'll provide it.

Sincerely yours,

Gregory Woodell
Beach Planner

PSW-2
(Region)

COMPLIANCE INSPECTION REPORT

August 15, 1980
(Date)

1. Name and GSA No. : Portion; L.A.D.A. Nike 55 (Pt. Vicente) D-Calif-1088
2. Owned by: Los Angeles County Department of Beaches
3. Property's Other Name: _____
4. Administered by: Los Angeles County Department of Beaches
5. Date of Transfer: July 14, 1978
6. Date of Inspection and By Whom: August 15, 1980 - Jim Mills

*7. Findings: (Summary of changes in use of facility since last report. Include statement as to whether development and/or use are in compliance with the terms of the deed. Note any evidence of non-compliance with Title VI of the Civil Rights Act of 1964)

Public access but no development. Property is in same condition as when conveyed. No sign indicating beach access.

*8. Remarks: (Note unusual or significant developments and give summary evaluation of recreation use or historic monument use)

*9. Action Required: (When necessary; include or attach statement of any compliance action requested of the grantee by the Region)

Question City/County on status of lease from County to City and push for initiation of development. County's compliance report was ^{due} in August 1980.

Inspected property on 9/8/80 with John Tkach, HCRS, WASO. No change from above. Property is accessible but no development has taken place. City is planning development but no beach access will be provided (too dangerous & expensive)

Jim R. Mills
Signature

*Use additional sheets as needed.

2400

SEP 12 1980

Mr. Ken Johnson, Acting Assistant Director
Department of Beaches
County of Los Angeles
2600 Strand
Manhattan Beach, California 90266

Dear Mr. Johnson:

By our courtesy letter of June 4, 1980, we reminded you that the first biennial compliance reports were due in this office on July 14, 1980, for the former Federal properties, Portions, L.A.D.A. NIKE 55, Pt. Vicente, D-Calif-1088 and White Pt. Seacoast Battery, (NIKE 43L) Fort MacArthur, D-Calif-504D.

Please arrange to have these reports now two months overdue, submitted as soon as possible, this being a requirement of the deeds of conveyance.

Sincerely yours,

Robert F. Angle
Chief, Division of
Grants Assistance

2400

JUN 4 1980

SLY

Mr. Ken Johnson, Acting Assistant Director
Department of Beaches
County of Los Angeles
2600 Strand
Manhattan Beach, California 90266

Dear Mr. Johnson:

This is a courtesy reminder that the biennial compliance reports are due, in duplicate, in this office on July 14, 1980, for the former Federal properties: Portion, L.A.D.A. NIKE 55, Pt. Vicente,
D-Calif-1088 and Portion, White Pt. Seacoast Battery, Fort MacArthur (NIKE 43L), D-Calif-504D. It will suffice to submit in letter form two reports containing the information listed on the attached sheet. Photos of recent improvements or conditions at the properties would be appreciated.

Sincerely yours,

Robert F. Angle
Chief, Division of
Grants Assistance

Enclosure

GA:WGSly:sfo:6/3/80

NOV 8 1978

Pete
12 1/9



DICK FITZGERALD
DIRECTOR

COUNTY OF LOS ANGELES

DEPARTMENT OF BEACHES

2600 STRAND
MANHATTAN BEACH, CALIFORNIA 90266

545-4502
772-1811

JERRY CUNNINGHAM
ASSISTANT DIRECTOR

KEN JOHNSON
DEPUTY DIRECTOR

ROBERT BURNSIDE
DEPUTY DIRECTOR

November 2, 1978

C

Cmdr. (FLP) 11th Coast Guard District
Union Bank Building
400 Ocean Gate
Long Beach, California 90822

Attention: Mr. Walter Evans
Real Estate Services

O

Gentlemen:

REQUEST FOR EASEMENT
LADA NIKE SITE 55
POINT VICENTE, D-CALIF-1088

P

As initiated by our letter to you of January 23, 1978, and subsequent discussions since, we are forwarding the completed legal description and map describing that area requested for ingress and egress to the Point Vicente property. Please incorporate this information into the appropriate easement forms and return to this office for execution.

Y

Thank you very much for assisting us in preparing this information. We look forward to formalizing this access at the earliest possible date.

Very truly yours,

Ken Johnson
Deputy Director

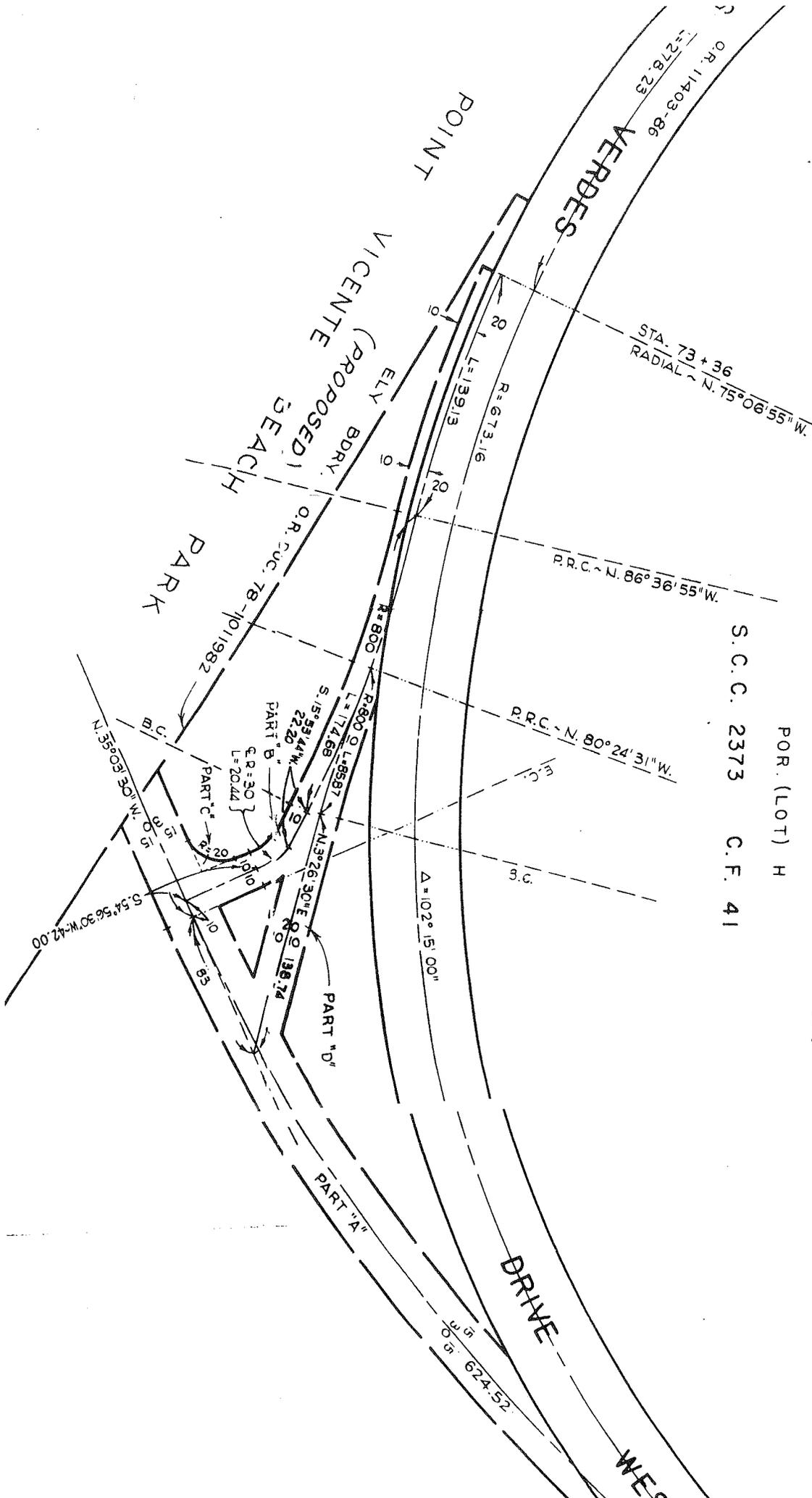
KJ:vp

Enclosures (2)

cc: DOI/Heritage Conservation Recreation Service ← This Copy For
City of Rancho Palos Verdes
Supervisor Hayes
Department of Facilities

RO. LOS PALOS VERDES

FOR (LOT) H
S.C.C. 2373 C.F. 41



2400

SEP 28 1978

GS
Walter Van Etkin
MIL

Mr. A. B. Pace, Director
Real Property Division
Public Buildings Service
General Services Administration
525 Market Street, 32nd Floor
San Francisco, California 94105

Dear Mr. Pace:

Enclosed are two copies each of the recorded quitclaim deeds transferring the surplus properties Portions, White Point Seacoast Battery (NIKE 43-L), D-Calif-504D and L.A.D.A. NIKE 55, Point Vicente, D-Calif-1088 to the County of Los Angeles for park and recreation use in perpetuity. We are also forwarding copies of the deeds to the holding agency listed in your letters of assignment.

Sincerely yours,

FRANK E. SYLVESTER

Frank E. Sylvester
Regional Director

Enclosures

bc: Director, HCRS, w/cy of deeds

WGSly/fev
September 28, 1978

2400

SEP 28 1978

Carl Van Etten
Mills

Department of the Army
Los Angeles District Corps of Engineers
Post Office Box 2711
Los Angeles, California

Dear Sir:

Enclosed are three copies each of the recorded Quitclaim Deeds transferring the surplus properties, Portions, White Point Seacoast Battery (NIKE 43-L), D-Calif-504D and L.A.D.A. NIKE 55 Point Vicente, D-Calif-1088 to the County of Los Angeles for park and recreation use in perpetuity. It is our understanding that your agency was the holding agency for these properties prior to their transfer and that copies of the Deeds are needed for your files.

Sincerely yours,

/S/ JAMES R. MILLS

Frank E. Sylvester
Regional Director

Enclosures

WGSly/fev
September 28, 1978



STEPHEN J. KOONCE
COUNTY ENGINEER

RAYMOND W. LOOMIS
Assistant County Engineer

JAMES T. ROSTRON
Assistant County Engineer

COUNTY OF LOS ANGELES
DEPARTMENT OF COUNTY ENGINEER-FACILITIES
550 SOUTH VERMONT, LOS ANGELES, CA 90020

(213) 974-1511

September 14, 1978



BOARD OF SUPERVISORS

PETER F. SCHABARUM
KENNETH HAHN
EDMUND D. EDELMAN
JAMES A. HAYES
BAXTER WARD

United States Department of Interior
Heritage Conservation and Recreation Service
Pacific Southwest Region
San Francisco, California 94102

Attention: Frank E. Sylvester
Regional Director

Gentlemen:

WHITE POINT - A.P. NO. 252

Re: 2400

POINT VICENTE - A.P. NO. 253

As per your request, please find enclosed seven copies of the recorded quitclaim deeds with regard to above referenced projects.

Should you require any further information, please contact Mr. Paul Hopkins at (213) 974-1721.

Very truly yours,

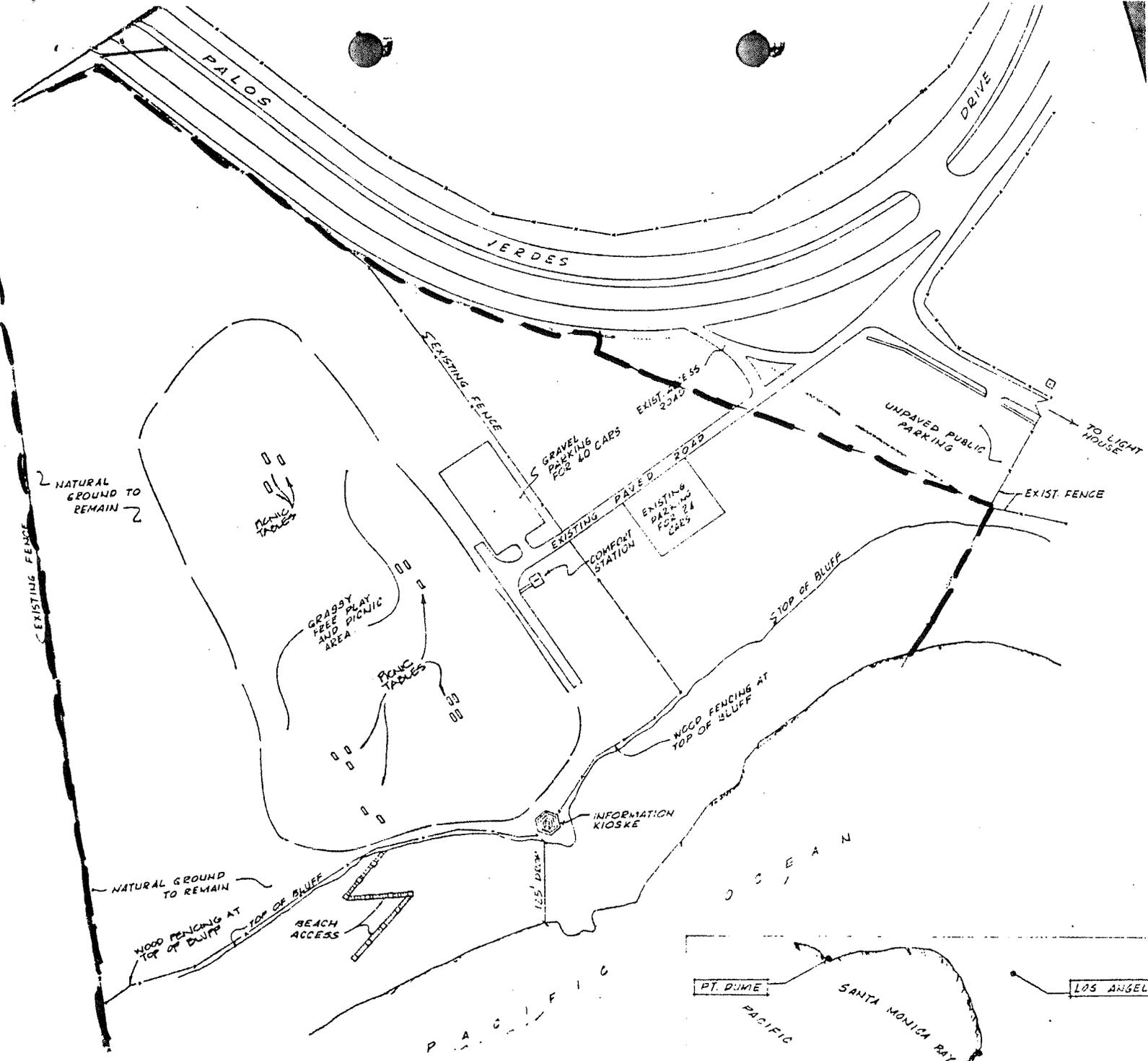
STEPHEN J. KOONCE
County Engineer

Marlene Byers

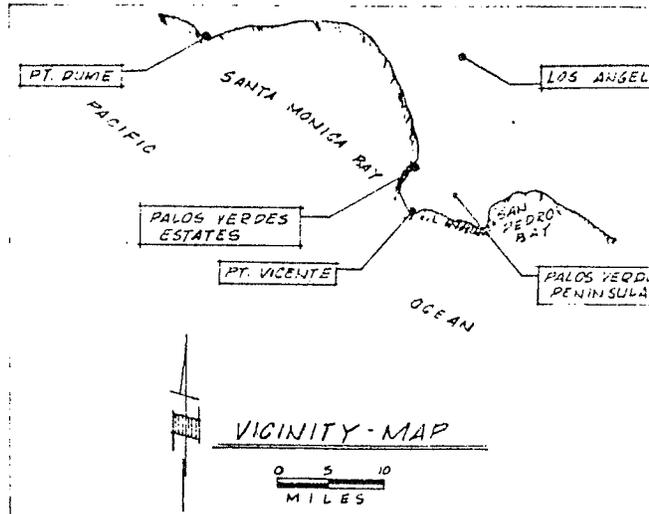
Marlene Byers
Escrow Clerk

SJK:PLH:mb

Enclosures



SCALE - 1"=100'



SECTION V.C.

DATE 10/9/75	GENERAL DEVELOPMENT	SPEC. N.
DESIGNED BY JCB		WORK CDR.
DRAWN BY RDP	PT. VICENTE RIFLE RANGE DEVELOPMENT	CAPITAL PRO.
CHECKED BY YAMAHARA	26.41 acres	SHEET NO.
		1

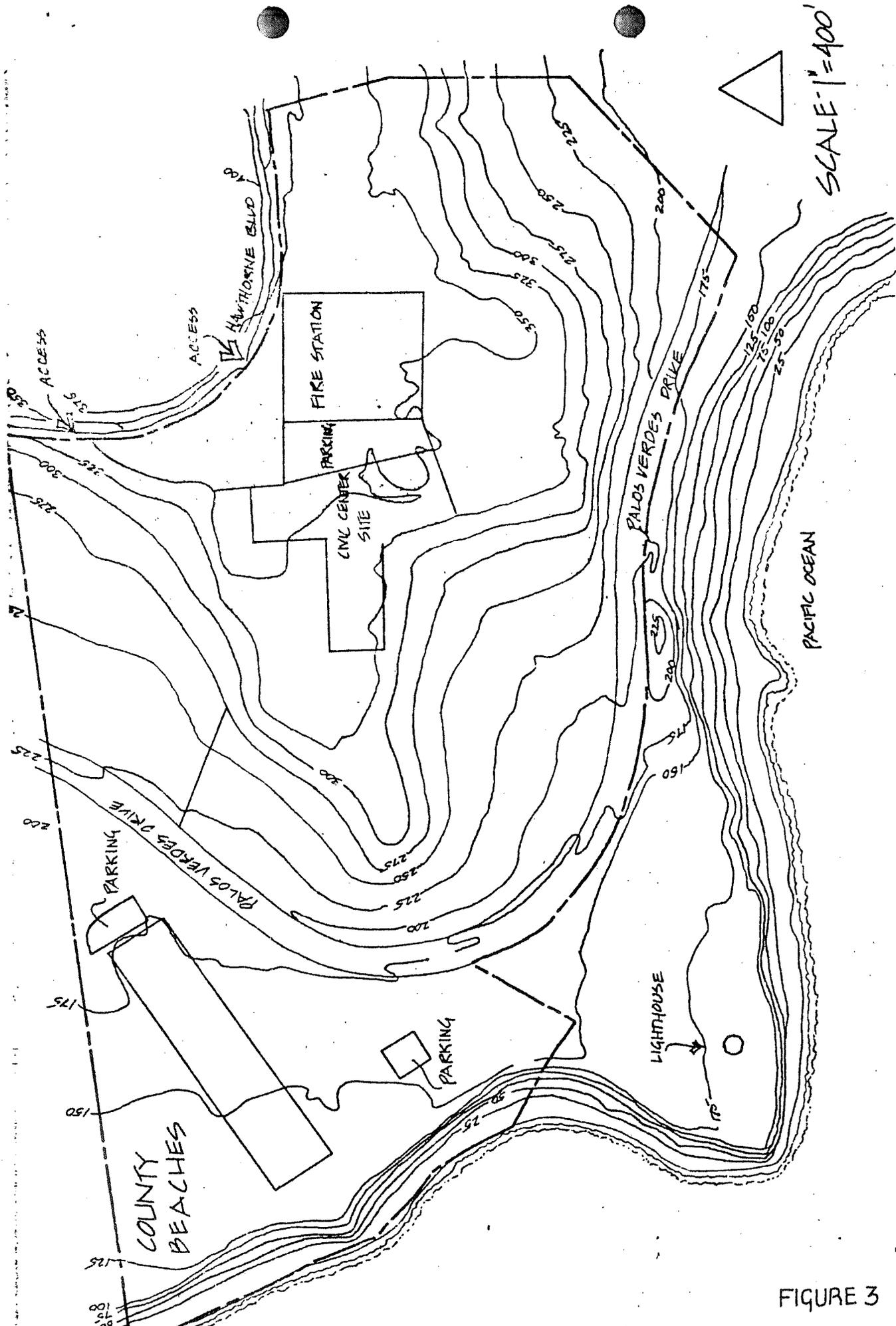


FIGURE 3

L. A. D. A. NIKÉ Site 55, Ab. Vicente DCA-1081
Los Angeles Co. Dept. of Beaches

Development of the subject property is presently funded during Fiscal Year 1975-76. Authorization for this funding is vested in the existing 5 year lease between the U.S. Army and the County (see Section I). J

Funds in the amount of \$122,000 are available for Phase I development and equipment. Funds sufficient to secure successive development phases will be sought through all available sources including the County General Fund, Federal and State subventions.

Staffing for the proposed development would be the responsibility of the Department of Beaches, County of Los Angeles. Grounds maintenance personnel and possible lifeguarding services will be provided on a regular basis. Any marine interpretive program will be established with volunteers and assistance from the County of Los Angeles Beach Advisory Committee (COLABAC) and the City of Rancho Palos Verdes Oceanographic Society.

The estimated annual operating budget for the proposed development is approximately \$12,000. This figure is based on the provision of one (1) permanent Grounds Maintenance Worker I (\$10,804 annually) and a contingency amount to cover normal maintenance and recreation expenditures.

Figures 5 and 6 denote the functional organization of the Department of Beaches, prime operator of the subject property. Governed by the Board of Supervisors the Department responsibilities deal specifically with coastal recreation and maintenance, as well as emergency response for distress calls on and off shore.

V. PROGRAM OF UTILIZATION

Development of the rifle range portion of the surplus Nike site will provide for passive recreation pursuits closely oriented to the attributes of the Pacific Ocean and will accommodate individuals as well as groups.

DEMOLITION OF EXISTING STRUCTURES

The target mound will be leveled and existing structures demolished to eliminate any tendency for the continuance of target shooting.

GRADING

The area accommodated by the range itself, will be graded to provide a rolling landscape appearance. It is estimated that approximately 12,500 cu. yds. of earth will need to be moved in the completion of this element.

IRRIGATION & LANDSCAPING

An automatic irrigation system will be installed to permit the establishment of a lawn surface with grouped planting of shrubs. Every effort will be made to use indigenous plant material and to keep plant profiles low so that they provide spatial definition and do not reduce visibility.

SUPPLEMENTAL PARKING LOT

A gravel parking lot will be constructed just westerly of the existing chain-link entrance gate to the rifle range area. This lot will accommodate 40 additional cars and supplement the existing paved 25-car lot outside of the fence. Access to this lot will be provided from an exist paved road.

PEDESTRIAN SIDEWALK

To ease pedestrian access from Hawthorne Boulevard to the site, a sidewalk will be provided along Palos Verdes Drive, to the rifle range entrance.

BEACH ACCESS STAIRWAY

To provide public access to the tidepools below the 125 foot bluff, an unobtrusive stairway will be constructed at a suitable location. This stairway will be of wood, steel or concrete construction and will not require extensive environmental damage. This element will not be considered in initial development phaese so that time will be allotted for the environmental impact assessment of actual site operation as well as for study into the impacts of providing access to the bountiful tidepools, below.

SAFETY FENCING

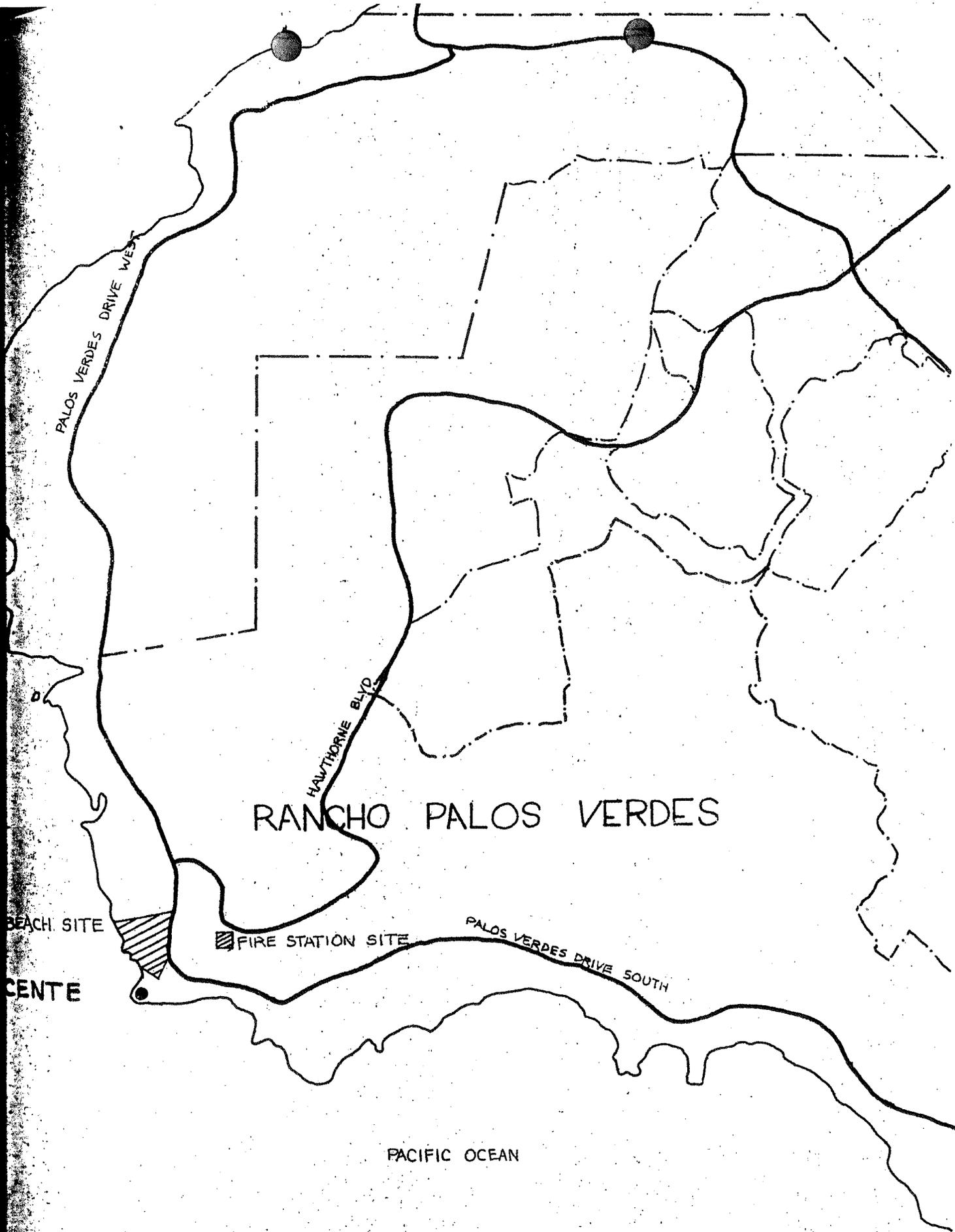
Safety fencing along the top of the bluff will be placed to encourage visitor safety by providing a barrier. The fencing will be made with wood construction or of other earthen material to provide an aesthetically pleasing element in the landscape. It will not conflict with views from the site.

RESTROOM

A permanent restroom facility will be eventually provided on the subject property, to be located near the 40-car parking lot. During early stages of development, portable restrooms (2-4) will be placed on the site for public use.

PROPOSED SCHEDULE OF DEVELOPMENT

<u>Period</u>	<u>Facility</u>	Estimated Cost
Phase I (year) July 1975-June 1976	Design	NA
	Demolition	15,000
	Grading	32,500
	Landscape/Irrigation	38,000
	Picnic Facilities	3,000
	Parking Lot	3,000
	Sidewalk	NA
	Safety Fencing	2,000
	Portable Restrooms	NA
		Subtotal
Phase II (timing dependent on operation assessment of Phase I)	Permanent Restroom	50,000
	Beach Stairway	25,000
		Subtotal
	(Estimated) Total	168,500



VICINITY MAP

FIGURE 2