

By now you should be aware that the City Council (CC) has approved the NCCP including the Environmental Impact Report (EIR) and the draft Implementing Agreement (IA). Only Councilman Steve Wolowicz appears to have actually read and questioned these documents. Whether or not you support the NCCP please note the following comments for future reference.

(1) The CC has spent over \$700K including Grant monies on this project and will continue to spend General Fund monies for several years before the culmination of this deal which will add 700 acres to the proposed Reserve for a total of 1500 acres (16% of the city).

(2) RPV is already at 1100% of the National Recreation & Parks (NRPA) guideline for open space.

(3) The terms and conditions of the Implementing Agreement and the NCCP that will be added to the General Plan do apply to the entire city and not just the Reserve. What this means to private property owners remains to be seen.

(4) The availability of government and Palos Verdes Peninsula Land Conservancy (PVPLC) funds, totaling \$26 Million, that are needed for the purchase of the 700 acres, remains undefined. This means that the pursuit of the NCCP could go on for more than the anticipated 2 years.

(5) The total cost of the NCCP to RPV taxpayers over the 50 year contract is at least \$10M in 2003 dollars and at least \$30-50 Million in "then year" future dollars.

(6) The CC and staff have perpetuated the myth that there is already a \$5 Million savings in "mitigation" costs. This subject involves yet unplanned infrastructure projects and negotiable conditions yet to be addressed.

(7) The CC and staff misstated or totally ignored the need for additional security in the 1500 acre Reserve which could add another \$50-100K to the annual cost now estimated at about \$300K per year.

Costs always increase - note that the estimated construction cost of the PV Interpretive Center expansion is now \$5 Million and not the original \$3.5 Million. Many of us support a public land management policy that balances the needs of the entire community. The NCCP does not do that either financially or functionally.

Don Reeves