

APPROVED

JAN 17 2007

REPORT OF GENERAL MANAGER

NO. 07-18

DATE January 17, 2007

BOARD OF RECREATION  
and PARK COMMISSIONERS

C.D. 15

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: WHITE POINT NATURE PRESERVE - PARKING LOT (W.O. #E170963A)  
PROJECT - MEMORANDUM OF UNDERSTANDING BETWEEN  
DEPARTMENT OF RECREATION AND PARKS, BUREAU OF ENGINEERING,  
AND DEPARTMENT OF GENERAL SERVICES

J. Combs	_____	J. Kolb	_____
H. Fujita	_____	F. Mok	_____
S. Huntley	_____	K. Regan	_____
B. Jensen	_____	*M. Shull	<i>MS</i>

*as amended*

*Robert H Jensen (for)*  
General Manager

Approved \_\_\_\_\_ Disapproved \_\_\_\_\_ Withdrawn \_\_\_\_\_

RECOMMENDATION:

That the Board:

1. Approve a proposed Memorandum of Understanding (MOU), substantially in the form on file in the Board Office, between the Department of Recreation and Parks (RAP), the Bureau of Engineering (BOE), and the Department of General Services (GSD), to provide for construction services for the White Point Nature Preserve - Parking Lot (W.O. #E170963A) project, subject to the approval of the City Attorney as to form;
2. Authorize the Department's Chief Accounting Employee, subject to City Council approval, to request the City Administrative Office (CAO) to include in the CAO report to the City Council a recommendation that the following appropriations, in the amount of \$219,046, be approved for completion of the White Point Nature Preserve - Parking Lot (W.O. #E170963A) project.

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From:

<u>Fund Sources</u>	<u>Fund/Dept/Account No.</u>	<u>Encumbrance Amount</u>	<u>Available Appropriation</u>
Prop 12 Per Capita	45W/22/T417	\$ 78,654	\$ 26,654*
MTA Call for Bids Grant	205/89/AM01	<u>140,392</u>	<u>140,392</u>
TOTAL		\$219,046	\$167,046

\* A cash flow source for the additional \$52,000 appropriation in Proposition 12 Per Capita funds was approved by City Council on January 9, 2007, *subject to concurrence by the Mayor.*

To:

GSD account A140, and from there to the appropriate GSD accounts in Fund 100, Dept. 40, as follows:

1100 – Salaries Hiring Hall	\$ 91,746
1121 – Salaries Hiring Hall Fringe Benefits Construction	\$ 39,300
3180 – Construction Materials and Supplies	<u>\$ 88,000</u>
TOTAL	\$ 219,046

3. Direct the Board Secretary to transmit the MOU to the City Attorney for review and approval as to form; and,
4. Authorize the General Manager to execute the proposed MOU, subsequent to approval of the City Attorney as to form.

SUMMARY:

The proposed White Point Nature Preserve Parking Lot (W.O. #E170963A) project, which is currently under design, involves the construction of a new environmentally sensitive parking lot. The objective of the project is to provide much-needed additional parking for the White Point Nature Preserve. The parking lot is proposed to be located at the existing site of the White Point Nature Preserve facility, located at 1648 West Paseo Del Mar, Los Angeles, CA 90731. Funding for the project will be from State Proposition 12 Per Capita Funds, and the MTA Call for Projects Grant No. MOU P0008290. Council District 15, RAP and BOE are requesting GSD's help by having them construct the new parking lot. Construction by GSD would ensure project completion in a timely manner, thereby meeting the deadlines imposed by MTA and the State under Propositions 12 and Proposition 40, would provide for badly needed public parking on site, and to ensure completion of the project in accordance with MTA and Proposition 12 Per Capita guidelines.

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As a product of community input in coordination with the City of Los Angeles and the Palos Verdes Peninsula Land Conservancy, the Master Plan for the White Point Nature Preserve was approved in 2001. A specific improvement identified in the Master Plan is the creation of an off-street parking area at the preserve to provide improved multi-modal public access that will allow safe, ADA compliant accessibility by car, bus, specialized transit, or bicycle. The parking area project provides linkages to the existing transportation systems that provide connections to trails leading to the historic, scenic and ecological resources of the White Point area. These improvements will serve to enhance the scenic interface of the transportation system with the surrounding community.

The traffic impact analysis report, prepared by Linscott, Law & Greenspan on May 7, 2001, evaluated the proposed parking configuration and found that the proposed parking lot site plan and the on-site circulation would be adequate to accommodate the expected visitor traffic (including bus turning movements) at the Preserve. The traffic impact analysis also found that the expected visitor traffic at the Preserve would not significantly impact any intersections or traffic flow along Paseo Del Mar (Linscott, Law and Greenspan, 2001).

In addition, providing public access is a condition of the development permit issued by the Coastal Commission for the creation of White Point Nature Preserve. To assist in complying with this condition, RAP was awarded a grant from the MTA in 2002, providing the funds needed to create a public parking area.

GSD has successfully completed numerous parking lot projects in the City. BOE will provide construction management services for GSD in the construction of the new parking lot.

Approved project funds are available for the construction work in the following fund and accounts:

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MTA Call for Bids Grant	205/89/AM01	<u>\$140,392</u>	<u>\$140,392</u>
TOTAL		\$ 219,046	\$167,046

\* A cash flow source for the additional \$52,000 appropriation in Proposition 12 Per Capita funds was approved by City Council on January 9, 2007, *amendment subj. to M*

The availability of additional Proposition 40 funds, in the amount of \$52,000 required to fully fund the projects, is contingent upon the receipt of such funds from the State. A cash flow source was approved by City Council on January 9, 2007. These funds will be requested from the State by the Department upon completion of the project, and upon receipt promptly reimbursed to the cash flow source. Pursuant to this Board Report, upon approval of the \$52,000 in cash flow funds, they will automatically be appropriated to this project pursuant to the MOU. Upon appropriation of cash flow

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funds, GSD will be notified and GSD shall then be required to commence and complete all specified work.

The traffic impact analysis was incorporated into the Environmental Impact Report (EIR) for the White Point Park Nature Preserve that was certified as part of project approval by the City Council on December 12, 2001. A Notice of Determination was subsequently filed with the Los Angeles County Clerk on December 19, 2001. RAP has reviewed the EIR and has determined that the environmental assessment is still valid, and no significant impacts will be associated with the parking project. Therefore, no further CEQA documentation and approval is required.

FISCAL IMPACT STATEMENT:

Funds are available for the construction of the new parking lot in the Proposition 12 and MTA Call for Projects Grant funds. The scope of work identified in those grants included construction of a new parking lot. Therefore, there is no fiscal impact to the Department's General fund or current year budget. It is anticipated that little or no maintenance will be required during the first year of installation after construction of the parking lot. The Department will be evaluating the new parking lot system during this time and, if needed, the Department will submit a request for any maintenance costs required within the 2008-2009 new facilities budget.

Prepared by Carmelo Sabatella and , Project Manager, and reviewed by Neil Drucker, Program Manager, Recreational and Cultural Facilities Program and by Bradley M. Smith, Chief Deputy City Engineer, Bureau of Engineering.