



**CITY COUNCIL  
AGENDA REPORT**

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**MEETING DATE:** 05/18/2021  
**AGENDA HEADING:** Regular Business

**AGENDA TITLE:**

Consideration and possible action to identify a financing option for the Ladera Linda Community Center and Park Project.

**RECOMMENDED CITY COUNCIL ACTIONS:**

1. Based on a traditional procurement approach, review the financing option recommended by the Finance Advisory Committee for the Ladera Linda Community Center and Park Project using the following combined funding sources:
  - a. 50% of the American Rescue Plan Act;
  - b. Available funds in the Quimby Fund;
  - c. A 50/50 split between financing with iBank and the Capital Infrastructure Program Fund Reserve; and,
  - d. Create a framework to replenish CIP Fund with interest earnings, additional transfers from the General Fund when there is a surplus, and private funding such as donations and capital fundraisers.
2. If acceptable, affirm the FAC's recommendation and direct Staff to proceed with filing the necessary application with iBank.

**FISCAL IMPACT:** N/A

**Amount Budgeted:** N/A  
**Additional Appropriation:** N/A  
**Account Number(s):** N/A

**ORIGINATED BY:** Trang Nguyen, Director of Finance *m*  
**REVIEWED BY:** Karina Bañales, Deputy City Manager *sf*  
**APPROVED BY:** Ara Mihranian, AICP, City Manager *AM*

**ATTACHED SUPPORTING DOCUMENTS:**

- A. CIP Fund Forecasts (page A-1)
- B. Sample iBank Amortization Schedule (page B-1)
- C. April 22, 2021 Finance Advisory Committee staff report (page C-1)
- D. May 6, 2021 Finance Advisory Committee staff report (page D-1)
- E. Public comments received by May 11, 2021 (page E-1)

## **BACKGROUND:**

On April 6, 2021, the City Council upheld the Planning Commission's approval of the Ladera Linda Community Center and Park Project. The summary of the approval are as follows:

- Adopted Resolution No. 2021-13 upholding the Planning Commission-approved planning entitlements, with conditions of approval, consisting of Conditional Use Permit, Major Grading Permit, Variance and Site Plan Review application findings (planning entitlements), thereby approving the project with certain modifications to the conditions.
- Directed Staff to proceed with the completion of construction documents and authorize advertisement of bids upon final completion of plans and specifications for the project.
- Directed Staff to relocate and optimize handicap parking spaces closer to the building and explore the cost and effective ways to install exterior shutters over glass surfaces to provide the necessary security.

Based on the City Council's directives on the project, which was estimated to cost approximately \$15.7 million at the April 6 meeting, potential financing options were presented to the Finance Advisory Committee (FAC) at a special meeting on April 22, 2021 (Attachment C). At the conclusion of the meeting, FAC formed two Subcommittees to review (1) financing options and (2) operating financial impacts of the new facility. The Subcommittee Members for the financing options are Vice Chair Lewis and Members MacAllister and Yourman. The Subcommittee for the operating financial impacts is comprised of Members Vlaco and Seal.

On May 6, 2021, the financing options Subcommittee presented its recommendations to the larger FAC, which, after considering the information presented, voted unanimously to forward the following recommendation to the City Council:

- Use up to 50% of the City's American Rescue Plan Act (ARPA) funding for the project. Currently estimated at \$3.9 million.
- Use any available funding from the Quimby Fund for the project. Currently estimated at \$943,500.
- For the remaining balance of the Project cost, fund the difference between a loan and the Capital Infrastructure Program (CIP) Fund reserve, as follows:
  - Use iBank to finance the remaining 50% of the project cost, after the use of ARPA and the Quimby Fund, with a term of 10 years. Currently, the estimated financing amount is \$5.5 million or 35% of the total estimated project cost as reported on April 6.
  - Use reserves from the CIP Fund to fund the remaining 50% of the project cost. Currently, it is estimated that \$5.3 million or 34% of the total estimated project cost, as reported on April 6, would be needed.

- Create a framework to replenish the CIP Fund with interest earnings, additional transfers from the General Fund when there is a surplus, and private funding such as donations and capital fundraisers.

The above recommendation from FAC ensures that construction of the project will not result in any tax increase to residents and that projects identified in the 5-year CIP continue to be funded based on the City's current practice of using transient occupancy tax (TOT) generated by Terranea and restricted funds.

At the same meeting, the operating financial impacts Subcommittee also reported that it met with Finance Director Nguyen, Recreation and Parks Deputy Director Trautner, and Recreation and Parks Senior Administrative Analyst Waters to discuss the project's operating revenues and expenditures after construction is completed. The discussion that ensued with the Subcommittee revealed that it is too early and there is not enough data or information to make any assumptions of the operating impacts of the new facility. Therefore, the FAC recommended, as part of the next fiscal year workplan, that the Subcommittee continue to analyze the operational, financial impacts of the project.

## **DISCUSSION:**

### **Project Procurement**

During the April 22, 2021, FAC special meeting, Staff reiterated to the FAC the following three procurement options that were previously presented by Kosmont Transaction Services (KTS) at the February 25 meeting:

- Traditional (design-bid-build)
  - The City's responsibility is from start to finish of the project.
  - Requires bidding out most components of the project.
  - May take longer to complete.
  - Flexible financing options.
- Total Project Delivery
  - The City is not responsible for the project installation.
  - Guaranteed delivery.
  - Limited to lease payment.
- Design-Build
  - The City's responsibility is from start to finish of the project.
  - One contractor to design and build.
  - Streamline the process to reduce the time to complete.
  - Flexible financing options.

At the April 22 meeting, the FAC was informed that the City is too far along the design process that the options of design-build and total project delivery are no longer viable. Therefore, the only procurement option the City has at this point is the traditional

approach (design-bid-build). The FAC agreed with the recommendation and did not discuss the procurement option at the subcommittee meeting or at the May 6 follow-up meeting.

### **Financing Options**

At the April 22 meeting, Staff also reintroduced the following four financing options that KTS previously presented at the February 25 meeting:

- Current Resources
  - Cash reserves
  - Grants
  - Special revenues
- Issue Securities
  - Loan
  - General Obligation Bonds – requires an affirmative vote of 2/3 of registered voters
  - Lease Revenue Bonds – no voter requirement
- Lease
  - Direct Lease – non-tax exempt, term of less than 30 years
  - Total Project Delivery – tax-exempt, 30-year term

During the discussion, FAC suggested a fifth option of private funding, such as donations and capital campaign fundraising. Staff and a couple of FAC members indicated that it is too late in the process to consider private funding as a financing option for the project. However, the FAC feels that private funding should be considered to try to replenish the CIP Fund Reserves used for the project.

After discussion ensued at the May 6 meeting, FAC agreed to finance the project from a combination of restricted funds, CIP Fund, and loan. The Committee agreed that the use of restricted funds for the project should be considered before using the CIP Fund and loan. FAC also noted that the balance of the total cost of the project, after the use of ARPA and Quimby Fund, should be split between the CIP Fund reserve and loan. For example, if the cost for the project increased to \$16 million from the current estimate of \$15.7 million, after using ARPA and Quimby Fund, the remaining balance of \$11,480,000 will be split evenly between the CIP Fund reserve and a loan.

Currently, the two restricted funds that the City can consider using for the project would come from the anticipated funds from the anticipated ARPA and Quimby Fund. The estimated funding from ARPA for the City is approximately \$7.8 million. The estimated fund balance in Quimby Fund on June 30, 2021, is approximately \$943,500. The FAC recommends using up to 50% of ARPA and all the available funds from the Quimby Fund for this project.

Table 1 below estimates how the project funding would be allocated based on the cost estimate of \$15.7 million presented at the April 6 meeting.

**Table 1: Ladera Linda Funding Summary**

Funding Description	Amount	
ARPA Fund	\$3,908,500	25%
Quimby Fund	943,500	6%
CIP Fund	5,338,000	34%
iBank Loan	5,500,000	35%
<b>Total Funding</b>	<b>\$15,690,000</b>	

The following discussion provides details to the above allocation.

#### American Rescue Plan Act (ARPA)

The ARPA was approved by Congress and subsequently signed into law by President Biden on March 11, 2021. The relief package provides funding in several areas such as state and local aid, education, rental assistance, and transit. Based on the preliminary information that the City received from the Government Finance Officers Association and the League of California Cities, the City's allocation under the state and local fiscal aid of \$350 billion is estimated to be \$7.8 million. Based on the most current information, eligible uses may include:

- Revenue replacement for the provision of government services to the extent of the reduction in revenue due to the COVID-19 public health emergency relative to revenues collected in the most recent fiscal year prior to the emergency;
- Premium pay for essential workers;
- Assistance to small businesses, households, and hard-hit industries, and economic recovery
- Investments in water, sewer, and broadband infrastructure.

The FAC recommends using up to 50% of the allocation from the ARPA to fund the project based on the following reasons:

- The project is ready and eligible for ARPA funds under revenue replacement.
  - Due to the sudden revenue loss from the TOT over the last 18 months, the City may use ARPA funds for the purpose of revenue replacement. As illustrated in Table 2 below, the City's estimated TOT revenue loss is \$4.5 million.
  - Since over 90% of the City's TOT is transferred to the CIP to fund capital projects, it would be an opportunity to utilize this grant and replace the revenue loss in the CIP caused by the pandemic.

- Additionally, by applying for the revenue replacement section of the ARPA, the City may have more control on how funds can be used for capital projects. Whereas the other eligible uses are restricted for a specific purpose (i.e., infrastructure is listed for water, sewer, and broadband).
- Timing
  - The funding for ARPA must be spent, not committed, by December 2024. Based on the current staffing capacity and the scheduled projects from the five-year CIP presented to the City Council on April 12, 2021, it would seem unattainable to schedule additional capital projects and spend more than 50% of the ARPA funds by 2024.

**Table 2: Estimated Revenue Losses**

	<b>TOTAL REVENUE LOSSES</b>	<b>FY 18-19 Actuals</b>	<b>FY 19-20 Actuals</b>	<b>FY 19-20 Losses</b>	<b>FY 20-21 YE Est.</b>	<b>FY 20-21 Losses</b>
<b>TOT</b>	<b>(4,545,195)</b>	<b>5,645,497</b>	<b>3,909,799</b>	<b>(1,735,698)</b>	<b>2,836,000</b>	<b>(2,809,497)</b>
Sales tax	(1,186,720)	2,661,181	2,163,342	(497,839)	1,972,300	(688,881)
Permits & fees	(718,290)	2,217,106	1,916,822	(300,284)	1,799,100	(418,006)
Business License	(280,418)	945,792	896,166	(49,626)	715,000	(230,792)
Interest Earnings	(214,586)	366,409	358,232	(8,177)	160,000	(206,409)
Rental/Leases	(702,382)	478,729	189,076	(289,653)	66,000	(412,729)
PVIC Sales	(174,708)	137,551	92,494	(45,057)	7,900	(129,651)
<b>TOTAL</b>	<b>(7,822,299)</b>	<b>12,452,265</b>	<b>9,525,931</b>	<b>(2,926,334)</b>	<b>7,556,300</b>	<b>(4,895,965)</b>

*\*FY 2020-21 year-end estimates is based on the third quarter review as presented in the preliminary budget report.*

### Quimby Fund

The Quimby Fund is a restricted fund for parks and recreation usage. Therefore, the project is an eligible use of funds. The revenue sources for this fund are from developer fees and dedication of land for park and recreation purposes. At the beginning of FY 2020-21, the Quimby Fund had a fund balance of almost \$1.1 million and is projected to end the year with just over \$943,500. The reduction is due to the outstanding contract balance with Johnson Favaro, the project designer. The FAC recommends using all available funds in Quimby Fund.

### Capital Infrastructure Program (CIP) Fund

The CIP Fund is the primary funding source for the City's capital projects. At the start of FY 2020-21, CIP had a fund balance of over \$25.3 million. This fund is estimated to end the year with \$24.5 million in fund balance. The City Council Reserve Policy requires the CIP Fund to maintain a reserve of \$5 million, leaving the fund with an estimated excess reserve of over \$19.5 million on June 30, 2021.

CIP Fund spending can be split into two general categories: annual capital projects, which are funded by annual transfers from the General Fund, and one-time City Council-directed projects, which are funded by the CIP excess fund reserve. Based on past City Council policy when Terranea was being entitled, it was determined that TOT generated from the hotel would not support General Fund operations but rather transferred to the CIP to fund annual capital projects. That has been the practice of the City until FY2017-18, when the TOT began funding the increases to the Los Angeles County Sheriff's contract. Funds for some CIP projects that were not completed in the past were moved to the CIP Reserve, as well as the occasional transfer of funds from the General Fund. The intent was to build a healthy reserve for unforeseen projects and/or fund one-time City Council-directed capital projects for the public's benefit and use.

Staff reviewed the CIP Fund and less than 40% of the budget was typically spent by June 30 of each fiscal year, with an average of \$3.3 million spent on capital project over the last three fiscal years between FY 2018-19 and FY 2020-21. In other words, the remaining unspent funds were returned to the fund balance. Based on the 10-year forecast for transfers from General Fund to CIP Fund, the average transfer is estimated at over \$3.4 million from FY 2022-23 to FY 2030-31 (Attachment A). The estimated transfer amount includes the estimated reduction of \$2 million from public safety increases. Therefore, the FAC is comfortable with making the recommendation of using the CIP excess reserve to fund the project and the annual payment for any debt service.

Based on the current estimated project cost of \$15.7 million, the projected use of the CIP excess reserve as recommended by the FAC, is approximately \$5.3 million plus the annual payment of any debt service for the next 10 years of just over \$6.3 million for a total use of CIP reserve of about \$11.6 million (see next section on debt service). With conservative estimates of \$2,200,000 on interest earnings and \$2,200,000 on additional transfers from the General Fund over 10 years, the net impact on the CIP Fund is \$7.3 million over the next 10 years, bringing the CIP Fund balance to approximately \$16.8 million in FY 2030-31. This fund balance would enable the City to fund one-time unforeseen capital project or other City Council-directed projects, such as the Portuguese Bend Landslide Remediation or Western Avenue Beautification projects, if desired. This does not account for potential grant funds available for future capital projects, such as the Portuguese Bend Landslide Remediation project as currently being sought.

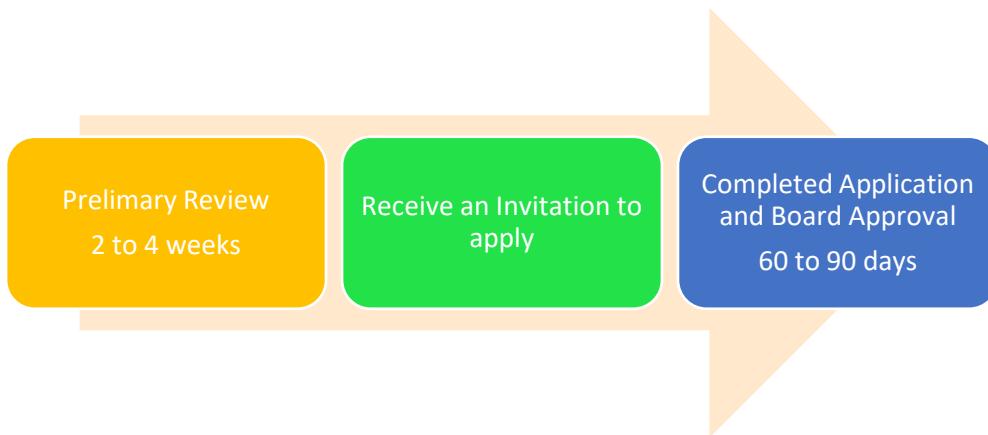
**Table 3: Estimated Net Impact on the CIP Fund**

<b>FY 2020-21 Estimated ending fund balance</b>	<b>\$ 24,098,510</b>
Initial funding for Ladera Linda	(5,338,000)
10-year of annual payments	(6,355,400)
Projected 10-year interests	2,200,000
Projected 10-year of additional transfers	2,200,000
<b>FY 2030-31 Estimated ending fund balance</b>	<b>\$ 16,805,110</b>
<b>Estimated Net impact on CIP Fund</b>	<b>\$ (7,293,400)</b>

## iBank Financing Process

The Infrastructure State Revolving Fund (ISRF) Program with iBank offers low-cost public financing to state and local governments. ISRF financing is available between \$50,000 to \$25 million with the loan terms up to a maximum of 30 years or the useful life of the project.

Below is an estimated processing timeline to obtain an ISRF loan with iBank.



The first step is a preliminary review in which iBank's credit committee reviews the City's financials and the proposed project to ensure that the financing complies with underwriting criteria. Once the credit committee approves the project, the City would receive an invitation to apply for the loan. iBank would work with Staff to draft the resolution for the City Council's consideration at a future meeting and assist with the application and the preparation of the staff report for the iBank's Board of Directors. Once the board approves the loan, its legal counsel would prepare the legal documents to fund the loan.

If the City Council proceeds with the FAC's recommendation, the total estimated project cost may have to be revised to include the cost for financing the project with iBank over a 10-year term. The financing cost for the 10-year loan is estimated at \$855,400 at this time. The annual payment for the 10-year loan is estimated at \$635,540 coming from the CIP excess fund reserve based on a proposed \$5.5 million loan.

If the City Council approves using iBank as a lending option, Staff seeks authorization from the City Council to proceed with Step 1, preliminary review, and specific details on the financing process. Staff would bring back a report to update the City Council on the process and details as they become available. It is also important to note that the loan would not be finalized until approved and accepted by the City Council at a public meeting.

## **Framework to Replenish the CIP Fund**

Besides reviewing, evaluating, and providing a recommendation for financing options for the project, the FAC also recommends the combined use of the following to replenish the CIP Fund Reserves:

- Using interest earnings from CIP's fund balance.
- Transferring any surplus from the General Fund to the CIP Fund Reserve; and,
- Developing a capital campaign to raise private donations.

### **Interest Earnings**

Over the last two years, the CIP Fund has earned almost \$1 million in interest earnings. In FY 2018-19, the interest earned was \$509,000 and \$471,000 in FY 2019-20. For the current fiscal year, the estimated interest-earning is approximately \$300,000. The Subcommittee recommends using the interest earned to replenish the fund balance. Staff has taken a conservative approach and projected a flat \$200,000 annually in interest earnings in the forecast model. This is to account for the timing of the disbursement of funds on the project compared to the interest earning from the loan disbursement and the ARPA allocation. The FAC supported this recommendation.

### **Surplus Transfers from the General Fund**

Typically, in December, the Finance Department brings forward a staff report on the City's unaudited actuals of the previous fiscal year. This report highlights any surplus/deficit in the General Fund, revenues minus expenditures. Looking back at the last four years, the General Fund ended the year with a surplus ranging from \$223,000 to \$1.9 million. The estimated surplus for FY 2020-21, as presented in the preliminary budget report, is over \$700,000.

**Table 4: Five-Year History of the General Fund Surplus**

	<b>FY 2020-21</b>	<b>FY 2019-20</b>	<b>FY 2018-19</b>	<b>FY 2017-18</b>	<b>FY 2016-17</b>
Revenues	28,529,200	29,499,005	31,911,048	30,682,619	29,449,666
Expenditures	(27,802,800)	(28,538,827)	(29,201,461)	(29,429,062)	(27,692,362)
PO Carry-forward	-	(167,175)	(341,432)	(715,164)	(963,643)
Continuing appropriation	-	(569,400)	(400,000)	(300,000)	(415,000)
<b>Surplus</b>	<b>726,400</b>	<b>223,603</b>	<b>1,968,155</b>	<b>238,393</b>	<b>378,661</b>

*\*FY 2020-21 surplus is an estimate based on the third quarter review in preliminary budget report.*

Based on this information, the FAC recommends transferring a portion of the surplus calculated at year-end to the CIP Fund to replenish the excess reserve. For the purpose of the model, Staff used \$200,000 annually as the additional transfer from the General Fund, which is the lowest surplus over five years. The FAC supported this

recommendation. If acceptable, this option will be included in the year-end report that goes to the City Council every December.

### Capital Campaign

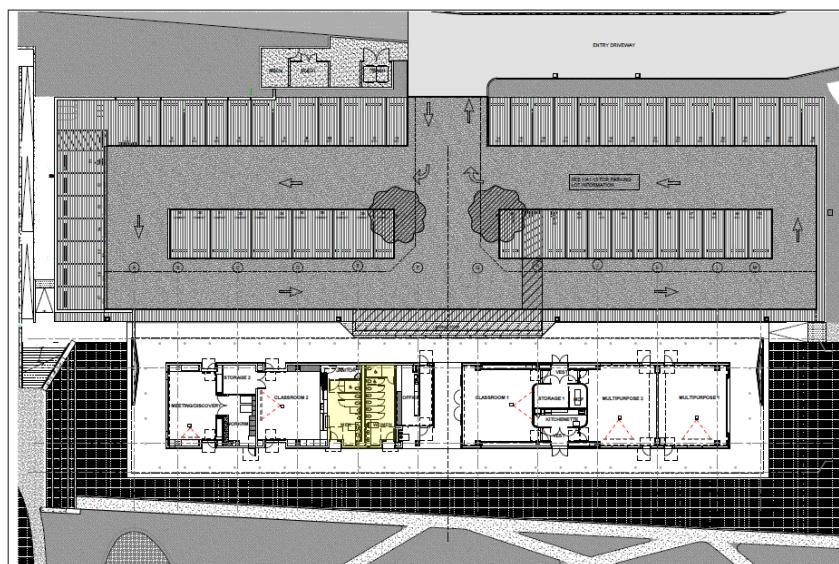
The Subcommittee also recommended the use of private donations to replenish the CIP fund balance. The approach for this recommendation would be a more inclusive approach by developing a donation program for the City's various capital projects. To encourage donations, the capital campaign could provide a donor wall and naming opportunities pursuant to City Council Policy No. 37. Any donation received would go directly to replenish the CIP Fund.

If acceptable, the FAC recommends that the City Council appoint a City Council subcommittee or create a new committee and onboard a consultant to develop a capital campaign program. At this time, the City Council may wish to have the Public Facilities Subcommittee, consisting of Mayor Alegria and Councilman Cruikshank, to serve in this capacity.

### **ADDITIONAL INFORMATION:**

#### Minor Modification No. 1

On May 5, 2021, the Director of Community Development issued a Notice of Decision (NOD) for approval of Minor Modification No. 1 to the City Council-approved Conditional Use Permit, Variance, Grading Permit, and Site Plan Review for the Ladera Linda Community Center and Park Project (Case No. PLCU2020-0007). The design modifications include the reconfiguration of the proposed open-air restroom configuration (individual water closets and communal wash area) into enclosed, and separate men's and women's restrooms consisting of traditional stalls and washbasins, and minor reconfiguration of the parking lot, as seen in the revised site plan below:



The NOD provides for a 15-day period to appeal the Director's decision to the City Council. A \$2,275.00 appeal fee must accompany any appeal letter. If no appeal is filed, the Director's decision will be final at 5:30 PM on Thursday, May 20, 2021.

### Project Cost Estimate Update

As a result of the approval of Minor Modification No. 1, Staff is working on estimating the full cost of enclosing the bathrooms to accommodate a separate men's and women's bathroom. At this time, the anticipated cost of enclosing the bathrooms remains approximately \$175,000 as stated in the April 6, 2021 Staff Report plus any escalation, associated soft costs, and contingency. Additionally, Staff is working to estimate the cost of installing security shutters on glass surfaces, which is anticipated to be approximately \$250,000 plus escalation, associated soft costs, and contingency.

In response to community feedback, Staff is working with the project's cost estimator (MGAC Inc.) to reformat the project cost estimate document to include more detailed information that can be presented in a format that is easily interpreted by the general public. The updated and re-formatted cost estimate is expected to be complete in the next several weeks, at which time it will be made available to the public and presented to the City Council at a future meeting.

The design of the enclosed bathrooms and security shutters, as well as the cost estimate updates and format changes are an additional service that will require an amendment to the Johnson Favaro contract. This contract amendment is estimated to be brought to City Council as early as June 2021.

In the coming weeks and months, Staff will bring other contract amendments to the City Council as the design progresses further towards construction documents. These will include hiring a security sub-consultant and a dry utility coordination sub-consultant, among others. Such sub-consultants and similar contract amendments were accounted in the overall project cost estimate presented to the City Council on April 6 and do not represent a cost increase.

### Project Construction Manager

Based on City Council directive at the April 12 CIP workshop, Staff is in the process of publishing a request for proposal to on-board a project construction manager. Between now and the adoption of the budget in June 2021, staff will collect proposals and conduct selection interviews, that may include the participation on the interview panel by the City Council Public Facilities Subcommittee, so that a professional service agreement may be considered by the City Council soon after the budget is adopted.

## Finance Advisory Committee

The Chair, Vice-Chair, and a member of the subcommittee have been invited to attend the May 18 City Council meeting to answer any questions pertaining to their recommendation.

## KTS Consulting

On February 25, Kosmont Transaction Services (KTS) provided a high-level overview of the procurement and financing options to the FAC. At the April 22 FAC meeting, KTS provided Staff with three amortization schedules to finance the project with a Lease Revenue Bond at 50%, 75%, and 100%. After comparing the cost of financing through bond and loan, FAC recommended not to consider a bond to fund the project for the following reasons:

- High cost of issuance
- The City would have to go through a public credit rating
- The debt amount is relatively small
- The projected interest rate is higher

Staff has provided the FAC recommendation to KTS, who suggest the City consider (1) a private direct lending with a term of 5- to 15-years at an expected cost between \$100,000 to \$125,000, or (2) a public offering with a term of 5- to 30-years with the expected costs between \$150,000 to \$175,000. Although the City may be able to obtain a competitive interest rate, the City will have an additional cost of borrowing on top of the interest cost. FAC recommends that the added cost associated with issuance and the public credit rating for the amount of debt that it recommends is not worth pursuing at this time.

## Public Comments

As of May 11, the City received 34 public comments (Attachment E). The majority of the public comments express opposition to the project and using public funds to pay for the project.

## **CONCLUSION:**

The FAC recommends, unanimously, that the City Council consider financing the project using 50% of the ARPA funds, the Quimby Fund, and the remaining balance to be split between a 10-year loan from iBank and the CIP Fund Reserve. The approval of the funding option as proposed will not result in any tax increases to the community.

(1) Capital Infrastructure Improvement Fund 10-year Forecast with ARPA

Financing 100% of the project cost

Using ARPA for loan payments up to December of 2024 and Quimby balance in FY 24-25 and FY 25-26

Reduced transfers in by \$2M for public safety

	Capital Improvement FY 2020-21	Capital Improvement FY 2021-22	Capital Improvement FY 2022-23	Capital Improvement FY 2023-24	Capital Improvement FY 2024-25	Capital Improvement FY 2025-26	Capital Improvement FY 2026-27	Capital Improvement FY 2027-28	Capital Improvement FY 2028-29	Capital Improvement FY 2029-30	Capital Improvement FY 2030-31	Capital Improvement FY 2030-31
Beginning Fund Balance 7/1	25,344,808	24,538,510	24,546,510	24,946,510	25,346,510	25,746,510	25,150,910	23,758,210	22,370,610	20,988,310	19,611,310	18,239,810
Add: Revenues	205,224	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000
Add: Transfers in	1,557,200	2,553,000	2,861,000	3,400,000	3,427,000	3,455,000	3,482,000	3,509,000	3,537,000	3,565,000	3,565,000	3,565,000
<b>Total Revenues</b>	<b>1,762,424</b>	<b>2,753,000</b>	<b>3,061,000</b>	<b>3,600,000</b>	<b>3,627,000</b>	<b>3,655,000</b>	<b>3,682,000</b>	<b>3,709,000</b>	<b>3,737,000</b>	<b>3,765,000</b>	<b>3,765,000</b>	<b>3,765,000</b>
Less: Capital Project	(2,568,722)	(2,945,000)	(2,861,000)	(3,400,000)	(3,427,000)	(3,455,000)	(3,482,000)	(3,509,000)	(3,537,000)	(3,565,000)	(3,565,000)	(3,565,000)
Less: Operating Expenses	0	-	-	-	-	-	-	-	-	-	-	-
Less: Transfers Out	0	-	-	-	-	-	-	-	-	-	-	-
<b>Total Expenditures</b>	<b>(2,568,722)</b>	<b>(2,945,000)</b>	<b>(2,861,000)</b>	<b>(3,400,000)</b>	<b>(3,427,000)</b>	<b>(3,455,000)</b>	<b>(3,482,000)</b>	<b>(3,509,000)</b>	<b>(3,537,000)</b>	<b>(3,565,000)</b>	<b>(3,565,000)</b>	<b>(3,565,000)</b>
Ladera Linda Annual Payment		(130,000)	(1,811,800)	(1,807,300)	(1,661,000)	(995,600)	(1,792,700)	(1,787,600)	(1,782,300)	(1,777,000)	(1,771,500)	(1,765,900)
Replenishing CIP Fund Balance	0	330,000	2,011,800	2,007,300	1,861,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000
Operating revenues generated from LL												
General Fund Surplus at the end of the FY		200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000
American Rescue Plan Act (ARPA)		130,000	1,811,800	1,807,300	1,661,000							
Fundraiser for LL												
Donation for LL												
<b>Total Fiscal Impact from LL</b>	<b>0</b>	<b>200,000</b>	<b>200,000</b>	<b>200,000</b>	<b>200,000</b>	<b>(795,600)</b>	<b>(1,592,700)</b>	<b>(1,587,600)</b>	<b>(1,582,300)</b>	<b>(1,577,000)</b>	<b>(1,571,500)</b>	<b>(1,565,900)</b>
<b>Ending Fund Balance</b>	<b>24,538,510</b>	<b>24,546,510</b>	<b>24,946,510</b>	<b>25,346,510</b>	<b>25,746,510</b>	<b>25,150,910</b>	<b>23,758,210</b>	<b>22,370,610</b>	<b>20,988,310</b>	<b>19,611,310</b>	<b>18,239,810</b>	<b>16,873,910</b>
Council Reserve	(5,000,000)	(5,000,000)	(5,000,000)	(5,000,000)	(5,000,000)	(5,000,000)	(5,000,000)	(5,000,000)	(5,000,000)	(5,000,000)	(5,000,000)	(5,000,000)
<b>Excess Reserve</b>	<b>19,538,510</b>	<b>19,546,510</b>	<b>19,946,510</b>	<b>20,346,510</b>	<b>20,746,510</b>	<b>20,150,910</b>	<b>18,758,210</b>	<b>17,370,610</b>	<b>15,988,310</b>	<b>14,611,310</b>	<b>13,239,810</b>	<b>11,873,910</b>
<b>Estimated Ending Fund Balance 6/30</b>	<b>24,098,510</b>	<b>23,674,010</b>	<b>23,874,010</b>	<b>24,074,010</b>	<b>24,274,010</b>	<b>24,474,010</b>	<b>24,674,010</b>	<b>24,874,010</b>	<b>25,074,010</b>	<b>25,274,010</b>	<b>25,474,010</b>	<b>25,464,010</b>
Changes in ending fund balance	440,000	872,500	1,072,500	1,272,500	1,472,500	676,900	(915,800)	(2,503,400)	(4,085,700)	(5,662,700)	(7,234,200)	(8,590,100)
% of change	1.83%	3.69%	4.49%	5.29%	6.07%	2.77%	-3.71%	-10.06%	-16.29%	-22.41%	-28.40%	-33.73%

(2) Capital Infrastructure Improvement Fund 10-year Forecast with ARPA

Financing 75% of the project cost

Using ARPA for loan payments up to December of 2024 and Quimby balance in FY 24-25 and FY 25-26

Reduced transfers in by \$2M for public safety

	Capital Improvement FY 2020-21	Capital Improvement FY 2021-22	Capital Improvement FY 2022-23	Capital Improvement FY 2023-24	Capital Improvement FY 2024-25	Capital Improvement FY 2025-26	Capital Improvement FY 2026-27	Capital Improvement FY 2027-28	Capital Improvement FY 2028-29	Capital Improvement FY 2029-30	Capital Improvement FY 2030-31	Capital Improvement FY 2030-31
Beginning Fund Balance 7/1	25,344,808	24,098,510	20,576,010	20,976,010	21,376,010	21,776,010	21,627,910	20,648,910	19,673,810	18,702,710	17,735,710	16,773,010
Add: Revenues	205,224	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000
Add: Transfers in	1,117,200	3,000,000	2,861,000	3,400,000	3,427,000	3,455,000	3,482,000	3,509,000	3,537,000	3,565,000	3,565,000	3,565,000
<b>Total Revenues</b>	<b>1,322,424</b>	<b>3,200,000</b>	<b>3,061,000</b>	<b>3,600,000</b>	<b>3,627,000</b>	<b>3,655,000</b>	<b>3,682,000</b>	<b>3,709,000</b>	<b>3,737,000</b>	<b>3,765,000</b>	<b>3,765,000</b>	<b>3,765,000</b>
Less: Capital Project	(2,568,722)	(3,000,000)	(2,861,000)	(3,400,000)	(3,427,000)	(3,455,000)	(3,482,000)	(3,509,000)	(3,537,000)	(3,565,000)	(3,565,000)	(3,565,000)
Less: Operating Expenses	0	-	-	-	-	-	-	-	-	-	-	-
Less: Transfers Out	0	-	-	-	-	-	-	-	-	-	-	-
<b>Total Expenditures</b>	<b>(2,568,722)</b>	<b>(3,000,000)</b>	<b>(2,861,000)</b>	<b>(3,400,000)</b>	<b>(3,427,000)</b>	<b>(3,455,000)</b>	<b>(3,482,000)</b>	<b>(3,509,000)</b>	<b>(3,537,000)</b>	<b>(3,565,000)</b>	<b>(3,565,000)</b>	<b>(3,565,000)</b>
Ladera Linda Initial Funding			(3,922,500)									
Ladera Linda Annual Payment		(100,000)	(1,393,700)	(1,390,200)	(1,277,700)	(548,100)	(1,379,000)	(1,375,100)	(1,371,100)	(1,367,000)	(1,362,700)	(1,358,400)
Replenishing CIP Fund Balance	0	300,000	1,593,700	1,590,200	1,477,700	200,000	200,000	200,000	200,000	200,000	200,000	200,000
Operating revenues generated from LL												
General Fund Surplus at the end of the FY		200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000
American Rescue Plan Act (ARPA)		100,000	1,393,700	1,390,200	1,277,700							
Fundraiser for LL												
Donation for LL												
<b>Total Fiscal Impact from LL</b>	<b>0</b>	<b>(3,722,500)</b>	<b>200,000</b>	<b>200,000</b>	<b>200,000</b>	<b>(348,100)</b>	<b>(1,179,000)</b>	<b>(1,175,100)</b>	<b>(1,171,100)</b>	<b>(1,167,000)</b>	<b>(1,162,700)</b>	<b>(1,158,400)</b>
<b>Ending Fund Balance</b>	<b>24,098,510</b>	<b>20,576,010</b>	<b>20,976,010</b>	<b>21,376,010</b>	<b>21,776,010</b>	<b>21,627,910</b>	<b>20,648,910</b>	<b>19,673,810</b>	<b>18,702,710</b>	<b>17,735,710</b>	<b>16,773,010</b>	<b>15,814,610</b>
Council Reserve	(5,000,000)	(5,000,000)	(5,000,000)	(5,000,000)	(5,000,000)	(5,000,000)	(5,000,000)	(5,000,000)	(5,000,000)	(5,000,000)	(5,000,000)	(5,000,000)
<b>Excess Reserve</b>	<b>19,098,510</b>	<b>15,576,010</b>	<b>15,976,010</b>	<b>16,376,010</b>	<b>16,776,010</b>	<b>16,627,910</b>	<b>15,648,910</b>	<b>14,673,810</b>	<b>13,702,710</b>	<b>12,735,710</b>	<b>11,773,010</b>	<b>10,814,610</b>
<b>Estimated Ending Fund Balance 6/30</b>	<b>24,098,510</b>	<b>23,674,010</b>	<b>23,874,010</b>	<b>24,074,010</b>	<b>24,274,010</b>	<b>24,474,010</b>	<b>24,674,010</b>	<b>24,874,010</b>	<b>25,074,010</b>	<b>25,274,010</b>	<b>25,474,010</b>	<b>25,464,010</b>
<b>Changes in ending fund balance</b>	<b>0</b>	<b>(3,098,000)</b>	<b>(2,898,000)</b>	<b>(2,698,000)</b>	<b>(2,498,000)</b>	<b>(2,846,100)</b>	<b>(4,025,100)</b>	<b>(5,200,200)</b>	<b>(6,371,300)</b>	<b>(7,538,300)</b>	<b>(8,701,000)</b>	<b>(9,649,400)</b>
<b>% of change</b>	<b>0.00%</b>	<b>-13.09%</b>	<b>-12.14%</b>	<b>-11.21%</b>	<b>-10.29%</b>	<b>-11.63%</b>	<b>-16.31%</b>	<b>-20.91%</b>	<b>-25.41%</b>	<b>-29.83%</b>	<b>-34.16%</b>	<b>-37.89%</b>

(3) Capital Infrastructure Improvement Fund 10-year Forecast with ARPA

Financing 50% of the project cost

Using ARPA for loan payments up to December of 2024 and Quimby balance in FY 24-25 and FY 25-26

Reduced transfers in by \$2M for public safety

	Capital Improvement FY 2020-21	Capital Improvement FY 2021-22	Capital Improvement FY 2022-23	Capital Improvement FY 2023-24	Capital Improvement FY 2024-25	Capital Improvement FY 2025-26	Capital Improvement FY 2026-27	Capital Improvement FY 2027-28	Capital Improvement FY 2028-29	Capital Improvement FY 2029-30	Capital Improvement FY 2030-31	Capital Improvement FY 2030-31
Beginning Fund Balance 7/1	25,344,808	24,098,510	16,653,510	17,053,510	17,453,510	17,853,510	18,215,110	17,707,310	17,202,010	16,699,310	16,199,410	15,712,310
Add: Revenues	205,224	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000
Add: Transfers in	1,117,200	3,000,000	2,861,000	3,400,000	3,427,000	3,455,000	3,482,000	3,509,000	3,537,000	3,565,000	3,565,000	3,565,000
<b>Total Revenues</b>	<b>1,322,424</b>	<b>3,200,000</b>	<b>3,061,000</b>	<b>3,600,000</b>	<b>3,627,000</b>	<b>3,655,000</b>	<b>3,682,000</b>	<b>3,709,000</b>	<b>3,737,000</b>	<b>3,765,000</b>	<b>3,765,000</b>	<b>3,765,000</b>
Less: Capital Project	(2,568,722)	(3,000,000)	(2,861,000)	(3,400,000)	(3,427,000)	(3,455,000)	(3,482,000)	(3,509,000)	(3,537,000)	(3,565,000)	(3,565,000)	(3,565,000)
Less: Operating Expenses	0	-	-	-	-	-	-	-	-	-	-	-
Less: Transfers Out	0	-	-	-	-	-	-	-	-	-	-	-
<b>Total Expenditures</b>	<b>(2,568,722)</b>	<b>(3,000,000)</b>	<b>(2,861,000)</b>	<b>(3,400,000)</b>	<b>(3,427,000)</b>	<b>(3,455,000)</b>	<b>(3,482,000)</b>	<b>(3,509,000)</b>	<b>(3,537,000)</b>	<b>(3,565,000)</b>	<b>(3,565,000)</b>	<b>(3,565,000)</b>
Ladera Linda Initial Funding			(7,845,000)									
Ladera Linda Annual Payment		(65,800)	(917,500)	(915,200)	(841,200)	(38,400)	(907,800)	(905,300)	(902,700)	(899,900)	(887,100)	(894,300)
Replenishing CIP Fund Balance	0	265,800	1,117,500	1,115,200	1,041,200	200,000	200,000	200,000	200,000	200,000	200,000	200,000
Operating revenues generated from LL												
General Fund Surplus at the end of the FY		200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000
American Rescue Plan Act (ARPA)		65,800	917,500	915,200	841,200							
Fundraiser for LL												
Donation for LL												
<b>Total Fiscal Impact from LL</b>	<b>0</b>	<b>(7,645,000)</b>	<b>200,000</b>	<b>200,000</b>	<b>200,000</b>	<b>161,600</b>	<b>(707,800)</b>	<b>(705,300)</b>	<b>(702,700)</b>	<b>(699,900)</b>	<b>(687,100)</b>	<b>(694,300)</b>
<b>Ending Fund Balance</b>	<b>24,098,510</b>	<b>16,653,510</b>	<b>17,053,510</b>	<b>17,453,510</b>	<b>17,853,510</b>	<b>18,215,110</b>	<b>17,707,310</b>	<b>17,202,010</b>	<b>16,699,310</b>	<b>16,199,410</b>	<b>15,712,310</b>	<b>15,218,010</b>
Council Reserve	(5,000,000)	(5,000,000)	(5,000,000)	(5,000,000)	(5,000,000)	(5,000,000)	(5,000,000)	(5,000,000)	(5,000,000)	(5,000,000)	(5,000,000)	(5,000,000)
<b>Excess Reserve</b>	<b>19,098,510</b>	<b>11,653,510</b>	<b>12,053,510</b>	<b>12,453,510</b>	<b>12,853,510</b>	<b>13,215,110</b>	<b>12,707,310</b>	<b>12,202,010</b>	<b>11,699,310</b>	<b>11,199,410</b>	<b>10,712,310</b>	<b>10,218,010</b>
<b>Estimated Ending Fund Balance 6/30</b>	<b>24,098,510</b>	<b>23,674,010</b>	<b>23,874,010</b>	<b>24,074,010</b>	<b>24,274,010</b>	<b>24,474,010</b>	<b>24,674,010</b>	<b>24,874,010</b>	<b>25,074,010</b>	<b>25,274,010</b>	<b>25,474,010</b>	<b>25,464,010</b>
<b>Changes in ending fund balance</b>	<b>0</b>	<b>(7,020,500)</b>	<b>(6,820,500)</b>	<b>(6,620,500)</b>	<b>(6,420,500)</b>	<b>(6,258,900)</b>	<b>(6,966,700)</b>	<b>(7,672,000)</b>	<b>(8,374,700)</b>	<b>(9,074,600)</b>	<b>(9,761,700)</b>	<b>(10,246,000)</b>
<b>% of change</b>	<b>0.00%</b>	<b>-29.65%</b>	<b>-28.57%</b>	<b>-27.50%</b>	<b>-26.45%</b>	<b>-25.57%</b>	<b>-28.23%</b>	<b>-30.84%</b>	<b>-33.40%</b>	<b>-35.90%</b>	<b>-38.32%</b>	<b>-40.24%</b>

(4) Capital Infrastructure Improvement Fund 10-year Forecast with ARPA

Reduced transfers in by \$2M for public safety

10-year loan

	Capital Improvement FY 2020-21	Capital Improvement FY 2021-22	Capital Improvement FY 2022-23	Capital Improvement FY 2023-24	Capital Improvement FY 2024-25	Capital Improvement FY 2025-26	Capital Improvement FY 2026-27	Capital Improvement FY 2027-28	Capital Improvement FY 2028-29	Capital Improvement FY 2029-30	Capital Improvement FY 2030-31	Capital Improvement FY 2030-31
Beginning Fund Balance 7/1	25,344,808	24,098,510	19,114,710	18,875,910	18,638,710	18,403,210	18,169,410	17,937,410	17,707,210	17,478,810	17,252,310	17,027,710
Add: Revenues	205,224	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000
Add: Transfers in	1,117,200	3,000,000	2,861,000	3,400,000	3,427,000	3,455,000	3,482,000	3,509,000	3,537,000	3,565,000	3,565,000	3,565,000
<b>Total Revenues</b>	<b>1,322,424</b>	<b>3,200,000</b>	<b>3,061,000</b>	<b>3,600,000</b>	<b>3,627,000</b>	<b>3,655,000</b>	<b>3,682,000</b>	<b>3,709,000</b>	<b>3,737,000</b>	<b>3,765,000</b>	<b>3,765,000</b>	<b>3,765,000</b>
Less: Capital Project	(2,568,722)	(3,000,000)	(2,861,000)	(3,400,000)	(3,427,000)	(3,455,000)	(3,482,000)	(3,509,000)	(3,537,000)	(3,565,000)	(3,565,000)	(3,565,000)
Less: Operating Expenses	0	-	-	-	-	-	-	-	-	-	-	-
Less: Transfers Out	0	-	-	-	-	-	-	-	-	-	-	-
<b>Total Expenditures</b>	<b>(2,568,722)</b>	<b>(3,000,000)</b>	<b>(2,861,000)</b>	<b>(3,400,000)</b>	<b>(3,427,000)</b>	<b>(3,455,000)</b>	<b>(3,482,000)</b>	<b>(3,509,000)</b>	<b>(3,537,000)</b>	<b>(3,565,000)</b>	<b>(3,565,000)</b>	<b>(3,565,000)</b>
Ladera Linda Initial Funding		(5,338,000)										
Ladera Linda Annual Payment		(45,800)	(638,800)	(637,200)	(635,500)	(633,800)	(632,000)	(630,200)	(628,400)	(626,500)	(624,600)	(622,600)
Replenishing CIP Fund Balance	0	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000
Operating revenues generated from LL												
General Fund Surplus at the end of the FY		200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000
American Rescue Plan Act (ARPA)												
Fundraiser for LL												
Donation for LL												
<b>Total Fiscal Impact from LL</b>	<b>0</b>	<b>(5,183,800)</b>	<b>(438,800)</b>	<b>(437,200)</b>	<b>(435,500)</b>	<b>(433,800)</b>	<b>(432,000)</b>	<b>(430,200)</b>	<b>(428,400)</b>	<b>(426,500)</b>	<b>(424,600)</b>	<b>(422,600)</b>
<b>Ending Fund Balance</b>	<b>24,098,510</b>	<b>19,114,710</b>	<b>18,875,910</b>	<b>18,638,710</b>	<b>18,403,210</b>	<b>18,169,410</b>	<b>17,937,410</b>	<b>17,707,210</b>	<b>17,478,810</b>	<b>17,252,310</b>	<b>17,027,710</b>	<b>16,805,110</b>
Council Reserve	(5,000,000)	(5,000,000)	(5,000,000)	(5,000,000)	(5,000,000)	(5,000,000)	(5,000,000)	(5,000,000)	(5,000,000)	(5,000,000)	(5,000,000)	(5,000,000)
<b>Excess Reserve</b>	<b>19,098,510</b>	<b>14,114,710</b>	<b>13,875,910</b>	<b>13,638,710</b>	<b>13,403,210</b>	<b>13,169,410</b>	<b>12,937,410</b>	<b>12,707,210</b>	<b>12,478,810</b>	<b>12,252,310</b>	<b>12,027,710</b>	<b>11,805,110</b>
<b>Estimated Ending Fund Balance 6/30</b>	<b>24,098,510</b>	<b>23,674,010</b>	<b>23,874,010</b>	<b>24,074,010</b>	<b>24,274,010</b>	<b>24,474,010</b>	<b>24,674,010</b>	<b>24,874,010</b>	<b>25,074,010</b>	<b>25,274,010</b>	<b>25,474,010</b>	<b>25,464,010</b>
<b>Changes in ending fund balance</b>	<b>0</b>	<b>(4,559,300)</b>	<b>(4,998,100)</b>	<b>(5,435,300)</b>	<b>(5,870,800)</b>	<b>(6,304,600)</b>	<b>(6,736,600)</b>	<b>(7,166,800)</b>	<b>(7,595,200)</b>	<b>(8,021,700)</b>	<b>(8,446,300)</b>	<b>(8,658,900)</b>
% of change	0.00%	-19.26%	-20.94%	-22.58%	-24.19%	-25.76%	-27.30%	-28.81%	-30.29%	-31.74%	-33.16%	-34.00%

(4) Capital Infrastructure Improvement Fund 15-year Forecast with ARPA

Reduced transfers in by \$2M for public safety

15-year loan

	Capital Improvement FY 2020-21	Capital Improvement FY 2021-22	Capital Improvement FY 2022-23	Capital Improvement FY 2023-24	Capital Improvement FY 2024-25	Capital Improvement FY 2025-26	Capital Improvement FY 2026-27	Capital Improvement FY 2027-28	Capital Improvement FY 2028-29	Capital Improvement FY 2029-30	Capital Improvement FY 2030-31	Capital Improvement FY 2031-32	Capital Improvement FY 2032-33	Capital Improvement FY 2033-34	Capital Improvement FY 2034-35	Capital Improvement FY 2035-36		
Beginning Fund Balance 7/1	25,344,808	24,098,510	19,114,710	19,057,810	19,001,910	18,947,110	18,893,310	18,840,610	18,789,110	18,738,710	18,689,510	18,641,510	18,594,710	18,549,210	18,505,010	18,462,110	18,420,610	
Add: Revenues	205,224	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	
Add: Transfers in	1,117,200	3,000,000	2,861,000	3,400,000	3,427,000	3,455,000	3,482,000	3,509,000	3,537,000	3,565,000	3,565,000	3,565,000	3,565,000	3,565,000	3,565,000	3,565,000	3,565,000	
<b>Total Revenues</b>	<b>1,322,424</b>	<b>3,200,000</b>	<b>3,061,000</b>	<b>3,600,000</b>	<b>3,627,000</b>	<b>3,655,000</b>	<b>3,682,000</b>	<b>3,709,000</b>	<b>3,737,000</b>	<b>3,765,000</b>	<b>3,765,000</b>							
Less: Capital Project	(2,568,722)	(3,000,000)	(2,861,000)	(3,400,000)	(3,427,000)	(3,455,000)	(3,482,000)	(3,509,000)	(3,537,000)	(3,565,000)	(3,565,000)	(3,565,000)	(3,565,000)	(3,565,000)	(3,565,000)	(3,565,000)	(3,565,000)	
Less: Operating Expenses	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Less: Transfers Out	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
<b>Total Expenditures</b>	<b>(2,568,722)</b>	<b>(3,000,000)</b>	<b>(2,861,000)</b>	<b>(3,400,000)</b>	<b>(3,427,000)</b>	<b>(3,455,000)</b>	<b>(3,482,000)</b>	<b>(3,509,000)</b>	<b>(3,537,000)</b>	<b>(3,565,000)</b>	<b>(3,565,000)</b>	<b>(3,565,000)</b>						
Ladera Linda Initial Funding		(5,338,000)																
Ladera Linda Annual Payment		(45,800)	(456,900)	(455,900)	(454,800)	(453,800)	(452,700)	(451,500)	(450,400)	(449,200)	(448,000)	(446,800)	(445,500)	(444,200)	(442,900)	(441,500)	(440,100)	
Replenishing CIP Fund Balance	0	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	
Operating revenues generated from LL																		
General Fund Surplus at the end of the FY	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	
American Rescue Plan Act (ARPA)																		
Fundraiser for LL																		
Donation for LL																		
<b>Total Fiscal Impact from LL</b>	<b>0</b>	<b>(5,183,800)</b>	<b>(256,900)</b>	<b>(255,900)</b>	<b>(254,800)</b>	<b>(253,800)</b>	<b>(252,700)</b>	<b>(251,500)</b>	<b>(250,400)</b>	<b>(249,200)</b>	<b>(248,000)</b>	<b>(246,800)</b>	<b>(245,500)</b>	<b>(244,200)</b>	<b>(242,900)</b>	<b>(241,500)</b>	<b>(240,100)</b>	
Ending Fund Balance	24,098,510	19,114,710	19,057,810	19,001,910	18,947,110	18,893,310	18,840,610	18,789,110	18,738,710	18,689,510	18,641,510	18,594,710	18,549,210	18,505,010	18,462,110	18,420,610	18,380,510	
Council Reserve	(5,000,000)	(5,000,000)	(5,000,000)	(5,000,000)	(5,000,000)	(5,000,000)	(5,000,000)	(5,000,000)	(5,000,000)	(5,000,000)	(5,000,000)	(5,000,000)	(5,000,000)	(5,000,000)	(5,000,000)	(5,000,000)	(5,000,000)	
Excess Reserve	19,098,510	14,114,710	14,057,810	14,001,910	13,947,110	13,893,310	13,840,610	13,789,110	13,738,710	13,689,510	13,641,510	13,594,710	13,549,210	13,505,010	13,462,110	13,420,610	13,380,510	
Estimated Ending Fund Balance 6/30	24,098,510	23,674,010	23,874,010	24,074,010	24,274,010	24,474,010	24,674,010	24,874,010	25,074,010	25,274,010	25,474,010	25,674,010	25,874,010	26,074,010	26,274,010	26,474,010	26,674,010	
Changes in ending fund balance	0	(4,559,300)	(4,816,200)	(5,072,100)	(5,326,900)	(5,580,700)	(5,833,400)	(6,084,900)	(6,335,300)	(6,584,500)	(6,832,500)	(7,079,300)	(7,324,800)	(7,569,000)	(7,811,900)	(8,053,400)	(8,293,500)	
% of change	0.00%	-19.26%	-20.17%	-21.07%	-21.94%	-22.80%	-23.64%	-24.46%	-25.27%	-26.05%	-26.82%	-27.57%	-28.31%	-29.03%	-29.73%	-30.42%	-31.09%	

<table border="1"> <tr><td>Applicant/Project Name</td><td>City of Ranchos Palos Verdes - Ladera Park</td></tr> <tr><td>Loan Amount</td><td>\$5,500,000</td></tr> <tr><td>Interest Rate</td><td>2.50%</td></tr> <tr><td>Annual Fee</td><td>0.30%</td></tr> <tr><td>Funding Date</td><td>10/1/2021</td></tr> <tr><td>First Interest Only Pmt Date</td><td>2/1/2022</td></tr> <tr><td>First Principal Pmt Date</td><td>8/1/2022</td></tr> <tr><td>Loan Years</td><td>10</td></tr> <tr><td>Amortization Period</td><td>10</td></tr> </table>		Applicant/Project Name	City of Ranchos Palos Verdes - Ladera Park	Loan Amount	\$5,500,000	Interest Rate	2.50%	Annual Fee	0.30%	Funding Date	10/1/2021	First Interest Only Pmt Date	2/1/2022	First Principal Pmt Date	8/1/2022	Loan Years	10	Amortization Period	10	Loan or Lease	
Applicant/Project Name	City of Ranchos Palos Verdes - Ladera Park																				
Loan Amount	\$5,500,000																				
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Loan Years	10																				
Amortization Period	10																				
Loan																					
Fiscal Year Ends																					
June 30																					
Note: The Interest Rate shown in this example has not been quoted or approved and represents an indicative rate based on similar loans.																					
Payment Date	Ending Principal Balance	Principal Payment	Interest Payment	Total Principal & Interest	Annual Fee	Total Payment	Total Payment Fiscal Year Ending June 30														
1-Oct-2021	\$5,500,000.00																				
1-Feb-2022			\$45,833.33	\$45,833.33		\$45,833.33	\$45,833.33														
1-Aug-2022	\$5,009,076.80	\$490,923.20	\$68,750.00	\$559,673.20	\$16,500.00	\$576,173.20															
1-Feb-2023			\$62,613.46	\$62,613.46		\$62,613.46	\$638,786.66														
1-Aug-2023	\$4,505,880.53	\$503,196.28	\$62,613.46	\$565,809.74	\$15,027.23	\$580,836.97															
1-Feb-2024			\$56,323.51	\$56,323.51		\$56,323.51	\$637,160.47														
1-Aug-2024	\$3,990,104.34	\$515,776.18	\$56,323.51	\$572,099.69	\$13,517.64	\$585,617.33															
1-Feb-2025			\$49,876.30	\$49,876.30		\$49,876.30	\$635,493.64														
1-Aug-2025	\$3,461,433.75	\$528,670.59	\$49,876.30	\$578,546.89	\$11,970.31	\$590,517.21															
1-Feb-2026			\$43,267.92	\$43,267.92		\$43,267.92	\$633,785.13														
1-Aug-2026	\$2,919,546.40	\$541,887.35	\$43,267.92	\$585,155.28	\$10,384.30	\$595,539.58															
1-Feb-2027			\$36,494.33	\$36,494.33		\$36,494.33	\$632,033.91														
1-Aug-2027	\$2,364,111.86	\$555,434.54	\$36,494.33	\$591,928.87	\$8,758.64	\$600,687.51															
1-Feb-2028			\$29,551.40	\$29,551.40		\$29,551.40	\$630,238.90														
1-Aug-2028	\$1,794,791.46	\$569,320.40	\$29,551.40	\$598,871.80	\$7,092.34	\$605,964.13															
1-Feb-2029			\$22,434.89	\$22,434.89		\$22,434.89	\$628,399.03														
1-Aug-2029	\$1,211,238.05	\$583,553.41	\$22,434.89	\$605,988.30	\$5,384.37	\$611,372.68															
1-Feb-2030			\$15,140.48	\$15,140.48		\$15,140.48	\$626,513.15														
1-Aug-2030	\$613,095.80	\$598,142.25	\$15,140.48	\$613,282.72	\$3,633.71	\$616,916.44															
1-Feb-2031			\$7,663.70	\$7,663.70		\$7,663.70	\$624,580.13														
1-Aug-2031		\$613,095.80	\$7,663.70	\$620,759.50	\$1,839.29	\$622,598.79															
							\$622,598.79														
<b>Total Payments:</b>		<b>\$5,500,000.00</b>	<b>\$761,315.31</b>	<b>\$6,261,315.31</b>	<b>\$94,107.84</b>	<b>\$6,355,423.15</b>	<b>\$6,355,423.15</b>														

Applicant/Project Name	City of Ranchos Palos Verdes - Ladera Park		
Loan Amount	\$5,500,000	Loan or Lease	Loan
Interest Rate	2.50%		
Annual Fee	0.30%		
Funding Date	10/1/2021	Fiscal Year Ends	June 30
First Interest Only Pmt Date	2/1/2022		
First Principal Pmt Date	8/1/2022		
Loan Years	15		
Amortization Period	15		

Note: The Interest Rate shown in this example has not been quoted or approved and represents an indicative rate based on similar loans.

**FINANCE ADVISORY COMMITTEE  
AGENDA REPORT**

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**MEETING DATE:** 04/22/2021

**AGENDA TITLE:**

Consideration and possible action to discuss and provide recommendations on the financing options for the Ladera Linda Community Center and Park Project.

**RECOMMENDED FINANCE ADVISORY COMMITTEE ACTION:**

1. Discuss and provide recommendations on the financing options for the Ladera Linda Community Center and Park Project.

**FISCAL IMPACT:** N/A

**Amount Budgeted:** N/A

**Additional Appropriation:** N/A

**Account Number(s):** N/A

**ORIGINATED BY:** Trang Nguyen, Director of Finance 

**REVIEWED BY:** Same as above

**APPROVED BY:** Same as above

**ATTACHED SUPPORTING DOCUMENTS:**

- A. City Council April 6, 2021 Staff Report (page A-1)
- B. Kosmont Transaction Services Presentation (page B-1)
- C. City Council April 12, 2021 Staff Report (page C-1)
- D. Debt Management Policy (page D-1)
- E. Sample Debt Schedule with iBank (page E-1)
- F. Sample Amortization Schedule for Bond (page F-1)

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**BACKGROUND:**

On April 6, 2021, the City Council approved the Ladera Linda Community Center and Park project. The staff report for the April 6 meeting is attached (Attachment A). The summary of the approval are as follows:

- Adopted Resolution No. 2021-XX upholding the Planning Commission-approved planning entitlements, with conditions of approval, consisting of Conditional Use Permit, Major Grading Permit, Variance and Site Plan Review application findings (planning entitlements) thereby approving the project. In its decision, certain conditions were modified including amending Condition No. 31 to add security roll-down gates above and around the bathroom sink area to fully enclose the bathroom during non-operational afterhours.

- Directed Staff to proceed with the completion of construction documents and authorize advertisement of bids upon final completion of plans and specifications for the Ladera Linda Community Center and Park project.
- Directed Staff to relocate and optimize handicap parking spaces closer to the building and to explore cost and effective ways to install exterior shutters over glass surfaces to provide necessary security.

Based on the City Council directions on the Ladera Linda Community Center and Park project, the financing options for the project are presented tonight for the Finance Advisory Committee in accordance with FY 2020-21 Workplan No. 9c that states:

*Receive a presentation and make recommendations on the Ladera Linda Community Park and the associated financial implication.*

In line with this goal, on February 25, 2021, the FAC received a presentation from Kosmont Transaction Services (KTS) on the procurement and financing options for the project (Attachment B). Below is a summary of the procurement and financing options as presented.

### Procurement Options

- Traditional
  - The City's responsibility is from start to finish of the project.
  - Requires bidding out most components of the project.
  - May take longer to complete.
  - Flexible financing options.
- Total Project Delivery
  - The City is not responsible for the project installation.
  - Guaranteed delivery.
  - Limited to lease payment.
- Design-Build
  - The City's responsibility is from start to finish of the project.
  - One contractor to design and build.
  - Streamline process to reduce the time to complete.
  - Flexible financing options.

Due to the size of the project, the Public-Private Partnership (P3) model was not presented as a procurement option. A desirable P3 project for most developers would have to be in the range of \$50 million or more. Moreover, since most of the design work has been completed, the project would be less desirable for a P3 developer.

## Financing Options

- Current Resources
  - Cash reserves
  - Grants
  - Special revenues
- Issue Securities
  - Loan
  - General Obligation Bonds – requires an affirmative vote of 2/3 of registered voters.
  - Lease Revenue Bonds – no voter requirement
- Lease
  - Direct Lease – non-tax exempt, term of less than 30 years
  - Total Project Delivery – tax exempt, 30-year term

As reported to the City Council on April 9, the current, all-in, estimated cost for the project is almost \$15.7 million (Attachment A). The estimated fund balance of the Capital Infrastructure Program (CIP) Fund on June 30, 2021 is just under \$24.1 million. After applying the City Council Reserve Policy of \$5 million, the total excess reserve is almost \$18.7 million. As discussed in the April 12, 2021 CIP Budget staff report (Attachment C), the projects on the 5-year capital improvement plan total almost \$52 million with an annual revenue transferring from the General Fund ranges between \$3 to \$5 million over the next five years.

Besides the CIP Fund, the City's Quimby Fund can also be used for this project. Quimby Fund is funded by the developer fees or dedication of land for park and recreation purposes. The estimated fund balance for Quimby Fund at June 30, 2021 is just under \$950,000.

## **DISCUSSION:**

### Evaluating Financing Options

After years of project planning that included many community engagement and public meetings, on April 6, the City Council approved the Ladera Linda Community Center and Park project. Accordingly, if public financing is considered, the City would use the Debt Management Policy (Attachment D) for guidance. The policy was recommended by FAC and adopted by the City Council in June 2015. Based on the policy, the City will evaluate the use of debt in-lieu of pay-as-you-go financing based on the following criteria:

1. Current reserves or projected revenues are adequate to fund the project;
2. Proposed debt levels would have a deleterious effect on the City's credit position or rating; and
3. Credit market conditions are unstable or present difficulty in marketing the proposed debt.

Moreover, the policy outlines the following six factors favoring the use of debt:

1. Revenues are deemed to be stable and reliable enough to support the proposed debt at investment grade rating levels;
2. The nature of the financed project will support investment grade ratings;
3. Credit market conditions present favorable interest rates and demand for financing such as the City's;
4. The proposed project is required by the state or federal government and present resources are insufficient or unavailable to fund the project;
5. The proposed project is immediately required to meet or relieve capacity needs and current resources are insufficient or unavailable; and
6. The estimated useful life of the asset to be financed is greater than 5 years.

### **Financing Options**

As presented by KTS on February 25, the two procurement options available for this project are traditional and total lease delivery. Depending on the procurement option, the financing options may be different. For the purpose of this meeting, staff has included all the financing options available for discussion.

#### **Cash/Current Resources**

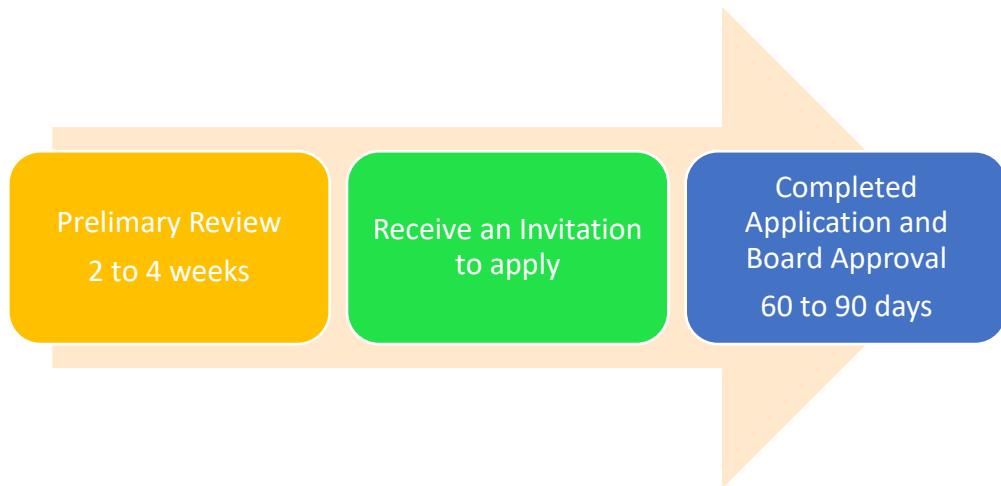
This option is to utilize existing cash resources to fund the entire project. At the end of FY 2020-21, the City is estimated to have over \$24 million in the CIP Fund and less than a \$1 million in the Quimby Fund. The CIP Fund is used for the City's infrastructure projects with many competing projects that includes public right-of-way, expansion and rehabilitation of facilities and infrastructure. As stated earlier, over the next five years, the CIP projects are estimated to reach at \$52 million while only anticipating between \$3-\$5 million in revenues. The Quimby Fund is restricted to park improvements and the only source of revenue is through development impact fees, dedications, and exactions.

This option would almost deplete the fund balance and significantly reduce the available funding for other planned capital projects.

#### **Loan/Financing**

This option is a traditional financing approach which may be available through iBank. iBank is the California Infrastructure and Economic Development Bank. iBank's mission is to provide financial assistance and support infrastructure and economic development in California. The Infrastructure State Revolving Fund (ISRF) Program is a low-cost public financing to state and local government. ISRF financing is available between \$50,000 to \$25 million with the loan terms up to a maximum of 30 years or the useful life of the project. A traditional infrastructure loan with iBank can take up to six months until the loan is finalized, and the fund is disbursed to the City.

Below is a process timeline to obtain a ISFR loan with iBank.

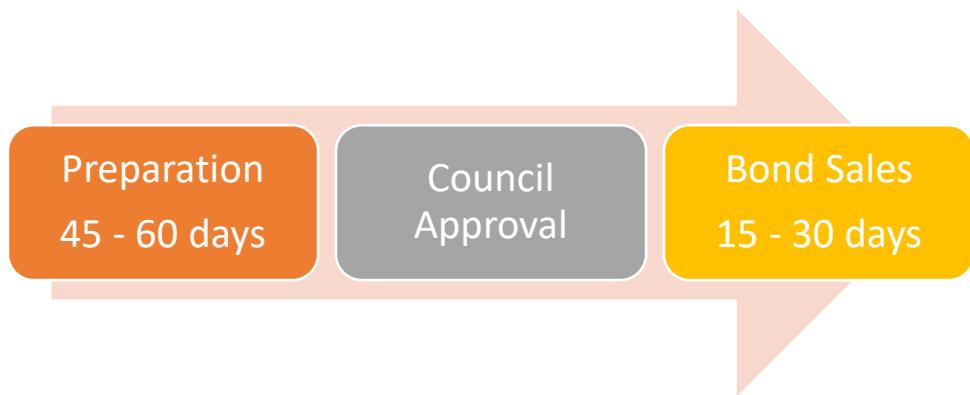


The first step is preliminary review where iBank's credit committee reviews the City's financials and project to ensure that the financing complies with their underwriting criteria. Once the credit committee approves the project, the City will receive an invitation to apply for the loan. At that time, staff will bring forward a resolution to the City Council to proceed with the loan application. iBank will work with staff to draft the resolution for the City Council and assist with the application and the preparation of the staff report for the iBank's Board of Directors. Once the board approves the loan, their legal counsel will prepare the legal documents to fund the loan.

Staff obtained a sample financing cost (Attachment E) from iBank. Based on the amortization schedule, for a debt of \$15.6 million with a 10, 20, and 30 years term, the financing costs could range from \$2.4 million up to \$7.5 million and the annual payments range from \$1.7 million down to \$740,000 depending on the term.

### Lease Revenue Bonds

This option is a traditional approach in which public agencies may raise capital by creating a lease/leaseback structure between the City and its public finance authority. This option does not have voter requirements like a general municipal obligation bond (see below) and there is a direct access to capital markets based on City's credit. This process takes about 90 - 120 days and assumes the issuance will ultimately be a Lease Revenue Bond or a Certificate of Participation. This option will require a consultant such as KTS and a bond counsel to support the City with the process. The following are highlights of the process:



The preparation stage includes the City Council directing staff to move forward with preparing the authorization package, forming a bond counsel, drafting the transaction documents, determining the bond size, term, and repayment structure, and apply for bond rating. The preparation stage typically takes 45-60 days but could take as long as 90 days. Once the authorization package is ready, it goes back to the City Council for approval to proceed with the bond sales. The bond sales typically begin two weeks after approval and close within a day or two. Once the bond sale closes, it takes about two weeks for the legal filing and the funds disbursed to the City.

KTS estimates the financing cost to issue a bond ranges between \$4.2 million at 50% financing to \$8.5 million at 100% financing. A sample amortization schedule is in attachment F. KTS will be invited to present a more detailed process to the City Council and the community if this option is selected as a recommendation to move forward with financing for the project.

#### General Municipal Obligation Bond (GOB)

This option is a tax levy to repay GOB issued to pay costs of procurement. This option requires an affirmative vote of 2/3 of the electorates. Since this option requires a tax levy on property owners to repay, this option is not considered a preferred option for this project.

#### Financial Implications

##### Project Costs

As presented in the April 6 City Council staff report (Attachment A), the City has spent almost \$550,000 and has an outstanding commitment of almost \$300,000 on the Ladera Linda Community Center and Park project. Table 1 below illustrates a summary of the year-to-date expenditures and commitments.

**Table 1: Year-to-Date Expenditures and Commitments**

YEAR-TO-DATE EXPENDITURES	Amount	Funding
Anderson Penna - Survey/Geotech	\$ 62,883	334 - Quimby
Richard Fisher and Associates - Master Plan	\$ 184,045	334 - Quimby
Priority One Environmental - Environmental Review	\$ 1,500	334 - Quimby
Willdan - traffic study for PC meeting	\$ 10,175	101 - General Fund
Michael Baker - CQEA analysis for PC meeting	\$ 3,599	101 - General Fund
Johnson Favaro - Design	\$ 263,131	334 - Quimby
Cal-Water - water pressure fire flow	\$ 525	334 - Quimby
Kosmont - Financial services	\$ 23,277	101 - General Fund
<b>Total year-to-date expenditures</b>	<b>\$ 549,135</b>	
<b>OUTSTANDING COMMITMENTS</b>		
Anderson Penna - Survey/Geotech	\$ -	334 - Quimby
Johnson Favaro - Design	\$ 290,069	334 - Quimby
Michael Baker - CQEA analysis for PC meeting	\$ 8,006	101 - General Fund
Kosmont - Financial services	\$ 1,723	101 - General Fund
<b>Total year-to-date expenditures</b>	<b>\$ 299,798</b>	
<b>TOTAL YTD PROJECT COSTS</b>		
<b>YTD PROJECT COSTS BY FUND</b>		
334 - Quimby	\$ 802,153	
101 - General Fund	\$ 46,780	
<b>TOTAL YTD PROJECT COSTS BY FUND</b>	<b>\$ 848,933</b>	

The estimated total construction cost for both the community center building and park grounds is approximately \$15.7 million. This cost includes the construction costs, escalation costs, and soft costs associated with the project. The escalation cost of approximately \$550,000 is included in the estimate with a projected construction start date of December 2021. The projected escalation cost per month is approximately \$31,000 for each month delay from the December 2021 start date.

Table 2 below provides a summary of the total estimated project cost based on the project scope as approved by the Planning Commission.

**Table 2: Total Estimated Construction Cost**

<b>HARD COSTS</b>	<b>Amount</b>
Community Center (enclosed areas and covered areas)	\$ 5,700,000
Sitework (demolition of existing buildings, site prep, etc.)	\$ 6,700,000
Furnishings, fixtures, equipment (FFEs)	\$ 300,000
Sub-total of construction costs	\$ 12,700,000
Construction contingency (5%)	\$ 640,000
<b>Total estimated construction costs</b>	<b>\$ 13,340,000</b>
<b>SOFT COSTS</b>	
Construction management (5%)	\$ 640,000
Construction inspection (7.5%)	\$ 950,000
Permitting (2%)	\$ 250,000
Hazardous materials abatement (1%)	\$ 130,000
Engineering support during construction (3%)	\$ 380,000
<b>Total estimated soft costs</b>	<b>\$ 2,350,000</b>
<b>TOTAL ESTIMATED CONSTRUCTION COSTS</b>	<b>\$ 15,690,000</b>

Annual Maintenance and Operation

Staff estimates the operating and maintenance costs for the new facility and park to be less than \$240,000. The estimate includes staffing, supplies, utilities, maintenance, playground equipment repair, and fuel modification. Due to the health emergency order and the shutdown of park facilities, staffing and supplies for FY 2020-21 is lower than a typical year. Staff anticipates that the new facility will require more staffing (as previously reported) and supplies. However, staff anticipates that the newer facility will not have the same maintenance needs and will more energy efficiency, so staff is projecting these to remain flat or just a modest increase. Table 3 below illustrates the increase of the operating and maintenance budget of the new facility to FY 2020-21.

**Table 3: Proposed Operating & Maintenance Costs**

	FY 2020-21	Proposed	Increase
Salaries & benefits	47,400	127,300	79,900
Supplies	1,000	6,500	5,500
Utilities	28,200	27,700	(500)
Maintenance	115,000	76,800	(38,200)
<b>TOTAL</b>	<b>191,600</b>	<b>238,300</b>	<b>46,700</b>

Capital Infrastructure Program (CIP) Fund

Staff has prepared a 10-year forecast (Table 4) for CIP Fund using the following assumptions:

- Transfer-in is capped at \$5.5 million and does not include the reduction of Public Safety.
- TOT transfer in from the General Fund is for the annual CIP projects.
- Interest revenue is capped at \$200K.

Based on these factor, CIP Fund is projected to increase by approximately \$1.8 million or 7.6% over the 10 years period.

**Table 5: CIP 10-year Fund Balance Forecast**

	Capital Improvement FY 2020-21	Capital Improvement FY 2021-22	Capital Improvement FY 2022-23	Capital Improvement FY 2023-24	Capital Improvement FY 2024-25
Beginning Fund Balance 7/1	25,344,808	24,098,510	23,674,010	23,874,010	24,074,010
Add: Revenues	205,224	200,000	200,000	200,000	200,000
Add: Transfers in	1,117,200	2,075,500	2,975,000	4,105,000	5,010,000
<b>Total Revenues</b>	<b>1,322,424</b>	<b>2,275,500</b>	<b>3,175,000</b>	<b>4,305,000</b>	<b>5,210,000</b>
Less: Capital Project	(2,568,722)	(2,700,000)	(2,975,000)	(4,105,000)	(5,010,000)
Less: Operating Expenses	0	-	-	-	-
Less: Transfers Out	0	-	-	-	-
<b>Total Expenditures</b>	<b>(2,568,722)</b>	<b>(2,700,000)</b>	<b>(2,975,000)</b>	<b>(4,105,000)</b>	<b>(5,010,000)</b>
<b>Estimated Ending Fund Balance 6/30</b>	<b>24,098,510</b>	<b>23,674,010</b>	<b>23,874,010</b>	<b>24,074,010</b>	<b>24,274,010</b>
Reserve Policy	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000
<b>Excess Reserve</b>	<b>19,098,510</b>	<b>18,674,010</b>	<b>18,874,010</b>	<b>19,074,010</b>	<b>19,274,010</b>

	Capital Improvement FY 2025-26	Capital Improvement FY 2026-27	Capital Improvement FY 2027-28	Capital Improvement FY 2028-29	Capital Improvement FY 2029-30	Capital Improvement FY 2030-31
Beginning Fund Balance 7/1	24,274,010	24,474,010	24,674,010	24,874,010	25,074,010	25,274,010
Add: Revenues	200,000	200,000	200,000	200,000	200,000	200,000
Add: Transfers in	5,490,000	5,490,000	5,490,000	5,490,000	5,490,000	5,490,000
<b>Total Revenues</b>	<b>5,690,000</b>	<b>5,690,000</b>	<b>5,690,000</b>	<b>5,690,000</b>	<b>5,690,000</b>	<b>5,690,000</b>
Less: Capital Project	(5,490,000)	(5,490,000)	(5,490,000)	(5,490,000)	(5,490,000)	(5,490,000)
Less: Operating Expenses	-	-	-	-	-	-
Less: Transfers Out	-	-	-	-	-	-
<b>Total Expenditures</b>	<b>(5,490,000)</b>	<b>(5,490,000)</b>	<b>(5,490,000)</b>	<b>(5,490,000)</b>	<b>(5,490,000)</b>	<b>(5,490,000)</b>
<b>Estimated Ending Fund Balance 6/30</b>	<b>24,474,010</b>	<b>24,674,010</b>	<b>24,874,010</b>	<b>25,074,010</b>	<b>25,274,010</b>	<b>25,474,010</b>
Reserve Policy	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000
<b>Excess Reserve</b>	<b>19,474,010</b>	<b>19,674,010</b>	<b>19,874,010</b>	<b>20,074,010</b>	<b>20,274,010</b>	<b>20,474,010</b>

## Financing Costs

Based on the estimated \$15.7 million all-in cost of the project, and the projected operating and maintenance expenses of approximated \$238,000 per year, the financing cost for the use of debt ranges between \$2.4 million and \$8.5 million depending the type, amount, and term of the debt. The table below summarizes the cost of financing the Ladera Linda Community Center and Park Project.

**Table 6: Summary of the Financing Costs**

	<b>50% Financing</b>	<b>75% Financing</b>	<b>100% Financing</b>
10-years Loan			2,426,291
20-years Loan			4,878,573
30-years Loan			7,506,127
30-years Bond	4,290,150	6,393,000	8,500,950

## **CONCLUSION:**

As part of the FAC's Work Plan and the City Council directions, Staff seeks FAC's recommendations on the Ladera Linda Community Park's financing options and the associated financial implications. The Committee's recommendations and feedback will be reported to the City Council on May 18, 2021.

**FINANCE ADVISORY COMMITTEE  
AGENDA REPORT**

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**MEETING DATE:** 05/06/2021

**AGENDA TITLE:**

Consideration and possible action to receive a report from the Finance Advisory Subcommittee on the financing option recommendations for the Ladera Linda Park and Community Center Project.

**RECOMMENDED FINANCE ADVISORY COMMITTEE ACTION:**

1. Review, discuss, and approve the Finance Advisory Subcommittee's recommendations for financing options on the Ladera Linda Park and Community Center Project and direct Staff to forward the recommendations to the City Council.

**FISCAL IMPACT:** N/A

**Amount Budgeted:** N/A  
**Additional Appropriation:** N/A  
**Account Number(s):** N/A

**ORIGINATED BY:** Trang Nguyen, Director of Finance *m*

**REVIEWED BY:** George Lewis, Finance Advisory Committee Vice-Chair

John MacAllister, Finance Advisory Committee Member

Kevin Yourman, Finance Advisory Committee Member

**APPROVED BY:** Same as above



**ATTACHED SUPPORTING DOCUMENTS:**

- A. Finance Forecast (page A-1)
- B. iBank Amortization Schedule (page B-1)

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**BACKGROUND:**

On April 22, 2021, the Finance Advisory Committee (FAC) held a special meeting to review and discuss the financing options for the Ladera Linda Park and Community Center Project. At the conclusion of the meeting, FAC formed two Subcommittees to review the financing options and operating financial impacts of the project. The Subcommittee Members for the financing options are Vice-Chair Lewis, Member MacAllister, and Member Yourman. The operating financial impacts of the project will be reviewed by Member Vlaco and Member Seal. Also, the Subcommittees were asked to bring back recommendations for FAC's review and consideration at a special meeting on May 6, 2021.

On April 27, 2021, Member MacAllister and Member Yourman met with Director Nguyen to discuss various options and ideas related to financing options. At the conclusion of the meeting, Member MacAllister and Member Yourman recommended the following:

- Use up to 50% of the American Rescue Plan Act funding for the project.
- Use any available funding from Quimby Fund for the project.
- Use Capital Infrastructure Program (CIP) Fund to fund 50% of the project balance
- Finance 50% of the remaining balance with iBank.
- Establish a plan to replenish the CIP Fund:
  - Private funding campaign
  - Interest earnings
  - General Fund surplus
  - Operating revenues from Ladera Linda

The recommendations were shared with Vice-Chair Lewis on April 28, 2021 and Vice-Chair is in agreement with the recommendations across the board. The only suggestion that Vice-Chair Lewis suggested is to expand the fund balance change, which shows up as only one line in the annual report, to show all affected funds. By layering in first the expected \$855,000 of annual repayment for the Park, and then imagining the Civic center, Vice-Chair Lewis suggested that this would show the reduction in the "change in net position" line, or basically the city's gain/loss line for the year.

## **DISCUSSION:**

### **I. Financing Options Overview**

As presented at the April 6, 2021 City Council meeting, the total, all-in, estimated project cost is \$15.7 million. The financing Subcommittee's recommendation to fund the project includes a combination of restricted funds, CIP Fund, and a loan to finance the Ladera Linda Park and Community Center Project. There was an agreement amongst the Subcommittee Members that the use of restricted funds for the project should be considered before using CIP Fund and financing options.

Currently, the two restricted funds that the City can consider are the anticipated funds from the upcoming American Rescue Plan Act (ARPA) and Quimby Fund. The estimated funding from ARPA for the City is approximately \$7.8 million. The estimated fund balance in Quimby Fund on June 30, 2021 is approximately \$943,000. The financing Subcommittee is recommending using up to 50% of ARPA and all the available funds from the Quimby Fund for this project. Table 1 below is summary of the Subcommittee's recommended financing options and a detailed explanation of the recommendations is provided next.

**Table 1: Ladera Linda Funding Summary**

Funding Description	Amount	
ARPA Fund	\$3,908,500	25%
Quimby Fund	943,500	6%
CIP Fund	5,338,000	34%
iBank Loan	5,500,000	35%
<b>Total Funding</b>	<b>\$15,690,000</b>	

**American Rescue Plan Act (ARPA)**

The ARPA was approved by Congress and subsequently signed into law by President Biden on March 11, 2021. The relief package provides funding in several areas such as state and local aid, education, rental assistance, and transit. Based on the preliminary information that the City received from the Government Finance Officers Association and the League of California Cities, the City's allocation under the state and local fiscal aid of \$350 billion is estimated to be at \$7.8 million. Based on the most current information, eligible uses may include:

- Revenue replacement for the provision of government services to the extent the reduction in revenue due to the COVID-19 public health emergency relative to revenues collected in the most recent fiscal year prior to the emergency.
- Premium pay for essential workers
- Assistance to small businesses, households, and hard-hit industries, and economic recovery
- Investments in water, sewer and broadband infrastructure.

The financing Subcommittee recommended using up to 50% of the allocation from the ARPA to fund the project based on the following reasons:

- Project is ready and eligible for ARPA funds under revenue replacement.
  - Due to the sudden revenue loss from the Transient Occupancy Tax (TOT) over the last 18 months, the City may use ARPA funds for the purpose of revenue replacement. As illustrated on Table 2 below, the City's estimated revenue loss is \$4.7 million.
  - Since over 90% of the City's TOT is transferred to the CIP to fund capital projects, it would be an opportunity to utilize this grant and replace the revenue loss in CIP caused by the pandemic.
  - Additionally, by applying for the revenue replacement section of the ARPA, the City may have more control on how funds can be used for capital projects. Whereas the other eligible uses are restricted for

a specific purpose (i.e. infrastructure is listed for water, sewer, and broadband).

- Timing.
  - The funding for ARPA must be spent by December of 2024. Based on the current staffing capacity and the scheduled projects from the 5-year CIP presented to the City Council on April 12, 2021, it would seem unattainable to schedule additional capital projects and spend more than 50% of the ARPA funds by 2024.

**Table 2: Estimated Revenue Losses**

	<b>TOTAL REVENUE LOSSES</b>	<b>FY 18-19 Actuals</b>	<b>FY 19-20 Actuals</b>	<b>FY 19-20 Losses</b>	<b>FY 20-21 YE Est.</b>	<b>FY 20-21 Losses</b>
<b>TOT</b>	<b>(4,681,195)</b>	<b>5,645,497</b>	<b>3,909,799</b>	<b>(1,735,698)</b>	<b>2,700,000</b>	<b>(2,945,497)</b>
Sales tax	(1,186,720)	2,661,181	2,163,342	(497,839)	1,972,300	(688,881)
Permits & fees	(718,290)	2,217,106	1,916,822	(300,284)	1,799,100	(418,006)
Business License	(280,418)	945,792	896,166	(49,626)	715,000	(230,792)
Interest Earnings	(214,586)	366,409	358,232	(8,177)	160,000	(206,409)
Rental/Leases	(702,382)	478,729	189,076	(289,653)	66,000	(412,729)
PVIC Sales	(174,708)	137,551	92,494	(45,057)	7,900	(129,651)
<b>TOTAL</b>	<b>(7,958,299)</b>	<b>12,452,265</b>	<b>9,525,931</b>	<b>(2,926,334)</b>	<b>7,420,300</b>	<b>(5,031,965)</b>

### **Quimby Fund**

The Quimby Fund is a restricted fund for parks and recreation usage, therefore, the Ladera Linda project is an eligible use of funds. The revenue sources for this fund are from developer fees and dedication of land for park and recreation purposes. At the beginning of FY 2020-21, Quimby Fund has a fund balance of almost \$1.1 million and projected to end the year with just over \$943,000. The financing Subcommittee recommended to use all available funds in Quimby CIP Fund.

### **Capital Infrastructure Program Fund**

The Capital Infrastructure Program (CIP) Fund is the primary funding source for the City's capital projects. At the start of FY 2020-21, CIP has a fund balance of over \$25 million. This fund is estimated to end the year with \$24.1 million in fund balance. The City Council Reserve Policy requires CIP Fund to maintain a reserve of \$5 million, leaving the fund with an excess reserve of over \$19 million.

Staff reviewed the total CIP projects funded by CIP and other Special Revenue Funds in the last three fiscal years. As shown in tables below, less than 50% of the budget for capital projects was spent by June 30. When reviewing the CIP fund only, less than 40% of budget was spent by June 30, with an average of \$3.3 million spent from FY 2018-19 to FY 2020-21.

**Table 3a: FY 2018-19 CIP Actuals**

FUND	FUND DESCRIPTION	FY 2018-19 BUDGET	FY 2018-19 REV. BUDGET	FY 2018-19 ACTUAL	% SPENT REV. BUDGET
202	GAS TAX	-	-	-	0.00%
211	1911 ACT STREET LIGHTING	-	1,523,276	862,315	56.61%
212	BEAUTIFICATION	-	405,585	378,754	93.38%
215	PROPOSITION C	500,000	1,100,000	639,011	58.09%
216	PROPOSITION A	500,000	500,000	44,108	8.82%
220	MEASURE R	-	2,550,000	2,254,152	88.40%
225	ABALONE COVE SEWER DISTRICT	-	-	-	0.00%
228	DONOR RESTRICTED CONTRIBUTION	-	238,409	137,683	57.75%
310	CDBG	-	361,683	193,586	53.52%
330	CAPITAL INFRASTRUCTURES PROJEC	7,105,100	8,424,151	3,291,424	39.07%
331	FEDERAL GRANTS	-	-	-	0.00%
332	STATE GRANTS	-	965,645	408,060	42.26%
334	QUIMBY PARK DEVELOPMENT	-	1,026,436	145,474	14.17%
340	BICYCLE/PEDESTRIAN ACCESS	-	-	-	0.00%
TOTAL CIP		8,105,100	17,095,184	8,354,567	48.87%

**Table 3b: FY 2019-20 CIP Actuals**

FUND	FUND DESCRIPTION	FY 2019-20 BUDGET	FY 2019-20 REV. BUDGET	FY 2019-20 ACTUAL	% SPENT REV. BUDGET
202	GAS TAX	1,500,000	2,215,166	285,516	12.89%
211	1911 ACT STREET LIGHTING	-	592,148	509,249	86.00%
212	BEAUTIFICATION	-	-	-	0.00%
215	PROPOSITION C	640,000	1,111,401	698,806	62.88%
216	PROPOSITION A	450,000	1,155,267	458,736	39.71%
220	MEASURE R	700,000	1,256,006	72,167	5.75%
225	ABALONE COVE SEWER DISTRICT	-	450,000	-	0.00%
228	DONOR RESTRICTED CONTRIBUTION	-	-	-	0.00%
310	CDBG	150,600	346,095	211,806	61.20%
330	CAPITAL INFRASTRUCTURES PROJEC	9,917,000	13,012,768	4,652,908	35.76%
331	FEDERAL GRANTS	-	-	-	0.00%
332	STATE GRANTS	-	557,206	277,373	49.78%
334	QUIMBY PARK DEVELOPMENT	-	846,624	545,813	64.47%
340	BICYCLE/PEDESTRIAN ACCESS	-	-	-	0.00%
TOTAL CIP		13,357,600	21,542,681	7,712,375	35.80%

**Table 3c: FY 2019-20 CIP Actuals**

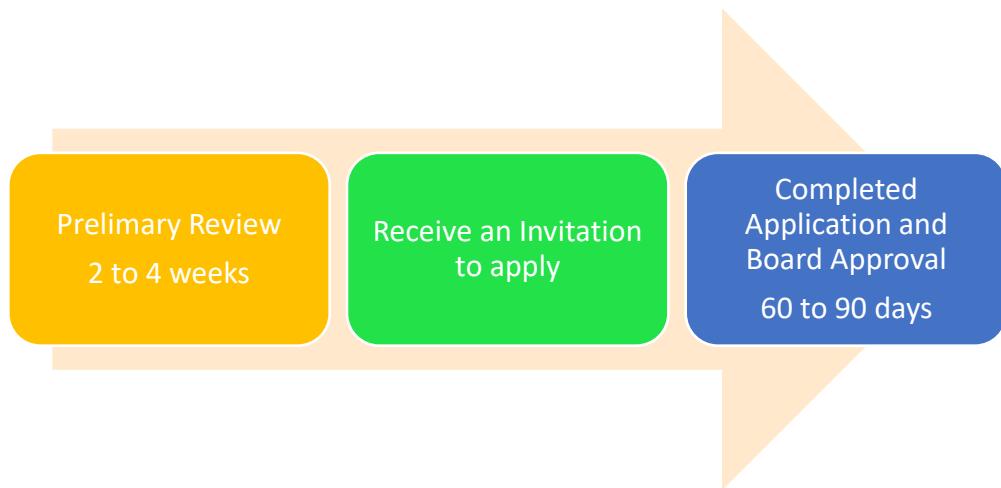
FUND	FUND DESCRIPTION	FY 2020-21 BUDGET	FY 2020-21 REV. BUDGET	FY 2020-21 ACTUAL	YTD % SPENT REV. BUDGET
202	GAS TAX	-	1,899,490	1,619,127	85.24%
211	1911 ACT STREET LIGHTING	342,000	408,540	82,735	20.25%
212	BEAUTIFICATION	-	-	-	0.00%
215	PROPOSITION C	945,000	950,379	2,694	0.28%
216	PROPOSITION A	-	647,530	463,842	71.63%
220	MEASURE R	450,000	1,033,802	364,626	35.27%
225	ABALONE COVE SEWER DISTRICT	-	-	-	0.00%
228	DONOR RESTRICTED CONTRIBUTION	-	-	-	0.00%
310	CDBG	150,600	338,999	20,969	6.19%
330	CAPITAL INFRASTRUCTURES PROJEC	2,521,000	3,767,094	761,469	20.21%
331	FEDERAL GRANTS	-	-	-	0.00%
332	STATE GRANTS	-	220,826	49,208	22.28%
334	QUIMBY PARK DEVELOPMENT	-	300,790	14,740	4.90%
340	BICYCLE/PEDESTRIAN ACCESS	-	-	-	0.00%
<b>TOTAL CIP</b>		<b>4,408,600</b>	<b>9,567,448</b>	<b>3,379,410</b>	<b>35.32%</b>

Based on the next ten (10) year forecast for transfers from General Fund to CIP Fund, the average transfers is estimated at over \$3.4 million from FY 2022-23 to FY 2030-31 (Attachment A). The estimated transfer amount includes the estimated reduction of \$2 million from the public safety increases. Therefore, the financing Subcommittee is comfortable with making the recommendation of using the about \$5.3 million in fund balance in CIP to fund the Ladera Linda Park and Community Center Project.

### **iBank Loan Process**

The Infrastructure State Revolving Fund (ISRF) Program with iBank is a low-cost public financing to state and local government. ISRF financing is available between \$50,000 to \$25 million with the loan terms up to a maximum of 30 years or the useful life of the project.

Below is a process timeline to obtain a ISFR loan with iBank.



The first step is preliminary review where iBank's credit committee reviews the City's financials and project to ensure that the financing complies with their underwriting criteria. Once the credit committee approves the project, the City will receive an invitation to apply for the loan. At that time, staff will bring forward a resolution to the City Council to proceed with the loan application. iBank will work with staff to draft the resolution for the City Council and assist with the application and the preparation of the staff report for the iBank's Board of Directors. Once the board approves the loan, their legal counsel will prepare the legal documents to fund the loan.

The table below summarized the financing costs and annual payment between the two terms.

**Table 4: iBank Financing Summary**

Description	10-year	15-year
Annual payment	\$635,500	\$452,000
Total interest	761,000	1.14 M
Total service fees	94,100	139,600
Total payments	6.35M	6.78M
Total costs of financing	\$855,000	\$1.28M

## **Replenishing the CIP Fund**

Besides reviewing, evaluating, and providing a recommendation for the financing options for the Ladera Linda Park and Community Center Project, the financing Subcommittee also recommended the following options to replenish the use of CIP Fund:

- Interest earnings from CIP's fund balance.
- Additional transfers from the General Fund from surplus.
- Private funding.

### **Interest Earnings**

Over the last two years, CIP Fund has earned almost \$1 million in interest earnings. In FY 2018-19, the interest earned is \$509,000 and \$471,000 in FY 2019-20. For the current fiscal year, the estimated interest earnings are approximately \$300,000. The Subcommittee recommends using the interest earning to replenish the fund balance. Staff has taken a conservative approach and projected a flat \$200,000 in interest earnings in the forecast model. This is to account for the timing of the disbursement of funds on the project compared to the interest earning from the loan disbursement and the ARPA allocation. The Subcommittee has also supported this estimate.

### **Additional Transfers from the General Fund**

Typically, in December, the Finance Department brings forward a staff report on the City's unaudited actuals of the previous fiscal year. This report highlights any surplus/deficit in the General Fund, revenues minus expenditures. Looking back at the last four years, the General Fund ended year with a surplus ranging from \$223,000 to \$1.9 million. The estimated surplus for FY 2020-21 as presented at the budget workshop is over \$800,000.

**Table 9: Five-Year History of the General Fund Surplus**

	<b>FY 2020-21</b>	<b>FY 2019-20</b>	<b>FY 2018-19</b>	<b>FY 2017-18</b>	<b>FY 2016-17</b>
Revenues	27,978,100	29,499,005	31,911,048	30,682,619	29,449,666
Expenditures	(27,122,785)	(28,538,827)	(29,201,461)	(29,429,062)	(27,692,362)
PO Carry-forward	-	(167,175)	(341,432)	(715,164)	(963,643)
Continuing appropriation	-	(569,400)	(400,000)	(300,000)	(415,000)
<b>Surplus</b>	<b>855,315</b>	<b>223,603</b>	<b>1,968,155</b>	<b>238,393</b>	<b>378,661</b>

*\*FY 2020-21 surplus is an estimate based on the mid-year report.*

Based on this information, the Subcommittee recommends transferring a portion of the surplus calculated at year-end to be transferred to the CIP Fund to replenish the fund balance. For the purpose of the model, Staff used \$200,000 as the additional transfer from the General Fund, which is the lowest surplus over five years. The Subcommittee also supported this estimate.

### Private Funding

Moreover, the Subcommittee also recommended the use of private funding to replenish the CIP fund balance. If the FAC approves, the recommendation of the Subcommittee is to look into working with a consultant to build a plan. The approach for this recommendation would be a more inclusive approach by having a funding program for the City's various capital and beautification projects. The private funding will include a donor wall and naming rights to the buildings, parks, and playground. Any donation received will go directly to CIP Fund to replenish the shortfall of over \$9 million.

### **II. Financial Implications**

To assist the Subcommittee with the recommendations that are presented to FAC tonight, Staff has prepared various scenarios to review the financial impact on the City to undertake this project. The table below provides a summary of the scenarios that were discussed. The details of the different scenarios are available in attachment A.

**Table 5: Summary of Financial Impacts**

	<b>Scenario 1 Financing 100%</b>	<b>Scenario 2 Financing 75%</b>	<b>Scenario 3 Financing 50%</b>
Initial fund for Ladera Linda from CIP fund	-	3,922,500	7,845,000
Average Annual payment	1,789,570	1,376,600	905,240
Use of CIP fund	16,952,700	12,823,000	8,109,400
Use of Quimby fund	943,000	943,000	943,000
Use of ARPA fund	5,410,100	4,161,600	2,739,700
Shortfall in replenishing CIP fund	(10,285,600)	(11,326,900)	(11,957,700)
Total increase/(decrease) in fund balance	(8,638,100)	(9,649,400)	(10,246,000)
% of increase/(decrease) in fund balance	-33.92%	-37.89%	-40.24%

After meeting with Subcommittee Member MacAllister and Member Yourman, Staff was asked to prepare two additional scenarios based on the following:

- Use up to 50% of the American Rescue Plan Act funding for the project.
- Use any available funding from Quimby Fund for the project.
- Use Capital Infrastructure Program (CIP) Fund for 50% of the remaining balance or approximately 34% of the total project cost.
- Use iBank loan for the other 50% of the remaining balance or approximately 35% of the total project cost with a 10-years term.
- Use iBank loan for the other 50% of the remaining balance or approximately 35% of the total project cost with a 15-years term.

Based on the directions, Table 6 is a summary of the financial impacts on the two additional scenarios that the financing Subcommittee requested.

**Table 6: Summary of Additional Financial Impacts**

	Scenario 4 Financing 35% 10-year	Scenario 4 Financing 35% 15-year
Initial fund for Ladera Linda from CIP fund	5,338,000	5,338,000
Average Annual payment	635,540	452,000
Use of CIP fund	6,355,400	6,780,000
Use of Quimby fund	943,500	943,500
Use of ARPA fund	3,908,500	3,908,500
Shortfall in replenishing CIP fund	(9,493,400)	(9,918,000)
Total increase/(decrease) in fund balance	(8,658,900)	(8,293,500)
% of increase/(decrease) in fund balance	-34.00%	-31.09%

Table 7 below is the revised total estimated project costs including the financing costs for 10 years and 15 years. In summary, the financing costs for the 10-year loan is estimated at \$855,400, an increase of 5% to the original estimated project cost of \$15.7 million. The annual payment for the 10-year loan is \$635,540. The 15-year loan financing costs is estimated at \$1.3 million or an 8% increase to the original estimated project cost. The annual payment for the 15-year loan is \$452,000. Both options require the use of ARPA, Quimby fund, and the CIP Fund excess reserve. The 10 years option will reduce the CIP fund balance by approximately \$8.7 million while the 15-years will reduce CIP fund balance by almost \$8.3 million. Both options in scenario 4 will leave the CIP Fund with over \$16 million in fund balance (Attachment A).

**Table 7: Revised Total Estimated Project Costs**

<b>HARD COSTS</b>	<b>10-years Amount</b>	<b>15-years Amount</b>
Community Center (enclosed areas and covered areas)	\$ 5,700,000	\$ 5,700,000
Sitework (demolition of existing buildings, site prep, etc.)	6,700,000	6,700,000
Furnishings, fixtures, equipment (FFEs)	300,000	300,000
Sub-total of construction costs	12,700,000	12,700,000
Construction contingency (5%)	640,000	640,000
<b>Total estimated construction costs</b>	<b>\$ 13,340,000</b>	<b>\$ 13,340,000</b>
<b>SOFT COSTS</b>		
Construction management (5%)	640,000	640,000
Construction inspection (7.5%)	950,000	950,000
Permitting (2%)	250,000	250,000
Hazardous materials abatement (1%)	130,000	130,000
Engineering support during construction (3%)	380,000	380,000
<b>Total estimated soft costs</b>	<b>\$ 2,350,000</b>	<b>\$ 2,350,000</b>
<b>FINANCING COSTS</b>		
Interest	761,300	1,140,300
Annual fees	94,100	139,600
<b>Total estimated financing costs</b>	<b>\$ 855,400</b>	<b>\$ 1,279,900</b>
<b>TOTAL ESTIMATED PROJECT COSTS</b>	<b>\$ 16,545,400</b>	<b>\$ 16,969,900</b>

## CONCLUSION:

In summary, the financing Subcommittee and Director Nguyen met on April 27, 2021 to discuss the financing options for the Ladera Linda Park and Community Center Project. Based on the discussion amongst Subcommittee Member Lewis, Member MacAllister, and Member Yourman, and the additional analysis provided by Director Nguyen, the Subcommittee recommends the following:

- Use up to 50% of the American Rescue Plan Act funding for the project. Currently estimated at \$3.9 million.
- Use any available funding from Quimby Fund for the project. Currently estimated at \$943,000.
- Use Capital Infrastructure Program (CIP) Fund to fund 50% of the remaining balance of the project. Currently estimated at use of CIP Fund is \$5.3 million
- Finance \$5.5 million or 35% of the total project cost with iBank for 10-years.

The Subcommittee and Staff are seeking for FAC's feedback and recommendations on the financing options presented tonight and direct Staff to forward the agreed upon recommendations to the City Council.

## Trang Nguyen

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**From:** Megan Barnes  
**Sent:** Monday, May 10, 2021 4:22 PM  
**To:** Trang Nguyen  
**Cc:** Karina Banales  
**Subject:** FW: Ladera Linda Cost

Here's one I missed.



Megan Barnes  
*Senior Administrative Analyst*  
[mbarnes@rpvca.gov](mailto:mbarnes@rpvca.gov)  
Phone - (310) 544-5226



**City of Rancho Palos Verdes**  
30940 Hawthorne Blvd.  
**Rancho Palos Verdes, CA 90275**  
Website: [www.rpvca.gov](http://www.rpvca.gov)



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**From:** cjrizona@cox.net <cjrizona@cox.net>  
**Sent:** Monday, April 12, 2021 3:28 PM  
**To:** CC <CC@rpvca.gov>  
**Subject:** Ladera Linda Cost

**CAUTION: This email originated from outside of the City of Rancho Palos Verdes.**

I read in today's Torrance Daily Breeze that the cost of the Ladera Linda Community Center, recently approved by the city council is expected to be \$15,700,000. I expect by the time it is built that figure will be considerably higher. It always is. The Rancho Palos Verdes budget for fiscal year 2020-2021 totaled \$37,979,100 in expenditures. That means the projected cost of Ladera Linda will total 41.4% of this fiscal year's expenditures. This is out of line & extravagant for a city that is supposed to take pride in following a conservative fiscal policy. The city council will now determine how to finance this. With the recent reduction in tax revenues due to Covid-19 business closures this will take imagination and should be carefully scrutinized. It

is disappointing that RPV's commitment to fiscal prudence has been abandoned. Especially troubling is councilman Ken Dyda's vote in support of this effort. He is a city founder who I thought backed fiscal responsibility. That is not possible with expensive projects like this. I have lived in RPV for 38 years & believe that the majority of people in our city do not know anything about Ladera Linda, much less where it is located. Accordingly, they will not visit the site in the future & this will be an under used facility. This is an inflated cash commitment for few residents. Finally, this is being sold as something for the east side residents since they do not have a facility like this. The east side community is basically along Palos Verdes Drive East, primarily between Marymount College to just beyond Miraleste Intermediate School. Ladera Linda is just off of Palos Verdes Drive South, in the south side of our city.

C. J. Ruona  
Rancho Palos Verdes

## Trang Nguyen

---

**From:** Megan Barnes  
**Sent:** Wednesday, April 21, 2021 1:35 PM  
**To:** Trang Nguyen  
**Cc:** Karina Banales  
**Subject:** FW: Ladera Linda Park Project Funding. May 4, 2021 City Council Meeting



Megan Barnes  
*Senior Administrative Analyst*  
[mbarnes@rpvca.gov](mailto:mbarnes@rpvca.gov)  
Phone - (310) 544-5226



**City of Rancho Palos Verdes**  
30940 Hawthorne Blvd.  
**Rancho Palos Verdes, CA 90275**  
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---

**From:** Ann Muscat <amuscatt@cox.net>  
**Sent:** Tuesday, April 20, 2021 2:17 PM  
**To:** CC <CC@rpvca.gov>  
**Subject:** Ladera Linda Park Project Funding. May 4, 2021 City Council Meeting

**CAUTION: This email originated from outside of the City of Rancho Palos Verdes.**

Dear City Council Member:

It was with disappointment that we noted the Council's approval of the Ladera Linda Park Project as presented at the last council meeting. In our minds this represents a continued disregard of the surrounding community's concerns about the size of the project. We write now to ask you to please consider your fiduciary responsibility to the city very carefully before voting to approve the budget for the project as presented.

Due to the Covid pandemic this time is particularly fraught with uncertainty for the city and is likely to result in a revenue shortfall. Given the many financial commitments and aspirations of the city—the on-going response to the Portuguese Bend land slide, the desire for a new city hall, significant and growing commitments to RPVs CalPers

retirement program—just to name a few, it seems unwise to commit what could eventually be upwards of \$20 million to a community center project whose size and scope has been questioned from the beginning.

It is our understanding that the cost estimate provided by staff is not an all-in cost that has been carefully priced out by contractors. It represents instead an estimate by the architect with some costs not yet priced out at all, for example security such as lighting, fencing, gates, landscaping etc. will be determined later by consultants to recommend what items to include and at what cost. Thus the \$15.7 million that you will be voting on is likely to represent a low end figure. As it is \$5.7 million is budgeted for the building's cost, which for a 6,790 square foot building represents \$839/square foot, a pretty rich budget for a modest neighborhood facility. We would make the same comment about the \$6.7 million indicated for site work.

**As the overall number increases it stands to reason that the pressure to rent the facility out will increase to recoup the costs expended, which will result in the kind of traffic and congestion that many in the neighborhood have been concerned about from the beginning.**

We would ask the City Council to carefully consider the budget proposed and **withhold approval** until all the costs are understood and a **reasonable** budget is established. And as 25 year residents of the community we would ask you to do this understanding all of the other financial resources and commitments of the city at this time.

Thank you for your consideration of our concerns.

Ann Muscat  
Jack Baldelli

## Trang Nguyen

---

**From:** Megan Barnes  
**Sent:** Wednesday, April 21, 2021 1:35 PM  
**To:** Trang Nguyen  
**Cc:** Karina Banales  
**Subject:** FW: Ladera Linda Park Project Funding



Megan Barnes  
*Senior Administrative Analyst*  
[mbarnes@rpvca.gov](mailto:mbarnes@rpvca.gov)  
Phone - (310) 544-5226



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---

**From:** kmc5140@aol.com <kmc5140@aol.com>  
**Sent:** Tuesday, April 20, 2021 2:09 PM  
**To:** CC <CC@rpvca.gov>  
**Subject:** Ladera Linda Park Project Funding

**CAUTION: This email originated from outside of the City of Rancho Palos Verdes.**

Date: April 20, 2021

To: City Council Meeting

Re: Ladera Linda Park Project Funding

My name is Kim McCarthy and I am a 8 year resident of Rancho Palos Verdes. I am writing this letter to recommend that the City Council reject staff's recommendation to spend \$15.7 million on the proposed redevelopment of the Ladera Linda Park.

The City is presently facing a short fall in revenues as a result of the pandemic. This project could very well place the City in a shaky financial position given the city's higher priority items. The highest priority being the large expenditure required to slow the Portuguese Bend landslide that is even now costing the city \$1 million a year just to maintain PV Drive South. In addition the City is facing RPV's CALpers retirement plan cost at a present estimated of \$25 million. Finally, of major concern is the increase in vehicle crimes that the city is presently experiencing. These do not even take into consideration the cost of a new city hall.

What is of concern is that the cost estimate provided by staff does not reflect the true cost of the project and could ultimately approach \$20 million. The architect used some algorithm to get a very rough idea for the total cost. There was never any actual breakdown for costs for the various items listed in security; lighting, fencing, gates, landscaping etc. The report states that they will hire consultants to recommend what items to include and at what cost. That tells you that the present cost is not the "all in" cost.

The City Council should vote against the funding of the project until the Council establishes a target cost of the total project consistent with the present financial position of the city and in consideration to the funding of higher priority projects.

Once the target is established staff should be required to provide the Council with a cost breakdown for everything to be included in this project within the target cost. Without accurate costs it's easy to anticipate the need to start "paying for itself" once it's open.

What we do not want is for the City to find itself needing to encourage frequent rentals of the building and park by outside groups in order to pay for its upkeep after the fact. Until these steps are taken we recommend that the Council reject staff's recommendation.

Kim McCarthy

134 Seawall Road, RPV

## Trang Nguyen

---

**From:** Megan Barnes  
**Sent:** Wednesday, April 21, 2021 1:34 PM  
**To:** Trang Nguyen  
**Cc:** Karina Banales  
**Subject:** FW: Letter of objection for the funding of the Ladera Linda Community Center  
**Attachments:** Ladera Linda community center rejection letter.docx



Megan Barnes  
*Senior Administrative Analyst*  
[mbarnes@rpvca.gov](mailto:mbarnes@rpvca.gov)  
Phone - (310) 544-5226



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**From:** Lori Barr <lmu95x2@yahoo.com>  
**Sent:** Tuesday, April 20, 2021 2:39 PM  
**To:** CC <CC@rpvca.gov>  
**Subject:** Letter of objection for the funding of the Ladera Linda Community Center

**CAUTION: This email originated from outside of the City of Rancho Palos Verdes.**

Dear Madam or Sir,

Please find attached my letter rejecting the funding of the Ladera Linda community center.

Thank you,  
Lori Barr  
3678 Vigilance Drive

May 4, 2021 City Council Meeting  
Ladera Linda Park Project Funding

My name is Lori Barr, and I am a 7-year resident of the Ladera Linda community in Rancho Palos Verdes. I am writing this letter to strongly urge the City Council reject staff's recommendation to spend \$15.7 million on the proposed redevelopment of the Ladera Linda Park.

The City is presently facing a shortfall in revenues as a result of the pandemic. This project could very well place the City in a shaky financial position given the city's higher priority items. The highest priority being the large expenditure required to slow the Portuguese Bend landslide that is even now costing the city \$1 million a year just to maintain PV Drive South. In addition, the City is facing RPV's CALpers retirement plan cost at a present estimated of \$25 million. Finally, of major concern is the increase in vehicle crimes that the city is presently experiencing. These do not even take into consideration the cost of a new city hall.

What is of concern is that the cost estimate provided by staff does not reflect the true cost of the project and could ultimately approach \$20 million. The architect used an algorithm to get a rough idea for the total cost. There was never any actual breakdown for costs for the various items listed in security; lighting, fencing, gates, landscaping etc. The report states that they will hire consultants to recommend what items to include and at what cost. That tells you that the present cost is not the "all in" cost.

The City Council should vote AGAINST the funding of the project until the Council establishes a target cost of the total project consistent with the present financial position of the city and in consideration to the funding of higher priority projects.

Once the target is established, staff should be required to provide the Council with a cost breakdown for everything to be included in this project within the target cost. Without accurate costs it's easy to anticipate the need to start "paying for itself" once it's open.

What we do not want is for the City to find itself needing to encourage frequent rentals of the building and park by outside groups in order to pay for its upkeep after the fact.

Until these steps are taken we recommend that the Council reject staff's recommendation.

\_\_\_\_ Lori F Barr \_\_\_\_\_  
Name

\_\_\_\_ 3678 Vigilance Dr. RPV \_\_\_\_\_  
Address

## Trang Nguyen

---

**From:** Megan Barnes  
**Sent:** Wednesday, April 21, 2021 1:35 PM  
**To:** Trang Nguyen  
**Cc:** Karina Banales  
**Subject:** FW: Ladera Linda Project  
**Attachments:** Ladera Linda Letter.docx



Megan Barnes  
*Senior Administrative Analyst*  
[mbarnes@rpvca.gov](mailto:mbarnes@rpvca.gov)  
Phone - (310) 544-5226



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---

**From:** Michael Tocicki <michael@premierinservices.com>  
**Sent:** Tuesday, April 20, 2021 12:50 PM  
**To:** CC <CC@rpvca.gov>  
**Subject:** Ladera Linda Project

**CAUTION: This email originated from outside of the City of Rancho Palos Verdes.**

Hello

Please see attached letter.

Thank you

Best Regards,

Michael A. Tocicki  
*Executive General Adjuster*  
**PREMIER Insurance Services, LLC**

**p**  
215-620-5649

**f**  
619-639-1115

**w**  
[premierinservices.com](http://premierinservices.com)

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May 4, 2021 City Council Meeting  
Ladera Linda Park Project Funding

We, Michael & Denise Tocicki, are residents of Rancho Palos Verdes. We live on Phantom Drive. We are writing this letter to recommend that the City Council reject the staff's recommendation to spend \$15.7 million on the proposed redevelopment of the Ladera Linda Park.

The City is presently facing a shortfall in revenues as a result of the pandemic. This project could very well place the City in a desperate financial position given the city's higher priority items. The highest priority being the large expenditure required to slow the Portuguese Bend landslide that is even now costing the city \$1 million a year just to maintain PV Drive South. In addition the City is facing RPV's CALpers retirement plan cost at a present estimated of \$25 million. Finally, of major concern is the increase in vehicle crimes that the city is presently experiencing. These do not even take into consideration the cost of a new city hall.

What is of concern is that the cost estimate provided by staff does not reflect the true cost of the project and could ultimately approach \$20 million. The architect used some algorithm to get a very rough idea for the total cost. There was never any actual breakdown for costs for the various items listed in security; lighting, fencing, gates, landscaping etc. The report states that they will hire consultants to recommend what items to include and at what cost. That tells you that the present cost is not the "all in" cost.

The City Council should vote against the funding of the project until the Council establishes a target cost of the total project consistent with the present financial position of the city and in consideration to the funding of higher priority projects.

Once the target is established staff should be required to provide the Council with a cost breakdown for everything to be included in this project within the target cost. Without accurate costs it's easy to anticipate the need to start "paying for itself" once it's open.

What we do not want is for the City to find itself needing to encourage frequent rentals of the building and park by outside groups in order to pay for its upkeep after the fact. Until these steps are taken we recommend that the Council reject staff's recommendation.

\_\_\_\_\_  
Name  
Michael & Denise Tocicki  
Phantom Drive, Rancho Palos Verdes

\_\_\_\_\_  
Address

## Trang Nguyen

---

**From:** Megan Barnes  
**Sent:** Wednesday, April 21, 2021 1:34 PM  
**To:** Trang Nguyen  
**Cc:** Karina Banales  
**Subject:** FW: Ladera Linda Construction Project  
**Attachments:** Ladera\_Linda\_project.docx



Megan Barnes  
*Senior Administrative Analyst*  
[mbarnes@rpvca.gov](mailto:mbarnes@rpvca.gov)  
Phone - (310) 544-5226



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---

**From:** mark dehaan <madehaan@yahoo.com>  
**Sent:** Wednesday, April 21, 2021 10:36 AM  
**To:** CC <CC@rpvca.gov>  
**Subject:** Ladera Linda Construction Project

**CAUTION: This email originated from outside of the City of Rancho Palos Verdes.**

Please see the attached document regarding the funding of the Ladera Linda Project.

Sincerely,

Mark DeHaan

17 year- Ladera Linda resident

May 4, 2021 City Council Meeting  
Ladera Linda Park Project Funding

My name is Mark DeHaan and I am a 17 year resident of Rancho Palos Verdes. I am writing this letter to recommend that the City Council reject staff's recommendation to spend \$15.7 million on the proposed redevelopment of the Ladera Linda Park.

The City is presently facing a short fall in revenues as a result of the pandemic. This project could very well place the City in a shaky financial position given the city's higher priority items. The highest priority being the large expenditure required to slow the Portuguese Bend landslide that is even now costing the city \$1 million a year just to maintain PV Drive South. In addition the City is facing RPV's CALpers retirement plan cost at a present estimated of \$25 million. Finally, of major concern is the increase in vehicle crimes that the city is presently experiencing. These do not even take into consideration the cost of a new city hall.

What is of concern is that the cost estimate provided by staff does not reflect the true cost of the project and could ultimately approach \$20 million. The architect used some algorithm to get a very rough idea for the total cost. There was never any actual breakdown for costs for the various items listed in security; lighting, fencing, gates, landscaping etc. The report states that they will hire consultants to recommend what items to include and at what cost. That tells you that the present cost is not the "all in" cost.

The City Council should vote against the funding of the project until the Council establishes a target cost of the total project consistent with the present financial position of the city and in consideration to the funding of higher priority projects.

Once the target is established staff should be required to provide the Council with a cost breakdown for everything to be included in this project within the target cost. Without accurate costs it's easy to anticipate the need to start "paying for itself" once it's open.

What we do not want is for the City to find itself needing to encourage frequent rentals of the building and park by outside groups in order to pay for its upkeep after the fact. Until these steps are taken we recommend that the Council reject staff's recommendation.

Mark DeHaan  
Name

3511 Heroic Drive  
Address

## Trang Nguyen

---

**From:** Megan Barnes  
**Sent:** Monday, April 26, 2021 8:58 AM  
**To:** Trang Nguyen  
**Cc:** Karina Banales  
**Subject:** FW: Ladera Linda Park Project Funding



Megan Barnes  
*Senior Administrative Analyst*  
[mbarnes@rpvca.gov](mailto:mbarnes@rpvca.gov)  
Phone - (310) 544-5226



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---

**From:** patricia stenehjem <patsyanntoo@yahoo.com>  
**Sent:** Friday, April 23, 2021 7:32 PM  
**To:** CC <CC@rpvca.gov>  
**Subject:** Ladera Linda Park Project Funding

**CAUTION: This email originated from outside of the City of Rancho Palos Verdes.**

Dear Mayor and City Council Members,

My name is Patricia Stenehjem, and I am a 47 year resident of Rancho Palos Verdes. I am writing to recommend that the City Council reject staff's recommendation to spend \$15.7 million on the proposed redevelopment of the Ladera Linda Park.

The City is presently facing a shortfall in revenues as a result of the pandemic. This project could very well place the City in a shaky financial position, given the City's higher priority items, such as the large expenditure required to slow the Portuguese Bend landslide, and the ongoing maintenance of PV Drive South. In my opinion, the money earmarked for Ladera Linda would be better spent on upgrading and improving (or adding a new) city hall.

What else is of concern is that the cost estimate provided by staff does not reflect the true cost of the project. There was never any breakdown for the various items listed in security: lighting, fencing, gates, landscaping, etc. The report states that they will hire consultants to recommend what items to include, and at what cost.

The City Council should vote against the funding of the project until the Council establishes a target cost of the total project consistent with the present financial position of the City, and in consideration of the funding of higher priority projects. Once the target is established, staff should be required to provide the Council with a cost breakdown for everything to be included in this project within the target cost. Until these steps are taken, I urge the Council to reject staff's recommendation. Without accurate costs, it's also easy to anticipate the need for the Park to start "paying for itself" once it's open, which would likely have a detrimental impact on surrounding neighborhoods.

Sincerely and respectfully,  
Patricia Stenehjem  
32215 Searaven Drive

## Trang Nguyen

---

**From:** Megan Barnes  
**Sent:** Monday, April 26, 2021 3:03 PM  
**To:** Trang Nguyen  
**Cc:** Karina Banales  
**Subject:** FW: May 4th City Council Meeting - Ladera Linda Park Project Funding



Megan Barnes  
*Senior Administrative Analyst*  
[mbarnes@rpvca.gov](mailto:mbarnes@rpvca.gov)  
Phone - (310) 544-5226



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---

**From:** The Costleys <billmelandlindsey@cox.net>  
**Sent:** Monday, April 26, 2021 2:38 PM  
**To:** CC <CC@rpvca.gov>  
**Subject:** May 4th City Council Meeting - Ladera Linda Park Project Funding

**CAUTION: This email originated from outside of the City of Rancho Palos Verdes.**

Dear Mayor and City Council Members,

My name is Bill Costley and I am a 20 year resident of Rancho Palos Verdes. I am writing to recommend that the City Council reject the staff's recommendation to spend \$15.7 million on the proposed redevelopment of the Ladera Linda Park. The cost estimate provided by staff does not reflect the true cost of the project which will ultimately be closer to \$18-20 million. The architect's method to calculate costs only provided a rough idea of the total cost and there was never any actual breakdown for costs associated with the various items listed for security, lighting, fencing, gates, landscaping, etc. The report states that they will hire consultants to recommend what items to include and at what costs, which means the recommended \$15.7 million number is far from the total costs for this project. This is a ridiculous amount of money

that would be better spent on higher priority projects such as the Portuguese Bend Landslide abatement or the Civic Center Project as opposed to a lavish community center and park that the majority of residents oppose.

Thank you for your consideration.

Bill Costley  
Phantom Drive

## Trang Nguyen

---

**From:** Megan Barnes  
**Sent:** Tuesday, April 27, 2021 5:00 PM  
**To:** Trang Nguyen  
**Cc:** Karina Banales  
**Subject:** FW: Ladera Linda Project



Megan Barnes  
*Senior Administrative Analyst*  
[mbarnes@rpvca.gov](mailto:mbarnes@rpvca.gov)  
Phone - (310) 544-5226



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---

**From:** Colleen Teles <imcat58@gmail.com>  
**Sent:** Tuesday, April 27, 2021 4:57 PM  
**To:** CC <CC@rpvca.gov>  
**Subject:** Ladera Linda Project

**CAUTION: This email originated from outside of the City of Rancho Palos Verdes.**

I am sad to learn about the cost to move forward with the Ladera Linda project, a project that will do little to improve the overall quality of life in RPV. Ladera Linda is so far away from a vast majority of residents that I believe it will be underused, as it was in its former incarnation. There were occasional classes held there, and of course, it is used extensively as a soccer field, but I doubt that no matter what you do to the structure, it will not be utilized.

I'd say that now is not the time to move forward with such an expensive project. I'm sure Covid had a fiscal impact on our city; let's get our current affairs in order before committing to spending money on a project that nobody really cares about.

Lots of new families are moving into RPV, especially the Silver Spur; Basswood, Crest areas. Not too sure about the east side. If you must spend money, why don't we do something to improve the quality of life here in RPV? A few new classrooms at a distant site isn't going to cut it. Follow El Segundo's lead and create a great sports center, with a pool,

great baseball field, soccer field, etc. Or follow Torrance's example and build something similar to Wilson Park, which is a huge benefit to the community. RPV is really lacking as far as nice parks go.

Our city is dying, as far as amenities go. We lost our mall, the parks are average, we have no pool nor community sports center. The residents commonly refer to our city as the place to go to die, what with all the retirement communities being built. Why are you letting this happen?

Colleen Teles  
5433 Whitefox Drive  
Rancho Palos Verdes, CA 90275

## Trang Nguyen

---

**From:** Megan Barnes  
**Sent:** Tuesday, April 27, 2021 4:35 PM  
**To:** Trang Nguyen  
**Cc:** Karina Banales  
**Subject:** FW: Ladera Linda



Megan Barnes  
*Senior Administrative Analyst*  
[mbarnes@rpvca.gov](mailto:mbarnes@rpvca.gov)  
Phone - (310) 544-5226



**City of Rancho Palos Verdes**  
30940 Hawthorne Blvd.  
**Rancho Palos Verdes, CA 90275**  
Website: [www.rpvca.gov](http://www.rpvca.gov)



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---

**From:** jdplatus <jdplatus@cox.net>  
**Sent:** Tuesday, April 27, 2021 4:35 PM  
**To:** CC <CC@rpvca.gov>  
**Subject:** Ladera Linda

**CAUTION: This email originated from outside of the City of Rancho Palos Verdes.**

Please vote NO on this project! We love the idea of being a quiet, conservative community without extra traffic and parking.

This costly project will cost us more in taxes. We don't Need this at all. Save money, our security, and our quiet residential community.

Judy Platus  
[jdplatus@cox.net](mailto:jdplatus@cox.net)

live in RPV

## Trang Nguyen

---

**From:** Megan Barnes  
**Sent:** Tuesday, April 27, 2021 5:04 PM  
**To:** Trang Nguyen  
**Cc:** Karina Banales  
**Subject:** FW: Ladera Linda



Megan Barnes  
*Senior Administrative Analyst*  
[mbarnes@rpvca.gov](mailto:mbarnes@rpvca.gov)  
Phone - (310) 544-5226



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---

**From:** klenders@cox.net <klenders@cox.net>  
**Sent:** Tuesday, April 27, 2021 5:03 PM  
**To:** CC <CC@rpvca.gov>  
**Subject:** Ladera Linda

**CAUTION: This email originated from outside of the City of Rancho Palos Verdes.**

Dear City Council,

Please listen to your residents, WE DO NOT WANT A \$15 MILLION LADERA LINDA IMPROVEMENT. We don't want it. WE DON'T WANT IT. Nor do we want a shuttle bringing visitors to the Preserve. WE DON'T WANT IT. We don't want you posting videos on Youtube or Instagram inviting people to come to the peninsula. They have found it just fine without your help. We cannot accommodate them. The road is dangerous. It's moving, MOVING. It's an ACTIVE landslide. Visitors not familiar with the area are dying; on the road, and in the water. How many more makeshift memorials will we have to watch be erected? There isn't adequate parking. There aren't adequate sidewalks. Please come to my home and watch

them liter, honk, make illegal screeching u turns, park in front of "No Parking" signs, run, bike, pee in our bushes, vomit on our curbs, etc. I'll put on a pot of coffee so you can stay awhile and watch the horror show...

Thank you for listening,

Kristen Lenders

## Trang Nguyen

---

**From:** Megan Barnes  
**Sent:** Tuesday, April 27, 2021 5:28 PM  
**To:** Trang Nguyen  
**Cc:** Karina Banales  
**Subject:** FW: Ladera Linda

Megan Barnes  
Senior Administrative Analyst

mbarnes@rpvca.gov  
Phone - (310) 544-5226

City of Rancho Palos Verdes  
30940 Hawthorne Blvd.  
Rancho Palos Verdes, CA 90275  
Website: [www.rpvca.gov](http://www.rpvca.gov)

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-----Original Message-----

From: Anne Wold <[annewold@cox.net](mailto:annewold@cox.net)>  
Sent: Tuesday, April 27, 2021 5:27 PM  
To: CC <[CC@rpvca.gov](mailto:CC@rpvca.gov)>  
Subject: Ladera Linda

CAUTION: This email originated from outside of the City of Rancho Palos Verdes.

Our appreciation goes to the fiscally-

sensible council members Ms. Ferraro and Mr Bradley, who have stated their position to not support a 15+ million dollar project in a quiet neighborhood. They are following their pre-election promises to listen to their constituents and to retain RPV's sensible budget expenditures.

They also recognize the surrounding neighborhood traffic which would be associated with such a large project.

How do the remaining three council members plan to properly maintain our City when over 40% of the entire budget is going to overbuild a facility? Surely hope we would not have an emergency requiring funds in place.

Extremely disappointing to hear the stuff coming out of our City Council these days.

Anne & Richard Wold

50 year residents of RPV

## Trang Nguyen

---

**From:** Megan Barnes  
**Sent:** Wednesday, April 28, 2021 9:26 AM  
**To:** Trang Nguyen  
**Cc:** Karina Banales  
**Subject:** FW: Ladera Linda project



Megan Barnes  
*Senior Administrative Analyst*  
[mbarnes@rpvca.gov](mailto:mbarnes@rpvca.gov)  
Phone - (310) 544-5226



**City of Rancho Palos Verdes**  
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---

**From:** alfrew@cox.net <alfrew@cox.net>  
**Sent:** Wednesday, April 28, 2021 9:26 AM  
**To:** CC <CC@rpvca.gov>  
**Subject:** Ladera Linda project

**CAUTION: This email originated from outside of the City of Rancho Palos Verdes.**

Councilmembers,  
Please do not approve such an expensive project ... re-look at something more reasonable.  
Thank you,  
Allan Frew  
RPV

## Trang Nguyen

---

**From:** Megan Barnes  
**Sent:** Wednesday, April 28, 2021 8:13 AM  
**To:** Trang Nguyen  
**Cc:** Karina Banales  
**Subject:** FW: Ladera Linda cost



Megan Barnes  
*Senior Administrative Analyst*  
[mbarnes@rpvca.gov](mailto:mbarnes@rpvca.gov)  
Phone - (310) 544-5226



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---

**From:** Bill Foster <billfost541@gmail.com>  
**Sent:** Wednesday, April 28, 2021 2:21 AM  
**To:** Ken Dyda <Ken.Dyda@rpvca.gov>; CC <CC@rpvca.gov>  
**Cc:** martycrna@gmail.com  
**Subject:** Ladera Linda cost

**CAUTION: This email originated from outside of the City of Rancho Palos Verdes.**

I was shocked after reading the PvP watch letter about the cost of the park project. I'm sure you have read it, but reread it again. How can you honestly commit over 40% of the cities yearly revenues for a questionable and unpopular project? This is the most alarming part of the newsletter

**The Cost**

The Torrance Daily Breeze has reported that the cost of this project is expected to be **\$15,700,000**. By the time it is completed this number will be bigger than that...it always is. To give that large number context realize that the RPV budget for fiscal year 2020-2021 totaled \$37,979,100 in expenditures. That means the projected cost of Ladera Linda is 41.4% of this fiscal year's expenditures...for the entire city! PVP Watch believes this is out of line for a city that is supposed to pride itself in following a conservative fiscal policy. On May 4<sup>th</sup> the city council will determine how to finance this extravagance. With the recent reduction in tax revenues due to Covid-19 business closures this will take imagination and should be carefully scrutinized.

Bill Foster  
32451 Searaven Dr  
Rancho Palos Verdes  
Sent from my iPad

## Trang Nguyen

---

**From:** Megan Barnes  
**Sent:** Friday, April 30, 2021 8:32 AM  
**To:** Trang Nguyen  
**Cc:** Karina Banales  
**Subject:** FW: Ladera Linda cost



Megan Barnes  
*Senior Administrative Analyst*  
[mbarnes@rpvca.gov](mailto:mbarnes@rpvca.gov)  
Phone - (310) 544-5226



**City of Rancho Palos Verdes**  
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---

**From:** MANSOOR ALYESHMERNI <alyesh@aol.com>  
**Sent:** Friday, April 30, 2021 7:39 AM  
**To:** grapecon@cox.net  
**Cc:** Bill Foster <billfost541@gmail.com>; bill schurmer <sbschurm@yahoo.com>; Diane Mills <dianebmills@gmail.com>; martycrna@gmail.com; CC <CC@rpvca.gov>; Jessica Vlaco <jvlaco@yahoo.com>; Mickey Rodich <mickeyrodich@gmail.com> <mickeyrodich@gmail.com>; Amanda Wong <kiwi\_esq@hotmail.com>; Donald Bell <dwbrpv@gmail.com>  
**Subject:** Re: Ladera Linda cost

**CAUTION: This email originated from outside of the City of Rancho Palos Verdes.**

It reminds me of the old adage figures don't lie but liars do figure.  
As mentioned above there are significant infrastructure needs much greater than what's being done here at a very big expense.

What can we do at this point? Request a meeting?

M. "Elie" Alyeshmerni  
[Alyesh@aol.com](mailto:Alyesh@aol.com)  
Cell 310 922-7852  
32443 Sea Raven Drive  
Rancho Palos Verdes CA 90275

On Apr 30, 2021, at 5:43 AM, [grapecon@cox.net](mailto:grapecon@cox.net) wrote:

Cost per square foot less than George F. Canyon????? Well, I guess if you only consider building cost, and use the roof area instead of the usable square footage, you can get to that figure (\$5.08M / 13,370 square feet). But is that fair? How about using usable square footage in the denominator (\$5.08M / ~6700 square feet = \$760 per square foot), and now the cost per square foot is 150% of George F Canyon. A design with a significant amount of glass, laid out in linear fashion to provide more unnecessary ocean views, is not going to be a cost effective construction. Instead of putting in a modest amount of glass, the city is instead putting a band aid on by adding large expensive security shutters, which will only raise the cost further the more area of expensive glass they have to cover.

Regarding funding, how about applying ARPA funding to slide mitigation? Seems like that is in greater need of "rescue." Aren't there other critical infrastructure needs, also? Our sewer, water, electricity, and gas lines are 50+ years old.....no concerns there? How about undergrounding power lines to help mitigate sources of wildfire? Even if there is good argument to use those funds for this park, that doesn't mean the city needs to spend \$15.7M (or more) on this project. How about \$5M-\$7M for the project? Right size the building to 3 rooms, use more conventional construction, preserve existing large foliage and only re-landscape what is necessary, etc. I am sure we could have a very nice and functional facility for that budget. And what about funding for the massive proposed Civic Center Project????

Also, the last line in Ara's email is offensive in that it implies LL residents want nothing done: "the existing park grounds and building are a poor representation of Rancho Palos Verdes, and do not support an enhanced quality of life for our residents." We are not arguing that nothing be done. We agree a new center and improving the grounds is a good idea. We just don't agree that a building of the proposed size is needed or wanted by the community, nor all the amenities clearly designed to attract more visitors from greater distances. When we point out that opening up views in no way affects the functionality of the community center or park, we get no response....because there is no logical counter-argument. Does every major park in RPV have to have expansive views? Why not keep the "nestled in the trees" community feel currently at Ladera Linda?

---

**From:** Bill Foster <[billfost541@gmail.com](mailto:billfost541@gmail.com)>  
**Sent:** Thursday, April 29, 2021 10:21 PM  
**To:** Gary Randall <[grapecon@cox.net](mailto:grapecon@cox.net)>; bill schurmer <[sbschurm@yahoo.com](mailto:sbschurm@yahoo.com)>; Diane Mills <[dianebmills@gmail.com](mailto:dianebmills@gmail.com)>; martycrna@gmail.com; CC <[cc@rpvca.gov](mailto:cc@rpvca.gov)>; Jessica Vlaco <[jvlaco@yahoo.com](mailto:jvlaco@yahoo.com)>; Mickey Rodich <[mickeyrodich@gmail.com](mailto:mickeyrodich@gmail.com)>; Amanda Wong <[kiwi\\_esq@hotmail.com](mailto:kiwi_esq@hotmail.com)>; Donald Bell <[dwbrpv@gmail.com](mailto:dwbrpv@gmail.com)>; Elie Alyeshmerni <[Alyesh@aol.com](mailto:Alyesh@aol.com)>  
**Subject:** Fwd: Ladera Linda cost

So guess the cost per square foot for Ladera Linda is less than George Canyon. Even though Ladera Linda will cost 15 million dollars more to build, So that makes it all right.

So we are building this with reliance of the American Rescue Plan Act and other bailouts for funding to build this. Does Ladera Linda need to be rescued? The city will be using an incredible amount of its reserve and resources to build something that according to the residents of RPV, we don't want. I really don't understand the motivation of our city leaders for supporting this.

Bill Foster  
32451 Searaven Dr

Sent from my iPad

Begin forwarded message:

**From:** Ara Mihranian <[AraM@rpvca.gov](mailto:AraM@rpvca.gov)>  
**Date:** April 29, 2021 at 2:53:17 PM PDT  
**To:** Bill Foster <[billfost541@gmail.com](mailto:billfost541@gmail.com)>, Ken Dyda <[Ken.Dyda@rpvca.gov](mailto:Ken.Dyda@rpvca.gov)>, CC <[CC@rpvca.gov](mailto:CC@rpvca.gov)>  
**Cc:** [martycrna@gmail.com](mailto:martycrna@gmail.com)  
**Subject:** RE: Ladera Linda cost

Mr. Foster,

The City Council is in receipt of your email expressing your concerns regarding the Ladera Linda Community Center and Park Project. Your email will be provided to the City Council as part of the May 18 Staff Report. Please note that the City Council will not be considering project budget and financing alternatives on May 4, but rather on May 18.

I would like to take this opportunity to highlight information on this project taken from the April 6, 2021 City Council Staff Report on the City's website at the following link:

[https://rpv.granicus.com/GeneratedAgendaViewer.php?view\\_id=5&clip\\_id=3900](https://rpv.granicus.com/GeneratedAgendaViewer.php?view_id=5&clip_id=3900)

As you may know, in the 1960s, the PVPUSD developed the project site into the Ladera Linda Elementary school. The school operated until 1980, when the City purchased the property and officially opened the park in 1982. From 1993 to 2011, a Montessori School leased several classrooms on the site. Since 2011, the community center and park has been exclusively used for park recreation purposes.

In 2013, the City Council commissioned an engineering firm to assess the condition of all its public facilities, including Ladera Linda. That assessment scored the Ladera Linda buildings as an "F" noting that the following:

- Buildings/systems are at end of useful life: facing significant repair and renovation costs
- Inefficient systems: Increased on-going utility costs and maintenance
- Building area is larger than needed and therefore more costly to maintain

- Code compliance – any renovation triggers accessibility and fire/life safety upgrades to site and buildings
- Complex array of buildings creates nooks and crannies, numerous blind spots and insecure site areas.

I am highlighting the above because it indicates that the existing buildings are, among other things, essentially a financial liability for the City. To that point, in 2016, the then-City Council proceeded to develop a master plan for the property. Over the next few years, the project plans for the master plan were reviewed extensively by the public including the adjacent neighborhoods at several public workshops and meetings. The final design was presented and accepted by the City Council in August 2019.

In terms of the community, our city prides itself on acres of protected open space. Ladera Linda is the only park with a community center in the eastern portion of the City and is almost 5 miles east of PVIC and 7.5 miles east of Hesse Park. There are very few City parks and no City community centers in that part of RPV.

During public workshops and meetings with adjacent HOAs, many residents noted that they were not inclined to drive to Hesse Park to attend classes; they would prefer to attend classes in their local neighborhood park. Ladera Linda is also the only City facility with a large multi-purpose room located east of the landslide, one that could serve as an evacuation center in case of a natural disaster.

There has recently been a comparison of the City's estimated \$15.7 million Ladera Linda project to the Rolling Hills Estates' George F. Canyon Nature Center project with a reported \$1.7 million price tag. The April 6, 2021 Staff Report addressed this issue in depth. These are very different projects as shown in the following staff report excerpt:

**Table 7. Comparison between the George F Canyon Nature Center and the Ladera Linda Community Center**

<image001.png>

This table compares the building size, structural framed area, and estimated costs without soft costs and contingency for both buildings. This apples-to-apples comparison shows that the cost per square foot of the George F. Canyon Nature Center is actually higher than the Ladera Linda Community Center. Moreover, the Ladera Linda project is a total rebuild of approximately 7 acres of the total 11-acre site.

In considering the breadth and scope of a City project such as Ladera Linda, it is important to understand municipal budgeting. In simple terms, the City's budget is an operational plan on what is expected to be spent during the year to deliver services to the community. That budget number also represents the cash outflow related to the delivery of the services. Ladera Linda is a capital project, and all capital projects are expended over the life of the asset, not in the year or years that it was built and is

therefore not considered an operating expense. That said, to construct a capital project in government, you need to understand the City's cash flow. At the end of March 2021, the City has a cash balance of \$64.1 million in all of its funds (i.e. General Fund, CIP, Gas Tax, CDBG, Prop A, Prop C, etc.). However, because this is a capital project, not affecting general operations, the cost would be borne by the Capital Infrastructure Program (CIP) Fund which has a cash balance of \$25.5 million at the end of March 2021 (the General Fund which supports services has a cash balance of \$22.8 million at the end of March 2021).

There are multiple ways the City could fund this project without impacting operations or services. Based on the estimated project cost of \$15.7 million, the City's Finance Advisory Committee is currently working on evaluating different financing options for this project. One option currently being considered is using a mixture of the American Rescue Plan Act (ARPA) funding, Quimby Fund, CIP Fund, and financing. This option would reduce the use of general operations funds so services are not impacted nor taxes raised (which is not even under consideration). The City has an estimated allocation of \$7.8 million from the ARPA and just under \$1 million available from Quimby Fund.

The point in providing this information is to understand that the existing park and community center are a valuable City asset that needs to be maintained similar to other City assets, like roads, trails, and critical infrastructure. If not maintained, the cost to the City may likely exceed the estimated project cost in the long term. Lastly, the existing park grounds and building are a poor representation of Rancho Palos Verdes, and do not support an enhanced quality of life for our residents.

I hope this has been helpful. Please feel free to reach out to me with any follow-up questions.

Ara

---

**Ara Michael Mihranian**  
City Manager

<image002.jpg>  
30940 Hawthorne Blvd.  
Rancho Palos Verdes, CA 90275  
310-544-5202 (telephone)  
310-544-5293 (fax)  
[aram@rpvca.gov](mailto:aram@rpvca.gov)  
[www.rpvca.gov](http://www.rpvca.gov)



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<image003.png>  
<image004.png>

<image005.png>

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**From:** Bill Foster <[billfost541@gmail.com](mailto:billfost541@gmail.com)>  
**Sent:** Wednesday, April 28, 2021 2:21 AM  
**To:** Ken Dyda <[Ken.Dyda@rpvca.gov](mailto:Ken.Dyda@rpvca.gov)>; CC <[CC@rpvca.gov](mailto:CC@rpvca.gov)>  
**Cc:** [martycrna@gmail.com](mailto:martycrna@gmail.com)  
**Subject:** Ladera Linda cost

**CAUTION: This email originated from outside of the City of Rancho Palos Verdes.**

I was shocked after reading the PvP watch letter about the cost of the park project. I'm sure you have read it, but reread it again. How can you honestly commit over 40% of the cities yearly revenues for a questionable and unpopular project?  
This is the most alarming part of the newsletter

## The Cost

The Torrance Daily Breeze has reported that the cost of this project is expected to be **\$15,700,000**. By the time it is completed this number will be bigger than that...it always is. To give that large number context realize that the RPV budget for fiscal year 2020-2021 totaled \$37,979,100 in expenditures. That means the projected cost of Ladera Linda 41.4% of this fiscal year's expenditures...for the entire city! PvP Watch believes this is out of line for a city that is supposed to pride itself in following a conservative fiscal policy. On May 4<sup>th</sup> the city council will determine how to finance this extravagance. With the recent reduction in tax revenues due to Covid-19 business closures this will take imagination and should be carefully scrutinized.

Bill Foster  
32451 Searaven Dr  
Rancho Palos Verdes  
Sent from my iPad

## Trang Nguyen

---

**From:** Megan Barnes  
**Sent:** Friday, April 30, 2021 8:32 AM  
**To:** Trang Nguyen  
**Cc:** Karina Banales  
**Subject:** FW: Ladera Linda cost



Megan Barnes  
*Senior Administrative Analyst*  
[mbarnes@rpvca.gov](mailto:mbarnes@rpvca.gov)  
Phone - (310) 544-5226



**City of Rancho Palos Verdes**  
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---

**From:** grapecon@cox.net <grapecon@cox.net>  
**Sent:** Friday, April 30, 2021 5:44 AM  
**To:** 'Bill Foster' <billfost541@gmail.com>; 'bill schurmer' <sbschurm@yahoo.com>; 'Diane Mills' <dianebe mills@gmail.com>; martycrna@gmail.com; CC <CC@rpvca.gov>; 'Jessica Vlaco' <jvlaco@yahoo.com>; Mickey Rodich <mickeyrodich@gmail.com> <mickeyrodich@gmail.com>; 'Amanda Wong' <kiwi\_esq@hotmail.com>; 'Donald Bell' <dwbrpv@gmail.com>; 'Elie Alyeshmerni' <Alyesh@aol.com>  
**Subject:** RE: Ladera Linda cost

**CAUTION: This email originated from outside of the City of Rancho Palos Verdes.**

Cost per square foot less than George F. Canyon????? Well, I guess if you only consider building cost, and use the roof area instead of the usable square footage, you can get to that figure (\$5.08M / 13,370 square feet). But is that fair? How about using usable square footage in the denominator (\$5.08M / ~6700 square feet = \$760 per square foot), and now the cost per square foot is 150% of George F Canyon. A design with a significant amount of glass, laid out in linear fashion to provide more unnecessary ocean views, is not going to be a cost effective construction. Instead of putting in a modest amount of glass, the city is instead putting a band aid on by adding large expensive security shutters, which will only raise the cost further the more area of expensive glass they have to cover.

Regarding funding, how about applying ARPA funding to slide mitigation? Seems like that is in greater need of "rescue." Aren't there other critical infrastructure needs, also? Our sewer, water, electricity, and gas lines are 50+ years old.....no concerns there? How about undergrounding power lines to help mitigate sources of wildfire? Even if there is good argument to use those funds for this park, that doesn't mean the city needs to spend \$15.7M (or more) on this project. How about \$5M-\$7M for the project? Right size the building to 3 rooms, use more conventional construction, preserve existing large foliage and only re-landscape what is necessary, etc. I am sure we could have a very nice and functional facility for that budget. And what about funding for the massive proposed Civic Center Project????

Also, the last line in Ara's email is offensive in that it implies LL residents want nothing done: "the existing park grounds and building are a poor representation of Rancho Palos Verdes, and do not support an enhanced quality of life for our residents." We are not arguing that nothing be done. We agree a new center and improving the grounds is a good idea. We just don't agree that a building of the proposed size is needed or wanted by the community, nor all the amenities clearly designed to attract more visitors from greater distances. When we point out that opening up views in no way affects the functionality of the community center or park, we get no response....because there is no logical counter-argument. Does every major park in RPV have to have expansive views? Why not keep the "nestled in the trees" community feel currently at Ladera Linda?

---

**From:** Bill Foster <[billfost541@gmail.com](mailto:billfost541@gmail.com)>  
**Sent:** Thursday, April 29, 2021 10:21 PM  
**To:** Gary Randall <[grapecon@cox.net](mailto:grapecon@cox.net)>; bill schurmer <[sbschurm@yahoo.com](mailto:sbschurm@yahoo.com)>; Diane Mills <[dianebmills@gmail.com](mailto:dianebmills@gmail.com)>; [martycrna@gmail.com](mailto:martycrna@gmail.com); CC <[cc@rpvca.gov](mailto:cc@rpvca.gov)>; Jessica Vlaco <[jvlaco@yahoo.com](mailto:jvlaco@yahoo.com)>; Mickey Rodich <[mickeyrodich@gmail.com](mailto:mickeyrodich@gmail.com)>; Amanda Wong <[kiwi\\_esq@hotmail.com](mailto:kiwi_esq@hotmail.com)>; Donald Bell <[dwbrpv@gmail.com](mailto:dwbrpv@gmail.com)>; Elie Alyeshmerni <[Alyesh@aol.com](mailto:Alyesh@aol.com)>  
**Subject:** Fwd: Ladera Linda cost

So guess the cost per square foot for Ladera Linda is less than George Canyon. Even though Ladera Linda will cost 15 million dollars more to build, So that makes it all right.

So we are building this with reliance of the American Rescue Plan Act and other bailouts for funding to build this . Does Ladera Linda need to be rescued? The city will be using an incredible amount of its reserve and resources to build something that according to the residents of RPV, we don't want.

I really don't understand the motivation of our city leaders for supporting this.

Bill Foster

32451 Searaven Dr

Sent from my iPad

Begin forwarded message:

**From:** Ara Mihranian <[AraM@rpvca.gov](mailto:AraM@rpvca.gov)>  
**Date:** April 29, 2021 at 2:53:17 PM PDT  
**To:** Bill Foster <[billfost541@gmail.com](mailto:billfost541@gmail.com)>, Ken Dyda <[Ken.Dyda@rpvca.gov](mailto:Ken.Dyda@rpvca.gov)>, CC <[CC@rpvca.gov](mailto:CC@rpvca.gov)>  
**Cc:** [martycrna@gmail.com](mailto:martycrna@gmail.com)  
**Subject:** RE: Ladera Linda cost

Mr. Foster,

The City Council is in receipt of your email expressing your concerns regarding the Ladera Linda Community Center and Park Project. Your email will be provided to the City Council as part of the May 18 Staff Report. Please note that the City Council will

not be considering project budget and financing alternatives on May 4, but rather on May 18.

I would like to take this opportunity to highlight information on this project taken from the April 6, 2021 City Council Staff Report on the City's website at the following link:

[https://rpv.granicus.com/GeneratedAgendaViewer.php?view\\_id=5&clip\\_id=3900](https://rpv.granicus.com/GeneratedAgendaViewer.php?view_id=5&clip_id=3900)

As you may know, in the 1960s, the PVPUSD developed the project site into the Ladera Linda Elementary school. The school operated until 1980, when the City purchased the property and officially opened the park in 1982. From 1993 to 2011, a Montessori School leased several classrooms on the site. Since 2011, the community center and park has been exclusively used for park recreation purposes.

In 2013, the City Council commissioned an engineering firm to assess the condition of all its public facilities, including Ladera Linda. That assessment scored the Ladera Linda buildings as an "F" noting that the following:

- Buildings/systems are at end of useful life: facing significant repair and renovation costs
- Inefficient systems: Increased on-going utility costs and maintenance
- Building area is larger than needed and therefore more costly to maintain
- Code compliance – any renovation triggers accessibility and fire/life safety upgrades to site and buildings
- Complex array of buildings creates nooks and crannies, numerous blind spots and insecure site areas.

I am highlighting the above because it indicates that the existing buildings are, among other things, essentially a financial liability for the City. To that point, in 2016, the then-City Council proceeded to develop a master plan for the property. Over the next few years, the project plans for the master plan were reviewed extensively by the public including the adjacent neighborhoods at several public workshops and meetings. The final design was presented and accepted by the City Council in August 2019.

In terms of the community, our city prides itself on acres of protected open space. Ladera Linda is the only park with a community center in the eastern portion of the City and is almost 5 miles east of PVIC and 7.5 miles east of Hesse Park. There are very few City parks and no City community centers in that part of RPV.

During public workshops and meetings with adjacent HOAs, many residents noted that they were not inclined to drive to Hesse Park to attend classes; they would prefer to attend classes in their local neighborhood park. Ladera Linda is also the only City facility with a large multi-purpose room located east of the landslide, one that could serve as an evacuation center in case of a natural disaster.

There has recently been a comparison of the City's estimated \$15.7 million Ladera Linda project to the Rolling Hills Estates' George F. Canyon Nature Center project with a reported \$1.7 million price tag. The April 6, 2021 Staff Report addressed this issue in depth. These are very different projects as shown in the following staff report excerpt:

**Table 7. Comparison between the George F Canyon Nature Center and the Ladera Linda Community Center**

	George F Canyon Nature Center	Ladera Linda Community Center
Building	1,750	6,790
Structural framed area	3,355	13,720
Estimated costs w/out soft costs and contingency	\$ 1,694,376	\$ 5,080,000
Cost per ft <sup>2</sup>	\$ 505	\$ 370

This table compares the building size, structural framed area, and estimated costs without soft costs and contingency for both buildings. This apples-to-apples comparison shows that the cost per square foot of the George F. Canyon Nature Center is actually higher than the Ladera Linda Community Center. Moreover, the Ladera Linda project is a total rebuild of approximately 7 acres of the total 11-acre site.

In considering the breadth and scope of a City project such as Ladera Linda, it is important to understand municipal budgeting. In simple terms, the City's budget is an operational plan on what is expected to be spent during the year to deliver services to the community. That budget number also represents the cash outflow related to the delivery of the services. Ladera Linda is a capital project, and all capital projects are expended over the life of the asset, not in the year or years that it was built and is therefore not considered an operating expense. That said, to construct a capital project in government, you need to understand the City's cash flow. At the end of March 2021, the City has a cash balance of \$64.1 million in all of its funds (i.e. General Fund, CIP, Gas Tax, CDBG, Prop A, Prop C, etc.). However, because this is a capital project, not affecting general operations, the cost would be borne by the Capital Infrastructure Program (CIP) Fund which has a cash balance of \$25.5 million at the end of March 2021 (the General Fund which supports services has a cash balance of \$22.8 million at the end of March 2021).

There are multiple ways the City could fund this project without impacting operations or services. Based on the estimated project cost of \$15.7 million, the City's Finance Advisory Committee is currently working on evaluating different financing options for this project. One option currently being considered is using a mixture of the American Rescue Plan Act (ARPA) funding, Quimby Fund, CIP Fund, and financing. This option would reduce the use of general operations funds so services are not impacted nor taxes raised (which is not even under consideration). The City has an estimated allocation of \$7.8 million from the ARPA and just under \$1 million available from Quimby Fund.

The point in providing this information is to understand that the existing park and community center are a valuable City asset that needs to be maintained similar to other City assets, like roads, trails, and critical infrastructure. If not maintained, the cost to the City may likely exceed the estimated project cost in the long term. Lastly, the existing park grounds and building are a poor representation of Rancho Palos Verdes, and do not support an enhanced quality of life for our residents.

I hope this has been helpful. Please feel free to reach out to me with any follow-up questions.

Ara

**Ara Michael Mihranian**  
City Manager

---



30940 Hawthorne Blvd.  
Rancho Palos Verdes, CA 90275  
310-544-5202 (telephone)  
310-544-5293 (fax)  
[aram@rpvca.gov](mailto:aram@rpvca.gov)  
[www.rpvca.gov](http://www.rpvca.gov)



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---

**From:** Bill Foster <[billfost541@gmail.com](mailto:billfost541@gmail.com)>  
**Sent:** Wednesday, April 28, 2021 2:21 AM  
**To:** Ken Dyda <[Ken.Dyda@rpvca.gov](mailto:Ken.Dyda@rpvca.gov)>; CC <[CC@rpvca.gov](mailto:CC@rpvca.gov)>  
**Cc:** [martycrna@gmail.com](mailto:martycrna@gmail.com)  
**Subject:** Ladera Linda cost

**CAUTION:** This email originated from outside of the City of Rancho Palos Verdes.

I was shocked after reading the PvP watch letter about the cost of the park project. I'm sure you have read it, but reread it again. How can you honestly commit over 40% of the cities yearly revenues for a questionable and unpopular project?

This is the most alarming part of the newsletter

## The Cost

The Torrance Daily Breeze has reported that the cost of this project is expected to be **\$15,700,000**. By the time it is completed this number will be bigger than that...it always is. To give that large number context realize that the RPV budget for fiscal year 2020-2021 totaled \$37,979,100 in expenditures. That means the projected cost of Ladera Linda is 41.4% of this fiscal year's expenditures...for the entire city! PVP Watch believes this is out of line for a city that is supposed to pride itself in following a conservative fiscal policy. On May 4<sup>th</sup> the city council will determine how to finance this extravagance. With the recent reduction in tax revenues due to Covid-19 business closures this will take imagination and should be carefully scrutinized.

Bill Foster  
32451 Searaven Dr  
Rancho Palos Verdes  
Sent from my iPad

## Trang Nguyen

---

**From:** Megan Barnes  
**Sent:** Monday, May 3, 2021 11:21 AM  
**To:** Trang Nguyen  
**Cc:** Karina Banales  
**Subject:** FW: Traffic signal

Megan Barnes  
Senior Administrative Analyst

mbarnes@rpvca.gov  
Phone - (310) 544-5226

City of Rancho Palos Verdes  
30940 Hawthorne Blvd.  
Rancho Palos Verdes, CA 90275  
Website: [www.rpvca.gov](http://www.rpvca.gov)

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-----Original Message-----

From: Irene Henrikson <[irene.henrikson@cox.net](mailto:irene.henrikson@cox.net)>  
Sent: Saturday, May 1, 2021 10:19 AM  
To: CC <[CC@rpvca.gov](mailto:CC@rpvca.gov)>  
Subject: Traffic signal

CAUTION: This email originated from outside of the City of Rancho Palos Verdes.

If you are spending millions(where is the money coming from?) on the Ladera Linda Park surely you can install a traffic signal so drivers don't have to wait ten minutes to turn left onto PV south. Just a travesty for residents!

Irene and Paul Henrikson  
32404 Searaven Dr

## Trang Nguyen

---

**From:** Megan Barnes  
**Sent:** Monday, May 3, 2021 11:20 AM  
**To:** Trang Nguyen  
**Cc:** Karina Banales  
**Subject:** FW: WHAT TO DO WITH LADERA LINDA?



Megan Barnes  
*Senior Administrative Analyst*  
[mbarnes@rpvca.gov](mailto:mbarnes@rpvca.gov)  
Phone - (310) 544-5226



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30940 Hawthorne Blvd.  
**Rancho Palos Verdes, CA 90275**  
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---

**From:** rolo15@aol.com <rolo15@aol.com>  
**Sent:** Sunday, May 2, 2021 10:29 AM  
**To:** CC <CC@rpvca.gov>; Ken Dyda <Ken.Dyda@rpvca.gov>; rolo15@aol.com  
**Subject:** WHAT TO DO WITH LADERA LINDA?

**CAUTION:** This email originated from outside of the City of Rancho Palos Verdes.

To: RPV City Council: May 2, 2021  
This is to state my opposition to the proposed development at Ladera Linda. If something needs to be done with Ladera Linda piece of land, make it a grassy area with a couple of teeter-totters that kids could enjoy and perhaps an obstacle course for skate boarding teens. If there is a good view, we can enjoy it without tourists' presence.

Palos Verdes Peninsula's charm depends on being a quiet out-of-the-way village on the edge of a metropolis, not readily accessible or inviting. We are happy as we are. Local popular meetings rarely exceed fifty people and are easily accommodated by the existing conference rooms at the library or Hesse Park. There is no need for a Palos Verdes Tajh Mahal with more auditoriums and numerous bathrooms to support some non-existent crowds. Let us not build something that will need merchandising to tourist trade to justify its existence.

I am especially upset at Councilman Dyda's support of the project. He promised low-density land use and minimum taxes when he was a member of the first city council in 1973. The fifteen million cost of the project (sure to grow as project costs do), and perhaps twice as much if paid by a bond, works out close to at least \$400 for every man, woman, and child on RPV. Let us remember Tomas Paine wisdom: "Government, even in its best state, is but a necessary evil; in its worst state, an intolerable one".

Spending peoples' money without their support is surely not the "best state".

Roland Ilsen

6847 Abbottswood Dr.

## Trang Nguyen

---

**From:** Megan Barnes  
**Sent:** Monday, May 10, 2021 7:53 AM  
**To:** Trang Nguyen  
**Cc:** Karina Banales  
**Subject:** FW: Ladera Linda



Megan Barnes  
*Senior Administrative Analyst*  
[mbarnes@rpvca.gov](mailto:mbarnes@rpvca.gov)  
Phone - (310) 544-5226



**City of Rancho Palos Verdes**  
30940 Hawthorne Blvd.  
**Rancho Palos Verdes, CA 90275**  
Website: [www.rpvca.gov](http://www.rpvca.gov)



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---

**From:** Barry Cossette <BarryBJC007@hotmail.com>  
**Sent:** Friday, May 7, 2021 11:46 AM  
**To:** CC <CC@rpvca.gov>  
**Subject:** Ladera Linda

**CAUTION: This email originated from outside of the City of Rancho Palos Verdes.**

As a 23-year RPV resident now retired, I fail to see the necessity for such a large facility in an area not designed to handle the influx of people. We have already seen the mess the Sunday hikers from all over LA County are making in our traffic and neighborhoods; this will add more messed up neighborhoods to the list.

Barry Cossette  
Armaga Spring Rd

## Trang Nguyen

---

**From:** Megan Barnes  
**Sent:** Monday, May 10, 2021 7:51 AM  
**To:** Trang Nguyen  
**Cc:** Karina Banales  
**Subject:** FW: Ladera Linda Community Center Project



Megan Barnes  
*Senior Administrative Analyst*  
[mbarnes@rpvca.gov](mailto:mbarnes@rpvca.gov)  
Phone - (310) 544-5226



**City of Rancho Palos Verdes**  
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**Rancho Palos Verdes, CA 90275**  
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---

**From:** Susan's Email <rpvbeckman@cox.net>  
**Sent:** Friday, May 7, 2021 5:29 PM  
**To:** CC <CC@rpvca.gov>  
**Subject:** Ladera Linda Community Center Project

**CAUTION: This email originated from outside of the City of Rancho Palos Verdes.**

City Council Members,

We have lived in RPV for over 40 years in the PV Drive South area. We strongly oppose the dollar amount and the size of the proposed Ladera Linda project. While we do not live in the immediate neighborhood we feel this project is not good for those neighbors. The increased traffic and pollution alone will be unacceptable.

We hope that you will reconsider your vote to build the project as proposed at this time.

John and Susan Beckman

1 Packet Road  
RPV, Ca

## Trang Nguyen

---

**From:** Megan Barnes  
**Sent:** Monday, May 10, 2021 7:52 AM  
**To:** Trang Nguyen  
**Cc:** Karina Banales  
**Subject:** FW: Ladera Linda project.



Megan Barnes  
*Senior Administrative Analyst*  
[mbarnes@rpvca.gov](mailto:mbarnes@rpvca.gov)  
Phone - (310) 544-5226



**City of Rancho Palos Verdes**  
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---

**From:** Greg Teles <docteles@gmail.com>  
**Sent:** Friday, May 7, 2021 11:54 AM  
**To:** CC <CC@rpvca.gov>  
**Subject:** Ladera Linda project.

**CAUTION: This email originated from outside of the City of Rancho Palos Verdes.**

In this climate of COVID and stressful conditions, I strongly disagree with going forward with this exorbitant project.

In my opinion, this is reckless regard to fiscal responsibility. This needs to stop now. Going forward with this will hurt our city.

I strongly suggest you vote NO on this moving forward.

--

Thank you.

Greg Teles  
All South Bay Footcare  
23365 Hawthorne Blvd., Suite 101  
Torrance, CA 90505  
310-326-0202

## Trang Nguyen

---

**From:** Megan Barnes  
**Sent:** Monday, May 10, 2021 7:52 AM  
**To:** Trang Nguyen  
**Cc:** Karina Banales  
**Subject:** FW: Please vote no on the Ladera Linda Project



Megan Barnes  
*Senior Administrative Analyst*  
[mbarnes@rpvca.gov](mailto:mbarnes@rpvca.gov)  
Phone - (310) 544-5226



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---

**From:** George Walker <george@walker-g.com>  
**Sent:** Friday, May 7, 2021 2:01 PM  
**To:** CC <CC@rpvca.gov>  
**Subject:** Please vote no on the Ladera Linda Project

**CAUTION: This email originated from outside of the City of Rancho Palos Verdes.**

### Council Members

I am very concerned that the Ladera Linda project is so expensive and is being forced upon the neighbors in the area against their will.

Please vote no when this is considered on May 18.

*George A Walker  
6035 Ocean Terrace Drive  
Rancho Palos Verdes, CA 90275*

[george@walker-g.com](mailto:george@walker-g.com)

310-990-9003

## Trang Nguyen

---

**From:** Megan Barnes  
**Sent:** Monday, May 10, 2021 7:52 AM  
**To:** Trang Nguyen  
**Cc:** Karina Banales  
**Subject:** FW: Please vote "No" Ladera Linda center

Megan Barnes  
Senior Administrative Analyst

mbarnes@rpvca.gov  
Phone - (310) 544-5226

City of Rancho Palos Verdes  
30940 Hawthorne Blvd.  
Rancho Palos Verdes, CA 90275  
Website: [www.rpvca.gov](http://www.rpvca.gov)

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-----Original Message-----

From: drgskin <[drgskin@gmail.com](mailto:drgskin@gmail.com)>  
Sent: Friday, May 7, 2021 2:26 PM  
To: CC <[CC@rpvca.gov](mailto:CC@rpvca.gov)>  
Subject: Please vote "No" Ladera Linda center

CAUTION: This email originated from outside of the City of Rancho Palos Verdes.

Dear RPV council men,

After careful consideration, we would like to voice our strong opposition to Ladera Linda community center project. We do not want our city to over spend on facility we don't need or want. We also don't want increased traffic or crime to the city we love. We don't live too close but near there (in PVE) but can definitely use the facility. However, we don't want you guys to over build and then hike up tax to us or our children. We have enough public amenities to use and enjoy already.

Thank you very much for listening and vote according to your constituents. Thank you!

Mr. AHo and SChiu

## Trang Nguyen

---

**From:** Megan Barnes  
**Sent:** Monday, May 10, 2021 7:52 AM  
**To:** Trang Nguyen  
**Cc:** Karina Banales  
**Subject:** FW: Ladera Linda Project

Megan Barnes  
Senior Administrative Analyst

mbarnes@rpvca.gov  
Phone - (310) 544-5226

City of Rancho Palos Verdes  
30940 Hawthorne Blvd.  
Rancho Palos Verdes, CA 90275  
Website: [www.rpvca.gov](http://www.rpvca.gov)

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-----Original Message-----

From: John Marckx <jmarckx@cox.net>  
Sent: Friday, May 7, 2021 1:54 PM  
To: CC <CC@rpvca.gov>  
Cc: Ken Dyda <Ken.Dyda@rpvca.gov>  
Subject: Ladera Linda Project

CAUTION: This email originated from outside of the City of Rancho Palos Verdes.

This expenditure is not a good use of city funds.

Why not update the restrooms and provide some overdue maintenance.

Thanks for being our city council.

John Marckx

## Trang Nguyen

---

**From:** Megan Barnes  
**Sent:** Monday, May 10, 2021 7:51 AM  
**To:** Trang Nguyen  
**Cc:** Karina Banales  
**Subject:** FW: Ladera Linda Center



Megan Barnes  
*Senior Administrative Analyst*  
[mbarnes@rpvca.gov](mailto:mbarnes@rpvca.gov)  
Phone - (310) 544-5226



**City of Rancho Palos Verdes**  
30940 Hawthorne Blvd.  
**Rancho Palos Verdes, CA 90275**  
Website: [www.rpvca.gov](http://www.rpvca.gov)



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---

**From:** KENNETH DAPONTE <knjlastmile@cox.net>  
**Sent:** Friday, May 7, 2021 2:55 PM  
**To:** CC <CC@rpvca.gov>  
**Subject:** Ladera Linda Center

**CAUTION:** This email originated from outside of the City of Rancho Palos Verdes.

**Dear Council Member-This is to request that the proposed massive expenditure for the unwanted and unneeded Center is not made.**

**This money is better spent for improving and expanding existing recreational projects--trail additions and improvements, more playgrounds, etc. --that benefit RPV residents. rather than the thousands of greater LA visitors who are slowly overwhelming the current recreational facilities we residents used to be able to enjoy without larger and larger crowds the internet has attracted. I personally don't even try to**

**use the Preserve trails on Crenshaw anymore after being being rundown by mountain bike riders 3 times. Check it out on a weekend when that area is jampacked with non-RPV/Peninsula visitors trashing the place.**

**Thank you for your consideration of this request.**

**Dr. Ken Daponte--50- year RPV resident**

## Trang Nguyen

---

**From:** Megan Barnes  
**Sent:** Monday, May 10, 2021 7:53 AM  
**To:** Trang Nguyen  
**Cc:** Karina Banales  
**Subject:** FW: Ladera Linda Community Center



Megan Barnes  
*Senior Administrative Analyst*  
[mbarnes@rpvca.gov](mailto:mbarnes@rpvca.gov)  
Phone - (310) 544-5226



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---

**From:** Linda Cavette <lkcavette@aol.com>  
**Sent:** Friday, May 7, 2021 11:39 AM  
**To:** CC <CC@rpvca.gov>  
**Subject:** Ladera Linda Community Center

**CAUTION: This email originated from outside of the City of Rancho Palos Verdes.**

Please do not spend this kind of money on the Ladera Linda Community Center. The buildings so far out of touch with the rest of RPV is just not rational. Over \$15 million of tax payers money is just useless to the rest of the RPV community. Its too far out of the main part of RPV for this kind of expenditure. Yes, build the playing fields, but reduce that price on the extravagant buildings. I'd rather see you spend on the new City Hall buildings. I am pretty sure you are ignoring the survey we all took time to send to you.

**Linda Cavette, Realtor ®**  
**310-722-7550 cell**  
**Coldwell Banker Realty**

DRE #01294734

[LKCavette@aol.com](mailto:LKCavette@aol.com) email

[LindaCavette.com](http://LindaCavette.com) website

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Realty®, The Corcoran Group®, ZipRealty®, Climb Real Estate, Century 21.*

## Trang Nguyen

---

**From:** Megan Barnes  
**Sent:** Monday, May 10, 2021 7:50 AM  
**To:** Trang Nguyen  
**Cc:** Karina Banales  
**Subject:** FW: Ladera Linda Community Center



Megan Barnes  
*Senior Administrative Analyst*  
[mbarnes@rpvca.gov](mailto:mbarnes@rpvca.gov)  
Phone - (310) 544-5226



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---

**From:** Chuck's Gmail <chuck.agnew@gmail.com>  
**Sent:** Saturday, May 8, 2021 3:24 PM  
**To:** Eric Alegria <Eric.Alegria@rpvca.gov>; David Bradley <david.bradley@rpvca.gov>; John Cruikshank <John.Cruikshank@rpvca.gov>; Ken Dyda <Ken.Dyda@rpvca.gov>; Barbara Ferraro <barbara.ferraro@rpvca.gov>  
**Cc:** CityClerk <CityClerk@rpvca.gov>; CityManager <CityManager@rpvca.gov>; Planning <Planning@rpvca.gov>; CC <CC@rpvca.gov>; Cory Linder <CoryL@rpvca.gov>; Parks <Parks@rpvca.gov>; PublicWorks <PublicWorks@rpvca.gov>; Ken Rukavina <krukavina@rpvca.gov>; Planning <Planning@rpvca.gov>; Octavio Silva <OctavioS@rpvca.gov>; Matt Waters <MattW@rpvca.gov>  
**Subject:** Ladera Linda Community Center

**CAUTION:** This email originated from outside of the City of Rancho Palos Verdes.

Please approve the Ladera Linda Community Center.

I have play paddle tennis there twice per week for over 31 years.

We use to hold neighborhood dinner dances, children's birthday parties, Christmas functions, Halloween fun houses, neighborhood block parties, square dancing, and etcetera at our Community Center. With proper improvements we can do it again.

It certainly will increase our property values, and our property taxes.

Our neighborhood used to have annual dinner dances.

We don't any more partly because the price has become prohibitive. With a modern Community Room that facility could become an attractive low cost option.

It presently is a ghost town. Leaving in its present condition is unthinkable.

I agree that the cost is too high, but we have been over ten years in the planning, and starting over isn't an option.

A combination of pay for it now and finance the rest with low interest rates is the answer.

Charles Agnew  
32261 Phantom Dr.  
Rancho Palos Verdes  
CA 90275

[cvagnew@cox.net](mailto:cvagnew@cox.net)  
[chuck.agnew@gmail.com](mailto:chuck.agnew@gmail.com)  
(310) 377 0290

## Trang Nguyen

---

**From:** Megan Barnes  
**Sent:** Monday, May 10, 2021 7:50 AM  
**To:** Trang Nguyen  
**Cc:** Karina Banales  
**Subject:** FW: NO to Ladera Linda



Megan Barnes  
*Senior Administrative Analyst*  
[mbarnes@rpvca.gov](mailto:mbarnes@rpvca.gov)  
Phone - (310) 544-5226



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---

**From:** Jessica Feldman <jessyfeldm@gmail.com>  
**Sent:** Saturday, May 8, 2021 10:55 AM  
**To:** CC <CC@rpvca.gov>; Ken Dyda <Ken.Dyda@rpvca.gov>  
**Subject:** NO to Ladera Linda

**CAUTION: This email originated from outside of the City of Rancho Palos Verdes.**

Dear RPV representatives,

I would like to voice my strong opposition to the Ladera Linda community center project. I read Herb Stark's article and completely agree with him.

I do not want our city to overspend on a facility! We need to budget our resources more carefully and not burden us with higher taxes! I don't mind paying taxes, but I want the funds to be used judiciously and get the most bang for our buck (like education). This facility proposal is over the top and does not reflect our community needs/budget and the practicalities Mr. Stark detail are scary!

Thank you very much for listening and please vote NO. Thank you!

Jessica Feldman  
4212 Miraleste Dr., RPV

## Trang Nguyen

---

**From:** Megan Barnes  
**Sent:** Monday, May 10, 2021 7:50 AM  
**To:** Trang Nguyen  
**Cc:** Karina Banales  
**Subject:** FW: Ladera Linda



Megan Barnes  
*Senior Administrative Analyst*  
[mbarnes@rpvca.gov](mailto:mbarnes@rpvca.gov)  
Phone - (310) 544-5226



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---

**From:** Marty Dodell <mdodell@verizon.net>  
**Sent:** Saturday, May 8, 2021 9:32 AM  
**To:** CC <CC@rpvca.gov>  
**Subject:** Ladera Linda

**CAUTION: This email originated from outside of the City of Rancho Palos Verdes.**

To RPV City Council members,

I write to urge a NO vote on the Ladera Linda project especially in light of a \$15,000,000 price tag. I think it a huge investment that will provide services for a relatively small part of the City remotely sited as it is.

Martin Dodell  
48 year resident of RPV

## Trang Nguyen

---

**From:** Megan Barnes  
**Sent:** Monday, May 10, 2021 7:50 AM  
**To:** Trang Nguyen  
**Cc:** Karina Banales  
**Subject:** FW: Ladera Linda Community Center vote NO



Megan Barnes  
*Senior Administrative Analyst*  
[mbarnes@rpvca.gov](mailto:mbarnes@rpvca.gov)  
Phone - (310) 544-5226



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---

**From:** mozawa@cox.net <mozawa@cox.net>  
**Sent:** Saturday, May 8, 2021 8:50 AM  
**To:** CC <CC@rpvca.gov>  
**Subject:** Ladera Linda Community Center vote NO

**CAUTION: This email originated from outside of the City of Rancho Palos Verdes.**

Please vote NO on the Ladera Linda Community Center. The cost is too high. Thank you.  
Michael Ozawa  
5234 Valley View Road

Michael Ozawa  
[mozawa@cox.net](mailto:mozawa@cox.net)  
(213) 705-9339

## Trang Nguyen

---

**From:** Megan Barnes  
**Sent:** Monday, May 10, 2021 9:44 AM  
**To:** Trang Nguyen  
**Cc:** Karina Banales  
**Subject:** FW: Ladera Linda

Megan Barnes  
Senior Administrative Analyst

mbarnes@rpvca.gov  
Phone - (310) 544-5226

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Rancho Palos Verdes, CA 90275  
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-----Original Message-----

From: Lisa Levine <[lisalevine2@icloud.com](mailto:lisalevine2@icloud.com)>  
Sent: Monday, May 10, 2021 9:39 AM  
To: CC <[CC@rpvca.gov](mailto:CC@rpvca.gov)>  
Cc: [info@pvpwatch.com](mailto:info@pvpwatch.com)  
Subject: Ladera Linda

CAUTION: This email originated from outside of the City of Rancho Palos Verdes.

Hello City Council,

I vote "NO" to the Ladera Linda Community Project.

It sounds like the neighbors are not in favor of this and their opinions should count.

Lisa Levine  
RPV

## Trang Nguyen

---

**From:** Megan Barnes  
**Sent:** Monday, May 10, 2021 10:43 AM  
**To:** Trang Nguyen  
**Cc:** Karina Banales  
**Subject:** FW: Ladera Linda



Megan Barnes  
*Senior Administrative Analyst*  
[mbarnes@rpvca.gov](mailto:mbarnes@rpvca.gov)  
Phone - (310) 544-5226



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---

**From:** Larry Carapellotti <larryc3@cox.net>  
**Sent:** Monday, May 10, 2021 10:43 AM  
**To:** Ara Mihranian <AraM@rpvca.gov>; CC <CC@rpvca.gov>; Ken Dyda <Ken.Dyda@rpvca.gov>  
**Cc:** lisalevine2@icloud.com; Critelli, Robert C III <Robert.C.Critelli@morganstanley.com>; johnrsato@gmail.com; c.robert.chow@gmail.com; myang@orrick.com; debbie.schneider@balimgmt.com  
**Subject:** Ladera Linda

**CAUTION: This email originated from outside of the City of Rancho Palos Verdes.**

Please don't waste RPV funds on a facility at Ladera Linda when there are many more important priorities. There is nothing at Ladera Linda to attract visitors other than some trails in the hills. Improving the Ocean cliff areas where visitors flock daily is a much better use of City recreational funds.

### Ocean Front Estates

We have been waiting for the City to remove the acacia bushes along PV Drive in OFE for over one year (they represent a safety and fire hazard). We have also been waiting for the City to institute "permit parking only" at OFE (passed by the Safety Committee in February).

If the council really wants to direct visitors to parking that will not impact residents why don't you pave the two parking lots at the Interpretive Center and improve the signage.

Unfortunately, we at Ocean Front Estates, feel that the City is not responsive to our requests and needs. Our residents pay over \$5MM per year in property taxes and get very little back from the City; especially when it comes to safety and maintenance issues. We at OFE spend \$300k/year to keep our residents safe – a job which the Sheriff should be doing (we almost never see a Sheriff's vehicle in our neighborhood). Please HELP.

Let's take care of what we have before we waste money on a facility that nobody wants!

Larry Carapellotti  
VP – OFE/HOA  
[larryc3@cox.net](mailto:larryc3@cox.net)  
Cell: 818-519-8520

## Trang Nguyen

---

**From:** Megan Barnes  
**Sent:** Tuesday, May 11, 2021 11:35 AM  
**To:** Trang Nguyen  
**Cc:** Karina Banales  
**Subject:** FW: Ladera Linda



Megan Barnes  
*Senior Administrative Analyst*  
[mbarnes@rpvca.gov](mailto:mbarnes@rpvca.gov)  
Phone - (310) 544-5226



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---

**From:** Sue Soldoff <drsue@cox.net>  
**Sent:** Tuesday, May 11, 2021 11:32 AM  
**To:** CC <CC@rpvca.gov>  
**Subject:** Ladera Linda

**CAUTION: This email originated from outside of the City of Rancho Palos Verdes.**

We both vote NO on the overpriced Ladera Linda project.

Susan Soldoff  
Stephen Soldoff

Sue & Steve Soldoff  
3414 Coolheights Dr  
Rancho Palos Verdes, CA 90275, USA  
[drsue@cox.net](mailto:drsue@cox.net) \* [ssoldoff@cox.net](mailto:ssoldoff@cox.net)

(310) 740-2465 \* (310) 740-2455