

Baldwin Hills Conservancy (BHC)
NOTICE OF PUBLIC MEETING
The meeting of the Baldwin Hills Conservancy will be held
Friday, April 5, 2013 from 10:00 a.m. - 12:00 p.m.
Kenneth Hahn State Recreation Area
Community Center
4100 South La Cienega Blvd.
Phone (323) 298-3660

Teleconference Location:
Natural Resources Agency
1416 Ninth Street, 13th Floor
Conference Room 1305
Sacramento, CA 95814

10:00 am: CALL TO ORDER G. Allan Kingston, Chairman

MEETING AGENDA

PUBLIC COMMENTS ON AGENDA OR NON-AGENDA ITEMS WILL BE CALLED PRIOR TO ACTION ITEMS

Public Comment and Time Limits: If you wish to speak on an agenda item cards are available near the door to the meeting room. Individuals wishing to comment will be allowed up to three minutes to speak. Speaker times may be reduced depending on the number of speakers.

1. Call to Order – G. Allan Kingston, Chair
2. Roll Call – Gloria Dangerfield, Executive Secretary
3. Approval of Minutes (January) – G. Allan Kingston, Chair
4. Presentation on Directional and Extended Reach Drilling practices for conventional oil exploration and extraction – Division of Oil Gas and Geothermal Resources – Engineering Representative
5. Consideration of a resolution authorizing budget revisions for BHC Prop 40 agreement #BHC 10000 with L.A. County Chief Executive Office for the Eastern Ridge Facilities Expansion Project – David McNeill, Executive Officer
6. Consideration of a resolution authorizing a grant of up to \$5 million in BHC Prop 40 funds to the County of Los Angeles Department of Parks and Recreation for design and development of the Stoneview Nature Center Project in Blair Hills – David McNeill, Executive Officer
7. Consideration of a resolution authorizing the Executive Officer to enter into a three year lease agreement and execute the necessary documents with the

STATE OF CALIFORNIA – THE NATURAL RESOURCES AGENCY
BALDWIN HILLS CONSERVANCY
 5120 West Goldleaf Circle, Suite 290
 Los Angeles, CA 90056
 Ph: (323) 290-5270
 Fx: (323) 290-5276

MINUTES OF THE PUBLIC MEETING
of the
BALDWIN HILLS CONSERVANCY
JANUARY 18, 2013

CALL TO ORDER

The public meeting of the Baldwin Hills Conservancy was called to order by Chair Dr. Allan Boodnick, at 8:45 a.m. The meeting was held inside the Theater Room at the Baldwin Hills Scenic Overlook, 6300 Hetzler Road, Culver City, CA 90232..

I. Roll Call:

Members Present:

Allan Boodnick, Julie Alvis, Lloyd Dixon, Yolanda Gorman, Russ Guiney, Chair Allan Kingston, Robert Jones, Starlett Quarles (arrived after roll) Craig Sap, Sara Amir, Jason Marshall, and Patricia O'Toole.

Members Absent:

Jacquelyn Dupont-Walker, Karen Finn, Supervisor Mark Ridley-Thomas, Joan Cardellino, Barbara Romero, Patrick Reynolds, and Marina Voskanian.

Staff Present:

David McNeill and Gloria Dangerfield.

II. Approval of Meeting Minutes (December) Dr. Allan Boodnick, Chair

The Chair called for the motion for approval of December's minutes. Member Boodnick made the motion to approve. Motion seconded and carries.

III. Presentation to Dr. Boodnick Recognizing His Service as Past Chair of the Baldwin Hills Conservancy – Allan Kingston, Chair

Outgoing Chair Allan Boodnick was presented with a plaque by this year's Chair Allan Kingston, recognizing his service e, great work, motivation and key achievement of getting all the board appointment positions filled during his tenure as 2012 Chair.

IV. Consideration of a Resolution Amending the BHC Prop 40 and Prop 84 Grant Programs to Allow Applications for Projects and Acquisitions Over \$2 million – David McNeill, Executive Officer

Mr. McNeill stated the Conservancy was making updates to the BHC Prop 40 and 84 grant programs. The resolution would put a three million dollar limit on Prop 84 grant programs and Prop 40 grant limit will be left open. Member Guiney made the motion to approve. Motion seconded and carries.

V. Consideration of a Resolution in Support of Culver City's Application to the Metro Transportation Authority's 2013 Call for Projects for the Ballona Creek Bike Path Connectivity Project at Higuera Street Bridge – David McNeill, Executive Officer

Mr. McNeill stated the City of Culver City has put in an application for the MTA/County of Los Angeles program for the Park To Playa Project. They were given a \$60k grant from the BHC a year ago to design a ramp that will be included in proposed development project connecting the Higuera Street Bridge to the to Ballona Creek. Member Jones moved to approve the resolution. Motion was seconded and carries.

VI. Consideration of a Resolution in Support of the County of Los Angeles Sponsoring a Bill Amending the Baldwin Hills Conservancy Act to Include a Designee for the L.A. County 2nd District Supervisor Appointment – David McNeill, Executive Officer

The Chair called for a motion for approval of the resolution. A motion was made by Member Guiney to approve the resolution. Motion seconded and carries.

VII. Executive Officer Report – BHC Staff Representatives

Mr. McNeill stated the capital outlay project report has been covered and the only thing that he wanted to add was the second part of the Eastern Ridgeline Prop 40 project progress is moving slowly due to an easement that intersects one part of the trail. County of Los Angeles is waiting on a consent agreement. Martin Luther King Day of Service will be hosted by Generation Water on January 21, 2013 from 9:00 a.m. – noon at Kenneth Hahn State Recreation Area activities will include tree planting and habitat restoration. Mujeres De La Tierra will be present to do the outreach and Shawn Mcadory will also be there to accommodate participants.

Mr. McNeill further reported on the fiscal side, the support project budget is reflected in Attachment #2 and the expenditures are on track for year. The Prop 84 support budget is still unspent due to a slow hiring schedule.

VIII. Board Member Announcements or Agenda Items for Future Meetings

Member Boodnick reported there is a La Cienega task force beautification committee coordinating projects that will affect the park area, landscaping the traffic mediums, as well redoing the medium at La Cienega and La Tijera. He thanked the members for the plaque he received and acknowledge the Baldwin Hills Conservancy's staff members; David McNeill, Gloria Dangerfield, and Gail Krippner, they should not be taken for granted for the fabulous work that they do for the board.

Member Marshall stated that his department (State Department of Conservation) has not forgotten the Conservancy board's charge to take a look at the issue of consolidation of well drilling. He has staff looking at general practices on how to go about consolidation of some well pads through directional drilling so the Conservancy can technically get a sense of the constraints and opportunities for collaboration with the oil field operator. Member Marshall also gave a heads up that under the terms of the CSD, Division of Oil, Gas and Geothermal Resources is planning to review ground movement reports from the operator regarding movements equal to or greater than 0.6 inches in a twelve month period.

Member Alvis stated that she was happy to be attending the meeting in person.

Member Sap reported within the Governor's budget, there's twenty million dollars for California State Parks' projects. Grant Gerson (one of the founders of the Santa Monica Mountains Trails Counsel) memorial service will be held January 26.

Member Dixon stated it was nice to have Jason Marshall at the meeting in person and is very excited about the information he's bringing together, and he is looking forward to reinvigorating their ad hoc committee to discuss land conservation strategies.

Board Announcements or Agenda Items for Future Meetings (cont'd)

Member Jones gave a heartfelt thank you to outgoing Chair Allan Boodnick, congratulating him on his successful completion of chairmanship service for the BHC.

X. Adjournment

There being no further business brought before the board, the meeting was adjourned at 9:20 a.m.

Approved:

G. Allan Kingston
Chairman

Lessor's representatives to secure Conservancy office space at the Wateridge Business Park – David McNeill, Executive Officer

8. Ad Hoc Committees -
 - Grant Review Committee Recommendations – TBD, Committee Chair
 - Marketing Committee Update – Starlett Quarles, Committee Chair
9. Executive Officer Report – BHC Staff Representatives
10. Board Member announcements or agenda items for future meetings

Next meeting is tentatively scheduled for May 17, 2013 at 10:00 am.

ADJOURNMENT

In accordance with the Americans with Disabilities Act of 1990, if you require a disability related modification or accommodations to attend or participate in this meeting, including auxiliary aids or services, please call Gloria Dangerfield at the Conservancy at (323) 290-5270 at least five days prior to the meeting. For more information about the Conservancy, you may visit our website at **www.bhc.ca.gov**

BALDWIN HILLS CONSERVANCY

5120 West Goldleaf Circle, Suite 290

Los Angeles, CA 90056

Ph: (323) 290-5270

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Memorandum

To: Governing Board

Fr: David McNeill, Executive Officer

Date: April 5, 2013

Re: Item 4: Presentation on Directional and Extended Reach Drilling practices for conventional oil exploration and extraction – Division of Oil Gas and Geothermal Resources – Engineering Representative

Recommendation: Not applicable

Background: Pursuant to the request of the Governing Board, the Department of Conservation has arranged for an informational presentation by the Division of Oil Gas and Geothermal Resources. An overview of conventional drilling technologies, related costs, as well as plugging and abandonment of wells in the Inglewood Oil Field will be provided. Copies of the power point presentation will be available prior to the meeting.

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Memorandum

To: Governing Board

Fr: David McNeill, Executive Officer

Date: April 5, 2013

Re: Item 5: Consideration of a resolution authorizing budget revisions for BHC Prop 40 agreement #BHC 10000 with L.A. County Chief Executive Office for the Eastern Ridge Facilities Expansion Project

Recommendation: Staff recommends adopting resolution 13-04, authorizing budget revisions for BHC Prop 40 agreement #BHC 10000 with Los Angeles County Chief Executive Office (CEO) for the Eastern Ridge Facilities Expansion Project

Background: The Los Angeles County CEO has requested revisions to the Eastern Ridge Project budget. The revisions consist of line-item budget shifts within the authorized Grant amount. The shifts are primarily due to realized actual costs, an increase of construction contract budget, and cost increases related to the extended term required for management during the Project's pre-construction phase. These pre-construction costs included legal, environmental, and design activities. ***See Attachment 1, letter from CEO.***

In October 2011, the Governing Board approved Res. #11-09, which authorized an increase to the Project scope for a trail extension and an augmentation of the budget. With this increase of scope, an addendum to the existing EIR, including additional ADA compliance of the Project was required. The final amount of the augmentation was \$721,900.

During the pre-construction phase, County Public Works determined that a 60 ft easement crossing the Project area required a Consent Agreement with one of the easement owners. Negotiation with the easement owner and oil field operator proved to be a lengthy process and required additional County legal review and staff hours. ***See Attachment 2, Prop 40 budget analysis.***

During the time period the aforementioned delays were taking place, no invoices were submitted by the County CEO. Through repeated requests dating back to December, BHC Staff was finally able to receive quarterly updates and an accounting of the project billing to date. Subsequently, Staff conducted a thorough assessment of the Project budget, including justifications given for each of the requested line-item budget shifts.

Despite the documented delays and budget adjustments, the project remains within the allocated budget and on track with the original timeline for completion. Overall, approximately \$112K was shifted from five categories to fulfill the County Services category shortfall in the budget. Staff has determined that the proposed fund shifts are reasonable and consistent with the delivery of the final Project.

BALDWIN HILLS CONSERVANCY (BHC)

RESOLUTION 13-04

RESOLUTION AUTHORIZING BUDGET REVISIONS FOR BHC PROP 40 AGREEMENT #BHC 10000 WITH L.A. COUNTY CHIEF EXECUTIVE OFFICE FOR THE EASTERN RIDGE FACILITIES EXPANSION PROJECT

WHEREAS, the Baldwin Hills Conservancy was created to acquire open space and manage public lands within the Baldwin Hills area and to provide recreation, restoration and protection of wildlife habitat within the Conservancy territory; and

WHEREAS, the Baldwin Hills Conservancy may undertake development activities with bond funds including, but not limited to, improvement, rehabilitation, restoration, enhancement, preservation, protection and interpretation of land and water resources pursuant to Public Resources Code 5096.650(b) of the California Clean Water, Clean Air, Safe Neighborhood Parks and Coastal Protection Act; and

WHEREAS, the Baldwin Hills Conservancy may award grants to state, federal and local governments, public agencies or non-profits for the purposes of its division pursuant to Chapter 428 of Division 22.7 section 32569 of the California Public Resources Code; and

WHEREAS, the Baldwin Hills Conservancy entered into grant agreement # BHC10000 with the L.A. County Chief Executive Office pursuant to BHC Resolution 07-12, for the Eastern Ridge Expansion Project; and

WHEREAS, the L.A. County Chief Executive Office has requested multiple line item budget shifts to accommodate realized actual expenses as detailed in Item 5 of the BHC staff memorandum; and

WHEREAS, the project remains within the amount of the existing budget and within the timeline and performance period of the amended grant agreement; and

WHEREAS, staff and the BHC Ad Hoc Committee reviewed the justifications for the line item shifts and recommends approving the proposed revisions; and

WHEREAS, this action is exempt from the environmental impact requirements of the California Environmental Quality Act (CEQA).

Now, THEREFORE BE IT RESOLVED, THE GOVERNING BOARD ADOPT RESOLUTION 13-04 AUTHORIZING THE PROPOSED BUDGET REVISIONS DETAILED IN ITEM 5 OF THE BHC STAFF MEMORANDUM FOR INCORPORATION INTO AGREEMENT #BHC10000 FOR THE EASTERN RIDGE FACILITIES PROJECT

Passed and Adopted by the Board of the
BALDWIN HILLS CONSERVANCY

on _____, 2013.

G. Allan Kingston Chair

ATTEST: _____
Rosana Miramontes
Deputy Attorney General



County of Los Angeles CHIEF EXECUTIVE OFFICE

Kenneth Hahn Hall of Administration
500 West Temple Street, Room 713, Los Angeles, California 90012
(213) 974-1101
<http://ceo.lacounty.gov>

WILLIAM T FUJIOKA
Chief Executive Officer

March 20, 2013

Mr. David McNeill
Executive Officer
Baldwin Hills Conservancy
5120 Goldleaf Circle, Suite 290
Los Angeles, CA 90056

Dear Mr. McNeill:

KENNETH HAHN EASTERN RIDGELINE DEVELOPMENT PROJECT TRAIL EXTENSION BUDGET REVISION

The County of Los Angeles Chief Executive Office is requesting approval of revisions to the project budget for the Eastern Ridgeline Development Project (Project), funded by the Baldwin Hills Conservancy (Conservancy), Local Assistance Grant Program of the Clean Water, Clean Air, Safe Neighborhood Parks and Coastal Protection Bonds Act of 2002 (Proposition 40), Grant #BCH10000 (Grant). The revisions consist of the reallocation of resources between budget categories within the approved project Grant.

The reallocation reflects adjustments resulting from an increase in the amount of the construction contract and related cost increases from the extended term for management of the pre-construction phase, including legal, environmental, and design activities. The proposed adjustments reflect actual costs of completed phases and funding of construction and post-construction activities. The following background provides a history of activities related to the Project.

Background

The Grant, in the amount of \$2,250,000, was executed December 15, 2010 to fund the Project's "Refined Scope of Work" which included a new walking path, 4 par course exercise stations, 3 interpretive sculptures, and various site amenities (landscaping and drinking fountains). This scope of work and associated project budget of \$2,257,000, an addendum to the Environmental Impact Report (EIR) for the "Refined Scope of Work" and the County's Board of Supervisors (Board) resolution to file an application for the subject grant were approved/adopted by the Board on September 21, 2010. In addition, the recommended actions authorized as-needed design services to complete construction documents.

"To Enrich Lives Through Effective And Caring Service"

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Intra-County Correspondence Sent Electronically Only**

Board of Supervisors
GLORIA MOLINA
First District

MARK RIDLEY-THOMAS
Second District

ZEV YAROSLAVSKY
Third District

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Fourth District

MICHAEL D. ANTONOVICH
Fifth District

During early review of the project design phase, it was determined that the remote location of the Project, with no accessible connection to public transportation, posed issues of non-compliance with the American's with Disabilities Act (ADA). Options considered to remediate this included a path to connect La Brea Avenue at Don Lorenzo Drive with the project site. Upon investigation, that trail alignment proved not to be prudent or cost-effective, because it would have required constructing multiple switchbacks crisscrossing petroleum and utility easements. Ultimately, the County opted to include a landscaped, 10-foot wide trail of approximately 900 linear feet (Trail Extension), extending from the southern loop of the project's walking path to the five-point intersection at La Brea Avenue and Stocker Street, which resolved the Project's accessibility issue and provided a continuum of trail for the Second Supervisorial District's "Park to Playa" Project.

The cost of the design, construction, change order contingency, plans and specifications, deputy inspection services and an addendum to the EIR for the Trail Extension was estimated at \$721,900, which the Conservancy considered for an amendment to the existing grant.

On July 31, 2012, the Board approved the following recommendations related to the addition of the Trail Extension: Approve the revised project scope and budget; authorization to apply for the additional Proposition 40 grant funds; adoption of the Addendum to the EIR; authorization to execute a Consent Agreement with Plains Exploration and Production Company; and authorization to award the construction contract to the Lowest Responsive and Responsible Bidder. During contract negotiations the Lowest Bidder declined award of the contract. In this event, the contract is typically awarded to the second lowest bidder, which in this case exceeded the \$1,922,500 construction contract allowance of the Board-approved budget.

Upon consideration of the options, the Board, through a motion of the Second Supervisorial District on September 25, 2102, approved a reduction in the Project change order allowance to fund the increase in the construction contract and increases in project management services resulting from the prolonged duration of preconstruction activities.

Attachment I identifies the proposed budget reallocations by task, budget item category, and the variance along with a description.

David McNeil
March 20, 2013
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Should you need additional information regarding this request, please contact Sabra White, of this office, at (213) 974-1140.

Sincerely,

SABRA WHITE
CEO Manger
Capital Projects/Debt Management
SW:RB:ll

Attachment

ITEM TASK/SUB-TASK	OBJ.	A Adopted 2010	B Original Bgt Adopted 2012	C Revised Cost PW Request	D=C-B Variance	Description
1.0 Construction		\$1,679,000	\$2,229,000	\$2,166,170	(\$62,830)	
1.1 Change Orders	6020	\$219,000	\$290,500	\$195,470	(\$95,030)	The Change Orders fund was reduced to add fund to the construction bid, which was higher than budgeted. Change Order Allocation was reduced from 15% to 10% of the Board Approved construction contract amount to fund increases in the construction contract, architectural services and project management costs (see 6.4.4), because the lowest bidder declined consideration and the next lowest bid exceeded the Board-approved construction contract amount. The revised construction contract amount/capital project budget was approved by the Board of Supervisors by Motion of Supervisor Mark Ridley-Thomas on September 25, 2012 Agenda.
1.2 Civic Art	6017	\$16,000	\$0	\$16,000	\$16,000	The Civic Art allocation was included in the original budget under Civic Art. Since the concrete sculptures satisfied the Civic Art and were included as part of the construction contract the allocation was not reflected in the July 2012 Board letter. Per the County Board of Supervisors Policy, all capital project should put aside 1% of the construction and design costs for Civic Arts
1.3 Construction	6017	\$1,444,000	\$1,938,500	\$1,954,700	\$16,200	Increase in Construction Cost. Lowest bidder declined consideration and the second lowest bid exceeded the Board Approved contract amount. The revised construction contract amount/capital project budget was approved by the Board of Supervisors by Motion of Supervisor Mark Ridley-Thomas on September 25, 2012 Agenda.
2.0 Plans & Specifications		\$139,000	\$196,590	\$167,590	(\$29,000)	
2.1 A/E Optional Services	6099	\$26,000	\$37,765	\$0	(\$37,765)	Optional services were not used. Optional A/E services not used. The initial AE proposal shows a line item for option to prepare the Storm Water Pollution Prevention Plan (SWPPP), drainage study, and a pump design. This option was never exercised. The SWPPP was prepared by the contractor.
2.2 Architectural/Engineering Fee	6099	\$88,000	\$121,275	\$126,574	\$5,299	Actual costs.
2.3 Construction Administration	6099	\$25,000	\$37,550	\$41,016	\$3,466	10% was added to the cost of Construction Administration to account for Request For Information (RFI) and Submittals related to unforeseen conditions (field conditions, soft spots, contaminated soils) impacting construction.
3.0 Consultant Service		\$65,000	\$144,900	\$137,145	(\$7,755)	
3.1 Deputy Inspection (Material Testing & Others)	6061	\$20,000	\$50,000	\$30,000	(\$20,000)	Department of Public Works opted to have an in-house onsite County Inspector perform some of the special inspections such as concrete in lieu of a consultant as a cost saving measure to accommodate other project cost increases.
3.2 Environmental Documents	6067	\$0	\$23,900	\$28,185	\$4,285	Increase reflects the actual cost.
3.3 Consultant Services-Other	6072	\$10,000	\$0	\$184	\$184	Actual costs. Reflects the actual cost for project cost estimates. Task ended being included in AE contract, and not performed by estimator consultant..
3.4 Geotechnical Survey	6073	\$10,000	\$20,000	\$0	(\$20,000)	Decrease reflects activity budgeted in Construction Contract. Allocation was for potential additional site geotechnical investigation that was not performed.
3.5 Topographical Site Survey	6064	\$25,000	\$31,000	\$18,591	(\$12,409)	Decrease reflects the actual cost.
3.6 Deputy Inspection (Geotechnical)		\$0	\$0	\$50,000	\$50,000	Geotechnical services are necessary to ensure proper compaction of sub-grade. A Deputy Inspection service will be performed by a Geotechnical Firm to check the bottom of the excavations and grading compaction at \$110/hour (\$50,000 equals to 454 hours not to count the supervisors rate are at \$145/hr. This number of hours are reasonable based on the amount of grading activity for the trail extension. Testing of the fill material, sieve analyses, to make sure it meets our fill specifications is included in the amount. This was reflected in the July 31, 2012 Board Letter.
3.7 Hazardous Materials		\$0	\$20,000	\$10,185	(\$9,815)	Decrease reflects actual cost. It was anticipated that hazardous materials would be encountered around a water line at the end of the trail.
4.0 Misc. Expenditures		\$8,000	\$12,410	\$12,358	(\$52)	
4.1 Contract Compliance Monitoring (Indirect Cost)	6095	\$8,000	\$12,410	\$9,410	(\$3,000)	Decrease reflects reallocation of \$3,000 from Countywide Contract Compliance monitoring allocation to fund the Printing of Bid Documents and Publishing Legal Advertisements cost.
4.2 Printing and Legal Advertising (Indirect Cost)	6097	\$0	\$0	\$2,948	\$2,948	Increase reflects reallocation of \$3,000 from the Miscellaneous Expenditures/Countywide Contract Compliance monitoring, allocation adopted in July 31, 2012, to fund Printing of Bid Documents and Publishing Legal Advertisements.
5.0 Jurisdictional Review & Plan Check & Permits		\$25,000	\$25,000	\$13,082	(\$11,918)	
5.1 Building & Safety	6075 / 6081	\$24,000	\$24,000	\$10,082	(\$13,918)	Decrease reflects actual cost.
Direct Cost		\$17,520	\$17,520	\$6,515	(\$11,005)	Reflects decrease in Direct Cost 5.1
Indirect Cost		\$6,480	\$6,480	\$3,567	(\$2,913)	Reflects decrease in Indirect Cost 5.1
5.2 Contract-State Water Resources Board	6079	\$1,000	\$1,000	\$1,000	\$0	
5.3 Fire Department/Inspection (Indirect Cost)		\$0	\$0	\$2,000	\$2,000	Fire Department inspection is required. Allocation was inadvertently omitted from 2010 & 2012 Budgets.

ITEM TASK/SUB-TASK	OBJ.	A Adopted 2010	B Original Bgt Adopted 2012	C Revised Cost PW Request	D=C-B Variance	Description
6.0 8. County Services		\$313,800	\$364,000	\$475,555	\$106,023	
6.1 Architectural Engineering Division				\$0	\$0	
6.2 Construction Inspection (Consultant)	6083	\$60,000	\$90,000	\$90,000	\$0	No Change.
6.3 Contract Administration Services	6086	\$21,000	\$21,000	\$21,405	\$405	Increase reflects the variance from Direct and Indirect actual cost.
<i>Direct Cost</i>		\$10,710	\$10,710	\$11,335	\$625	Increase reflected actual cost.
<i>Indirect Cost</i>		\$10,290	\$10,290	\$10,070	(\$220)	Decrease reflects actual cost.
6.4 Project Management Div II						
6.4.1 Capital Projects Program Manager (Indirect Cost)	6087	\$53,000	\$53,000	\$23,404	(\$29,596)	Decrease reflects actual costs. (Expenditure is for County Employee). Revised Cost includes allowance for FY12-13 anticipated expenditures.
6.4.2 Consultant Contract Recovery (Indirect Cost)	6097	\$22,000	\$20,000	\$42,570	\$22,570	This line item is related to 6.4.4. Line item increased because of the increase in line item 6.4.4.
6.4.3 Document Control (Consultant)	6088	\$20,000	\$20,000	\$36,123	\$16,123	This line item is related to 6.4.4. Line item increased because of the increase in line item 6.4.4. The extended duration of the pre-construction activities (change and additional scope of work) required more PM/CM resources and funding than initially allocated in the project budget. The allocation increase will fund the PM/CM services for the entire project, which includes the additional scope of work funded via the Grant Amendment, during the construction phase and post-construction activities
6.4.4 PM/CM As-needed Contr. (Labor)	6087	\$112,000	\$112,000	\$215,690	\$103,690	The extended duration of the pre-construction activities (change and additional scope of work) required more PM/CM resources and funding than initially allocated in the project budget. The allocation increase will fund the PM/CM services for the entire project, which includes the additional scope of work funded via the Grant Amendment, during the construction phase and post-construction activities. (Expenditure was for Project Management Cost which is a Consultant.)
6.4.4.1 PM/CM As-needed Contr. (Non-Labor)		\$0	\$0	\$0	\$0	
6.4.5 Project Technical Support (Indirect Cost)	6094	\$12,800	\$15,000	\$28,343	\$13,343	Line item was under funded. Cost is driven by the Project Management Cost
6.4.6 Secretarial/Clerical (Indirect Cost)	6088	\$13,000	\$13,000	\$3,956	(\$9,044)	Actual costs. Includes allowance for FY12-13 anticipated expenditures.
6.4.7 Support Services (AED-Mie)			\$20,000	\$14,064	(\$5,936)	Actual costs. Includes allowance for FY12-13 anticipated expenditures.
<i>Direct Cost</i>	6099/ 6097	\$14,900	\$14,900	\$7,241	(\$7,659)	
<i>Indirect Cost</i>	6097	\$5,100	\$5,100	\$6,823	\$1,723	
				\$0	\$0	
PROJECT TOTAL		\$2,229,800	\$2,971,900	\$2,971,900		

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Memorandum

To: Governing Board

Fr: David McNeill, Executive Officer

Date: April 5, 2013

Re: Item 6: Consideration of a resolution authorizing a grant of up to \$5 million in BHC Prop 40 funds to the County of Los Angeles Department of Parks and Recreation for design and development of the Stoneview Nature Center Project in Blair Hills

Recommendation: Consider the project criteria review and recommendation by the Ad Hoc Committee Chairman (Item 8). Approve Resolution 13-05, authorizing a grant in an amount not to exceed \$5 million in BHC Prop 40 funds to the County of Los Angeles Department of Parks and Recreation for the design and development of the Stoneview Nature Center Project

Background: The five-acre Stoneview Site was purchased by the Baldwin Hills Regional Conservation Authority (BHRCA) in December of 2011. In advance of the purchase, the County of Los Angeles Department of Public Works (DPW) conducted extensive due diligence with regard to the integrity of the existing buildings, utility infrastructure, geotechnical and soil conditions. According to DPW's findings, the improvements were deemed a liability based on their location above seismically active faults, an abandoned well, as well as the use of asbestos throughout the facilities. Additionally, with nearly 80% of the site covered with asphalt, the opportunity to reduce stormwater run-off and the urban heat island effect through asphalt removal became an integral part of potential mitigation for the existing facilities.

The Stoneview site is currently managed by the grant applicant, County of Los Angeles Department of Parks and Recreation (County Parks). During 2012, County Parks assembled a team of architects and planning consultants pursuant to an agreement funded by the BHRCA. An extensive community-based planning process was conducted over the course of last twelve months. The final conceptual designs were developed through compromise and met the needs of surrounding community members, area environmental organizations, as well as park users. The conceptual plan includes: construction of a 4,000 sq ft nature center with multi-purpose room, trails,

regional park connection, outdoor terrace, observation deck, yoga deck, parking, nature grove, passive meadows, natural stormwater treatment zones and native landscaping. The County DPW Architectural and Engineering Division will prepare the scoping documents for a design-build bid contract to implement the project. Project and construction management services will be undertaken by DPW staff.

The proposal offers a \$5.25 million match of County Prop A Excess Funds, representing more than 50% of the \$10.25 million total project budget. The match well exceeds the 25% required by BHC Prop 40 grants maximizing the leverage of limited state bond funds.

To support the project, the Los Angeles County Board of Supervisor's has authorized one-time funds in the amount of \$65,000 for park operations and maintenance equipment, as well as \$191,000 in ongoing funding for management and programming of the completed facility. These funds would allow the park users onsite services from County Parks for nine hours a day from Monday through Saturday. Additional funding has been set aside to mitigate traffic in the area through the use of public shuttles on peak visitor days.

If the grant award is approved, the Stoneview Nature Center would be a featured amenity for area residents, student and senior passive park users as well as educators. Moreover, it would provide access to the adjacent Baldwin Hills Parklands and the future Park to Playa Trail.

Estimated project delivery is November 30, 2015.

BALDWIN HILLS CONSERVANCY (BHC)

RESOLUTION 13-05

RESOLUTION AUTHORIZING THE EXECUTIVE OFFICER TO ENTER INTO A GRANT AGREEMENT WITH THE COUNTY OF LOS ANGELES DEPARTMENT OF PARKS AND RECREATION, IN AN AMOUNT NOT TO EXCEED \$5 MILLION IN BHC PROP 40 FUNDS, FOR DESIGN AND DEVELOPMENT OF THE STONEVIEW NATURE CENTER

WHEREAS, the BHC was created to acquire open space and manage public lands within the Baldwin Hills area and to provide recreation, restoration and protection of wildlife habitat within the Conservancy territory; and

WHEREAS, the BHC may undertake development activities with bond funds including, but not limited to, improvement, rehabilitation, restoration, enhancement, preservation, protection and interpretation of land and water resources pursuant to Public Resources Code 5096.650(b) of the California Clean Water, Clean Air, Safe Neighborhood Parks and Coastal Protection Act; and

WHEREAS, the County of Los Angeles Department of Parks and Recreation submitted an application for BHC's Prop 40 local assistance grant program for the Stoneview Nature Center Project, which includes public access, water quality, habitat restoration, interpretation and recreation components consistent with the funding source and grant requirements; and

WHEREAS, the County of Los Angeles Department of Parks and Recreation proposal includes a \$5.25 million match of County Prop A Excess Funds to leverage the project's \$10.25 million budget; and

WHEREAS, the Grant Review Ad Hoc Committee has considered the application and made a recommendation in the memorandum included in Item 8 of the April 5th board package; and

WHEREAS, pursuant to Public Resources Code 32565.5, the BHC shall give priority to related projects that create expanded opportunities that provide recreation, aesthetic improvement, and wildlife habitat in the Baldwin Hills area.; and

WHEREAS, the Baldwin Hills Conservancy may award grants to state, federal and local governments, public agencies or non-profits for the purposes of its division pursuant to Chapter 428 of Division 22.7 section 32569 of the California Public Resources Code; and

WHEREAS, this action is exempt from the provisions of the California Environmental Quality Act (CEQA).

Now, THEREFORE BE IT RESOLVED, THE GOVERNING BOARD AUTHORIZES THE EXECUTIVE OFFICER TO ENTER INTO A GRANT AGREEMENT WITH THE COUNTY OF LOS ANGELES DEPARTMENT OF PARKS AND RECREATION, IN AN AMOUNT NOT TO EXCEED \$5 MILLION IN BHC PROP 40 FUNDS, FOR DESIGN AND DEVELOPMENT OF THE STONEVIEW NATURE CENTER.

Passed and Adopted by the Board of the
BALDWIN HILLS CONSERVANCY

on _____, 2013.

G. Allan Kingston (Chair)

ATTEST: _____
Rosana Miramontes
Deputy Attorney General

BALDWIN HILLS CONSERVANCY

5120 West Goldleaf Circle, Suite 290

Los Angeles, CA 90056

Ph: (323) 290-5270

Fx: (323) 290-5278

www.bhc.ca.gov

Memorandum

To: Governing Board

Fr: David McNeill, Executive Officer

Date: April 5, 2013

Re: Item 7: Consideration of a resolution authorizing the Executive Officer to enter into a three year lease agreement and execute the necessary documents with the Lessor's representatives to secure Conservancy office space at the Wateridge Business Park

Recommendation: Approve Resolution 13-06, authorizing the Executive Officer to enter into a three-year lease agreement for office space at the Wateridge Business Park, and the delegating authority to execute the necessary documents with the Wateridge representatives on behalf of the Conservancy

Background: Staff is negotiating renewal of the lease for approximately 1675 square feet of office space located at the Wateridge Complex located at 5120 Goldleaf Circle, Suite 290. Please see the attached letter of intent from the Muller Company representatives. Terms outlined in the letter will be incorporated into the lease agreement for approval and signature by both parties. The annual lease expense is within the constraints of the Conservancy's proposed 2013-14 support budget (see attached). Up to approximately \$59,000 can be made available for Facilities Operation in the coming fiscal year.

The Conservancy's future Facilities Operation budgets can be adjusted to accommodate the annual 3% increases under the lease.

BALDWIN HILLS CONSERVANCY (BHC)

RESOLUTION 13-06

RESOLUTION AUTHORIZING THE EXECUTIVE OFFICER TO ENTER INTO A THREE YEAR LEASE AGREEMENT FOR OFFICE SPACE AT THE WATERIDGE BUSINESS PARK AND DELEGATING THE AUTHORITY TO EXECUTE THE NECESSARY LEASE DOCUMENTS WITH THE WATERIDGE REPRESENTATIVES ON BEHALF OF THE CONSERVANCY

WHEREAS, the Baldwin Hills Conservancy (BHC) was created to acquire open space and manage public lands within the Baldwin Hills area, and to provide recreation, restoration and protection of wildlife habitat within the Conservancy territory; and

WHEREAS, the BHC governing board holds the authority to conduct all conservancy business required for the purposes of its division pursuant to Public Resource Code Sections 32567 and 32568; and

WHEREAS, pursuant to Public Resources Code Section 32559 the Conservancy may employ an Executive Officer and staff to perform functions that cannot be provided by volunteers; and

WHEREAS, the BHC receives annual appropriations in the State Budget for facilities, operations and utilities; and

WHEREAS, the Executive Officer has negotiated terms for renewal of a lease agreement for office space commensurate with BHC's needs, annual operations and budget; and

WHEREAS, this action is exempt from the environmental impact requirements of the California Environmental Quality Act (CEQA).

Now, THEREFORE BE IT RESOLVED, THE GOVERNING BOARD ADOPT RESOLUTION 13-06 AUTHORIZING THE EXECUTIVE OFFICER TO ENTER INTO A THREE YEAR LEASE FOR OFFICE SPACE AT THE WATERIDGE BUSINESS PARK AND DELEGATES THE AUTHORITY TO EXECUTE THE NECESSARY LEASE DOCUMENTS WITH THE WATERIDGE REPRESENTATIVES ON BEHALF OF THE CONSERVANCY

Passed and Adopted by the Board of the
BALDWIN HILLS CONSERVANCY

on _____, 2013.

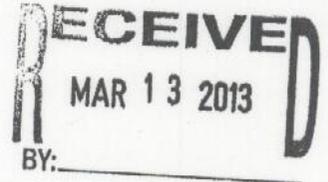
G. Allan Kingston Chair

ATTEST: _____
Rosana Miramontes
Deputy Attorney General

theMullercompany

Investment • Development • Real Estate Management

March 12, 2013



David McNeill
BALDWIN HILLS CONSERVANCY
5120 W. Goldleaf Circle, Suite 290
Los Angeles, CA 90056

**RE: RENEWAL OF LEASE 5120 W. GOLDLEAF CIRCLE, SUITE 290
LOS ANGELES, CA 90056 AT WATERIDGE**

Dear David:

It was a pleasure talking to you awhile back. On behalf of Mullrock Wateridge, LLC a Delaware limited liability company, Landlord for the Wateridge Business Park, we are pleased to extend an offer to continue your tenancy at Wateridge based upon the following terms and conditions:

- Building:** Office building located at 5120 W. Goldleaf Circle, Los Angeles, California 90056.
- Premises:** Approximately 1,675 rentable square feet located in suite 290 at 5120 W. Goldleaf Circle, Los Angeles, CA 90056.
- Commencement:** May 1, 2013. Current lease due to expire April 30, 2016.
- Lease Term:** Term of the lease ("Lease Term") shall be for three (3) years.
- Rent Schedule:** The base rent shall be \$2.09/rsf, based on full service gross with 3% annual increases per year.
- Tenant Improvements:** Landlord shall re-carpet and re-paint the Premises, using building-standard materials.
- Operating Expenses:** Tenant shall be responsible for their pro rata share of operating expenses calculated on a base year. Tenant's Base Year shall adjust to 2013.
- Contingency:** This proposal and subsequent lease is contingent upon Landlord's review and approval of Tenant's current financial condition.
- Parking:** Tenant shall have three (3) parking spaces free until end of Lease Term.
- Expiration:** This proposal shall expire at 5:00 pm on Friday, March 14, 2013.

David McNeill
March 12, 2013
Page 2 of 2

No binding agreement or other obligation will exist, and neither party shall rely upon the expectation of entering into a binding agreement, unless and until the parties have executed a formal agreement containing all of the essential terms of an agreed-upon transaction. The final Lease document shall incorporate the provisions contained in this proposal and any other provisions upon which the Landlord and Tenant may mutually agree. If a final lease document is not fully-executed within thirty (30) days of the date of this proposal, then the terms outlined above may be subject to change.

If the renewal terms are acceptable, please approve where provided below and we will prepare the lease document for your review, approval and execution. Thank you.

Sincerely,

THE MULLER COMPANY, as managing agent for
MULLROCK WATERIDGE, LLC

Eileen Panosian

Eileen Panosian, RPA, FMA
Property Manager

cc: Jim Bannan – Director of Leasing and Marketing

Accepted and Approved:

By: *David* Date: *3/14/13*

Print name: *David McNeill* Title: *Executive Officer*

BALDWIN HILLS CONSERVANCY

5120 West Goldleaf Circle, Suite 290

Los Angeles, CA 90056

Ph: (323) 290-5270

Fx: (323) 290-5278

www.bhc.ca.gov

Memorandum

To: Governing Board

Fr: Grant Review Ad Hoc Committee – Allan Kingston, Chair

Date: April 5, 2013

Re: Item 8: Ad Hoc Committee Review of Stoneview Nature Center Proposal

Recommendation: Approve resolution 13-05 authorizing a grant of up to \$5 million in BHC Prop 40 funds to the County of Los Angeles Department of Parks and Recreation for design and development of the Stoneview Nature Center Project

Background: Member Allan Kingston convened with members Joan Cardellino, Yolanda Gorman, and staff to review the grant proposal on March 21, 2013. The application, submitted by the County of Los Angeles Department of Parks and Recreation, was assessed using the criteria adopted by the BHC in April 2011.

The project application (see attachment #1) requests a 49% funding match in the amount of \$5 million to implement the proposed \$10.25 million project

The committee's assessment of the project description and narrative yielded the following top four goals of the Baldwin Hills Park Master Plan and the BHC's Strategic Plan: 1) Increases recreation activities for underserved communities; 2) Restores industrial lands to park and open-space purposes; 3) Provides public access and entryways; 4) Emphasizes connections between existing parks, trails and urban streams.

County Parks also demonstrated their commitment to staffing and programming of the facility based on the Board of Supervisor's approved ongoing appropriation for operations and maintenance of the facility Monday through Saturday or approximately 54 hours a week.

The committee prioritized the Stoneview Nature Center as an eight on an ascending scale from one to ten. If approved, environmental documentation would be completed this summer and bids would be awarded by December 31, 2013. The construction period would take place for approximately 21 months with a project delivery date of November 2015.

Stoneview Park Nature Center
County of Los Angeles Department of Parks and Recreation

PROP 40 LOCAL ASSISTANCE GRANT PROJECT REQUIREMENTS

(For use in the determination of the priority of Conservancy grants and projects authorized under Division 22.7 of the California Public Resources Code)

STANDARD REQUIREMENTS

a. Located within the BHC territory

Site map and narrative identify project is within the Conservancy territory and boundaries as described in PRC 32553 (a).

b. Promotion of the Conservancy's statutory programs and purposes

PRC 32569 (a): Conservancy may award grants to local public agencies for the purposes of this division

PRC 32565.5 (b): Conservancy shall give priority to related projects that create expanded opportunities that provide recreation, aesthetic improvement, and wildlife habitat in the Baldwin Hills area.

c. Consistency with purposes of the funding source

PRC 5096.650(a): Bond funds may be spent for grants and state administrative costs in accordance with the provisions of the BHC Act for development and protection of land and water resources.

d. Consistency with the Baldwin Hills Park Master Plan

Pedestrian Access and Trail Connections, page 46: "Key public access points would allow easy connections to major public trails and access into the park. The Ballona Creek Trail connects to the 25-mile Beach Bike Path, presenting an opportunity to link the entire Baldwin Hills Park and surrounding areas to this regional trail network, to provide a contiguous bicycle and pedestrian trail network and to re-connect natural habitat and native wildlife species in the Baldwin Hills with those of the Ballona Wetlands downstream."

Public Access and Trail Connections, page 68-9: "Public access shall be a primary consideration for all park design, and shall take into consideration coordination with public transit, on-site and off-site parking, and connections to local parks, greenways, trails and trailheads. Development of public access shall be consistent with the Americans with Disabilities Act (ADA). Pedestrian and bicycle access and construction of pedestrian bridges at key public access points shall be a top priority, and all trails, trailheads, greenways, park entrances, park

facilities and parking shall incorporate pedestrian and bicycle needs. All park sites shall be managed to maximize non-vehicular access, and safe and accessible connections to trails shall be emphasized.”

e. Support from the public

Stoneview Nature Center Public Workshop Attendance; California State Parks; Mountains Recreation and Conservation Authority; Baldwin Hills Regional Conservation Authority

f. Need

The Baldwin Hills area has few indoor facilities from which to conduct hands on education, science or stewardship projects. 2005 community surveys in the Baldwin Hills area conducted by Los Angeles Education Partnerships show community members, teachers and environmental education providers have identified the need for an accessible place to explore nature locally and a provide learning connections between human actions and the health of the planet. Increased access to recreation areas for hiking, walking, jogging and communing with nature remain critical to the densely populated area. Removal of non-permeable black top and the abandoned infrastructure will transform existing blight into natural open space with the installation of swales, native trees and shrubs to help improve air and water quality.

g. Greater-than-local interest

Combined with other regionally planned improvements at adjacent County and State facilities, the project will be a destination and trailhead along the contiguous ten-mile Park to Playa regional trail that connects the communities of Crenshaw, Baldwin Hills, Culver City, Westchester, Playa Vista, Marina Del Rey and Playa Del Rey.

With nearly 3 million Californians residing in a five-mile radius of the Baldwin Hills territory (according to the 2000 census data), and over 58 million trip visits to the Los Angeles area annually, the land resources in the Baldwin Hills represent an extraordinarily unique value to the entire state.

h. Demonstrated expertise in the proposed program area

The County of Los Angeles Department of Parks and Recreation is the largest local park agency in the state. Design-build projects of similar size and scope to the Stoneview proposal have been successfully managed to completion by the Public Works Architectural Engineering Division. County Parks has a 45 year track record receiving grant funding for capital projects. County Parks also manages nine nature centers located throughout the greater Los Angeles area.

ADDITIONAL PRIORITIES

a. Leverage

The applicant is providing well above the required 25% match utilizing \$5.25 million in County Prop A Excess Funds. This match would leverage Prop 40 funds within the BHC's territory and demonstrate the BHC's capacity to partner with local public agencies.

b. Resolution of more than one issue

This project resolves multiple issues by addressing environmental education, removing asphalt, resolving conflict between neighborhood and park users, developing low impact design and best management practices for stormwater run-off.

c. Readiness

Site control has been obtained and the \$5.25 million fund match is secured. County Parks' staff has prepared the necessary bid lists for environmental review and has the County Board of Supervisor's approval for ongoing support of the project.

d. Enhances or improves ongoing or existing Conservancy projects

The project enhances public access and adds an interpretive education facility within the Baldwin Hills Parklands. Plans are consistent with the P2P feasibility study completed in 2011, the Baldwin Hills Linkage and Access Study approved in 2008 and the 2005 community survey on environmental education. The proposed nature center is one of the amenities recommended in the Baldwin Hills Park Master Plan.

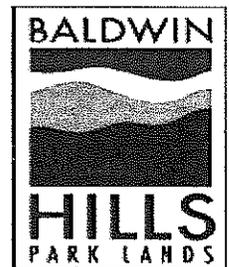


**COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION**

STONEVIEW NATURE CENTER PROJECT



**Grant Proposal
Baldwin Hills Conservancy
Proposition 40 Grant Program**





**COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION**

S T O N E V I E W N A T U R E C E N T E R P R O J E C T

**Grant Proposal
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**State of California — The Natural Resources Agency
BALDWIN HILLS CONSERVANCY**

APPLICATION FOR LOCAL ASSISTANCE GRANT

PROJECT NAME	\$5,000,000 GRANT AMOUNT	
Stoneview Nature Center	\$10,250,000 ESTIMATED TOTAL PROJECT COST (State Grant and other funds)	
GRANTEE (Agency, address-incl. zip code and e-mail) County of Los Angeles Department of Parks and Recreation 433 S. Vermont Ave. Los Angeles, CA 90020	COUNTY Los Angeles	NEAREST CITY Culver City
	PROJECT ADDRESS 5950 Stoneview Drive	
	NEAREST CROSS -STREET La Cienega Blvd.	
	SENATE DISTRICT NO. 26	ASSEMBLY DISTRICT NO. 47

Grantee's Representative Authorized in Resolution:

Faith Parducho	Special Assistant	(213) 738-2811
Name (type)	Title	Phone

Person with day-day responsibility for project (if different from authorized representative):

Imee Perius	Grants Manager	(213) 738-2972
Name (type)	Title	Phone

Brief description of project:

The proposed Stoneview Nature Center and Natural Area (Stoneview Project) is the construction of a new, 4,000 square-foot interpretive nature center in the Baldwin Hills Conservancy (BHC) territory and Ballona Creek Watershed, immediately adjacent to the County-managed Kenneth Hahn State Recreation Area (KHSRA). The proposed new interpretive nature center will include a community building with a multipurpose room, interior and exterior accessible restrooms, and an open terrace and yoga deck. A surface parking lot will also be constructed.

For Dev. projects Land Tenure – Project is: _____ acres:	For Acquisition projects-Projects will be _____ acres
_____ Acres owned in fee simple by Grant Applicant	_____ Acquired in fee simple by Grant Applicant
_____ Acres available under a _____ year lease	_____ Acquired in other than fee simple (explain)
_____ Acres other interest (explain)	_____

I certify that the information contained in this project application form, including required attachments, is accurate.

Signed _____

March 13, 2013

ATTACHMENT D

RESOLUTION OF THE COUNTY OF LOS ANGELES
BOARD OF SUPERVISORS
APPROVING THE APPLICATION FOR GRANT FUNDS FROM
THE BALDWIN HILLS CONSERVANCY
FOR PROPOSITION 40 FUNDING FOR THE
STONEVIEW NATURE CENTER

WHEREAS, the California Clean Water, Clean Air, Safe Neighborhood Parks, and Coastal Protection Act of 2002 (Proposition 40) in March 2002, which among other uses, provides funds to public agencies and nonprofit organizations for the acquisition, development, rehabilitation, restoration, interpretation and protection of land and creation of educational resources consistent with the statute creating the Baldwin Hills Conservancy, and

WHEREAS, the Baldwin Hills Conservancy has set forth the necessary procedures governing application for grant funds under the Proposition, and

WHEREAS, the Conservancy's procedures require the Department of Parks and Recreation to certify, by resolution, the approval of the application before submission of said application(s) to the Conservancy; and

WHEREAS, said application contains assurances that the Department must comply with; and

WHEREAS, the Department will enter into an agreement with the Conservancy to provide funds for acquisition and development projects.

NOW, THEREFORE, BE IT RESOLVED THAT THE COUNTY OF LOS ANGELES BOARD OF SUPERVISORS HEREBY:

1. Approves the filing of an application with the Baldwin Hills Conservancy for Proposition 40 Funds in the amount of \$5,000,000 for the above project, and authorizes the Director of the Department of Parks and Recreation, or his designee, to prepare, execute and submit all documents that are required to accept the grant funds; and
2. Certifies that the Department of Parks and Recreation understands the assurances and certification in the application form; and
3. Certifies that the Department of Parks and Recreation has or will have sufficient funds to operate and maintain the project in perpetuity; or has the right to assign maintenance to another agency.
4. Authorize the Department of Parks and Recreation, or his designee, to conduct all negotiations, and to execute and submit all documents including, but not limited to applications, agreements, amendments, payment requests and deed restrictions, which may be necessary for the completion of the aforementioned project.

The foregoing resolution was adopted on the 5th day of March, 2013, by the Board of Supervisors of the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts.

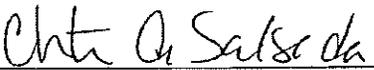
SACHI A. HAMAI, Executive Officer-
Clerk of the Board of Supervisors
County of Los Angeles

By 
Deputy

APPROVED AS TO FORM:

JOHN KRATTLI
County Counsel



By 
Christina Salseda

STONEVIEW NATURE CENTER AND NATURAL AREA PROJECT PROPOSAL

BACKGROUND/ NEED

The County of Los Angeles Department of Parks and Recreation (County DPR) manages 177 facilities that offer an array of recreational activities for residents and visitors of all ages. From lake swimming, boating, fishing, bicycling, hiking and horseback riding; to competitive team sports and passive recreation, County DPR activities are an individual's personal conduit to the natural world. Nine County DPR Nature Centers offer visitors respite from the urban bustle while teaching them about native flora and fauna and local history. Park goers can enjoy the natural environment at their own pace, from passive recreation available at native gardens and trails, to educational experiences at workshops, exhibits and tours. County DPR Nature Centers, Natural Area Parks and Wildlife Sanctuaries encompass more than 6,000 acres of protected habitat and are dedicated to preserving cultural and natural history and protecting natural resources.

The proposed Stoneview Nature Center and Natural Area (Stoneview Project), located at 5950 Stoneview Drive in Culver City, is the construction of a new, 4,000 square-foot interpretive nature center with a multipurpose room in the Baldwin Hills Conservancy (BHC) territory and Ballona Creek Watershed, immediately adjacent to the County-managed Kenneth Hahn State Recreation Area (KHSRA). Support amenities for the Stoneview Project will include an observation deck, outdoor terrace, yoga deck, parking, nature grove, demonstration garden, passive meadow, natural stormwater treatment zones, benches and interpretive signage. The proposed project presents a unique opportunity to augment County DPR's Nature Centers and will offer the Baldwin Hills and Southwest Los Angeles County some of the finest wilderness

opportunities and natural history programs right in their backyard. The nearest County DPR nature center is the Deane Dana Friendship Park Nature Center in San Pedro, approximately 27 miles away. The proposed project will fulfill a need for a nature center in the Baldwin Hills area, diversify the already-popular recreational opportunities offered by KHSRA and improve the experience of residents and visitors.

Stoneview Project Mission and Future Funding

The mission of the Stoneview Project is to connect people to nature, encourage awareness and understanding of local natural resources and inspire civic engagement and stewardship action. Connectivity is a focal point and the new nature center will provide a dynamic gathering place to link local residents to the natural world around them, hands-on learning experiences and critical environmental issues.

The completed Stoneview Nature Center will be operated by County DPR and open to the public at least 54 hours per week to accommodate the needs specified outlined by stakeholders and community input and will remain flexible in programming hours to accommodate program and access needs as they arise. Similar to other County DPR nature centers, hours of operation for the Stoneview Nature Center will be at least 9 hours a day and closed on Mondays; while the natural area will remain open from dusk to dawn. County DPR staff will manage the nature center's community-based environmental educational programming which will include developing a community garden, evening and weekend hikes, bird walks, lecture and films series, nature oriented arts and crafts as well as seasonal and special events.

To demonstrate strong support towards the Stoneview Project, County DPR has already secured the Los Angeles County Board of Supervisors' approval of one-time and ongoing operating costs for the completed Stoneview Project. Estimated one-time funds of approximately

\$65,000 has been approved for maintenance (tools and vehicle), and ongoing funds of \$191,000 has been approved for park supervision, staff and various maintenance/housekeeping supplies. County DPR will work with the Los Angeles County Chief Executive Office to confirm the appropriate level of funding and request the one-time and ongoing funds in the County DPR FY 2015-16 New Facilities request.

To help offset operations and maintenance costs, revenue opportunities such as renting the multi-purpose room for special events will be available. In addition, the outdoor terrace and yoga deck are ideal locations to offer contracted special recreation programs.

Stoneview Nature Center Programming Unique to Baldwin Hills and Collaborative Partnerships for Programming

County DPR is committed to working with the local community to develop and provide comprehensive school- and community-based environmental educational programming at the completed Stoneview Project that will focus on the natural resources indigenous to the area. Hands-on activities will be geared toward getting children outside in nature and will include planting, monitoring and exploration in the natural landscapes of the Baldwin Hills. Programs will be designed to utilize the outdoor park elements such as the park trails, native gardens, nature grove, and demonstration gardens as living laboratories in order to deepen the nature center experience. Examination of specific threats to indigenous resources, the challenges associated with population growth, and human and industrial impacts on habitat as well as climate change due to fossil-fuel dependency will be incorporated.

Central themes will include resource conservation, species preservation and human-impacts focused on the Baldwin Hills habitat. The Baldwin Hills are the largest remaining expanse of the once dominant coastal sage scrub habitat in this area of the Los Angeles Basin, with remnants

of the riparian woodland and grassland habitats. Coastal sage scrub is unique to Southern and Central California and this area is home to hundreds of native plant and wildlife species. While urbanization and other causes have fragmented and degraded this habitat, it still provides for the animal and bird species that depend on coastal sage scrub and is an important educational opportunity.

The unique story of the Baldwin Hills' oil fields will allow the Stoneview Nature Center to explore this important mineral resource, dependency on fossil fuel energy and climate change, providing a vital theme for learning and stewardship. The role of oil in the Baldwin Hills is also an important departure point for the exploration of the relationship between people and the environment, in particular their changing relationship to natural resources. This compelling story will also be highlighted through interpretive emphasis on the many cultures that have called the Baldwin Hills home over time and through programming to encourage and demonstrate sustainable living practices among a range of conservation and stewardship actions people can take on their own or as part of broader community efforts.

The outdoor classrooms and natural laboratories that will be available at the completed Stoneview Project will provide lasting educational and stewardship benefits not only to individual visitors and the community immediately surrounding the Center but to the region as a whole.

County DPR Nature Centers and Natural Areas have been successfully working with local Audubon, Sierra Club and CNPS (California Native Plant Society) chapters for many years and plans to continue this cooperative relationship to enhance unique programming at the Stoneview Project that is mutually beneficial. It is also a strategic goal to incorporate the needs and curriculum goals of the local school districts and community groups in the development of

programming elements to build from and enhance any existing programs and address any deficiencies or needs.

Site Studies / Leverage / Cooperation

The project site of the future Stoneview Project was formerly operated as an elementary school, and acquired by the Baldwin Hills Regional Conservation Authority (BHRCA) in 2011. BHRCA engaged County of Los Angeles Department of Public Works to perform due diligence work including seismic trenching across the Alquist-Priolo Special Studies Zone Boundaries, hazardous materials testing, geotechnical borings and report, and an American Land Title Association (ALTA) Survey. The seismic trenching found indications of seismic faults; as such, the only area suited for a building is on the northeastern portion of the site. The geotechnical report prepared for this study indicates this area of the site is buildable if uncertified materials are removed and replaced with certified materials or if mat foundations on piles extending into bedrock are used.

The budget for the proposed project is \$10,250,000. This budget is based on a mat foundation on piles subject to review and approval by jurisdictional agencies. It is anticipated that BHRCA will transfer the property to the County of Los Angeles and County DPR will operate and maintain the Stoneview Nature Center and Natural Area. Interagency cooperation and collaboration has been a key element to the planning of this proposed project, with support from Culver City, Blair Hills Association, Mountains Recreation and Conservation Authority and the Los Angeles Department of Transportation.

This project will allow the development of new park land; and therefore, protect land resources and restore habitat in the BHC territory. County DPR is seeking \$5,000,000 from BHC to complete the proposed Stoneview Project. This request for grant funding has been

leveraged by matching funds in the amount of \$5,250,000 from the Baldwin Hills Regional Conservation Authority. The majority of the BHC funding will be for the design and construction of the nature center.

Scope / Community Outreach

To date, four community meetings have taken place to inform stakeholders—including community residents, representatives for the Blair Hills Association, Culver City, the Baldwin Hills Regional Conservation Authority and the Mountains Recreation and Conservation Authority—about the proposed Stoneview Project and receive input. All of the meetings have employed conflict resolution after determination of stakeholder concerns and issues. Specifically, elements such as a passive recreation element to the project; a landscape buffer along Stoneview Drive; active efforts by County DPR to work toward possible future connection to KHRSA, the Baldwin Hills Scenic Overlook and the proposed Park to Playa Trail—that leads to the Ballona Creek and to Marina Del Rey—resulted directly from consideration of stakeholder issues. The four community meetings that took place are summarized as follows:

- 1) The first community meeting/visioning workshop took place in May 2012 to review the design process and gather community input about the future park and site features including landscaping, parking, traffic mitigation and private property buffer zones.
- 2) The second community meeting took place in August 2012 and presented three design concepts for public feedback. Discussion of public preferences continued, including the need for a community room, controlled access from dawn to dusk, program activities such as yoga and exercise, passive activities for seniors and an outdoor nature education center for students. Continued

cooperation with stakeholders on these requests secured strong support for the proposed project.

- 3) The third community meeting took place in September 2012 and presented the project design, park layout options and addressed traffic and parking concerns.
- 4) The fourth community meeting in October 2012 presented the final project design and mitigation strategies, including discussion of controlled vehicular access, an onsite free parking lot and designated parking at Kenneth Hahn State Recreation Area.

Innovation / Consistency with BHC Goals

Innovation in environmental consciousness is present in the proposed Stoneview Project. The proposed project supports the Los Angeles County Board of Supervisor's Green Building/Sustainable Design Program by incorporating into the building design and construction the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) compliance features. Buildings designated with a LEED certification represent the most forward-thinking designs for future sustainability and environmental responsibility. County DPR is proud to have designed and developed the first LEED-EB certified building managed by the County of Los Angeles: the Placerita Canyon Nature Center.

The proposed Stoneview Project will be the second LEED-certified building developed and managed by County DPR, helping to fulfill an ongoing effort to remain at the forefront of environmental responsibility and sustainability.

The Stoneview Project is consistent with the Baldwin Hills Park Master Plan by restoring natural landscapes; creating recreation; protecting unique scenic vistas; developing a trail system; connecting to Ballona Creek; providing job and education opportunities; developing active recreation sites; providing community gathering areas; and developing parkland. The

Stoneview Project will also provide an opportunity to add segments along the Park to Playa Trail, which will connect approximately 13 miles from the Baldwin Hills along Ballona Creek to the Ballona Wetlands and the beach bicycle path.

TIMELINE

The following is a timeline for the proposed Stoneview Project:

Project Milestones	Completion Date
Environmental Documentation	June 28, 2013
Scoping Documents	June 28, 2013
Demolition – Site Preparation	October 31, 2013
Design-Build Award	December 31, 2013
Design and Construction -Substantial Completion -Construction Completion -Acceptance	June 30, 2015 September 30, 2015 November 30, 2015

To date, the Stoneview Project has received approval from the County of Los Angeles Board of Supervisors to proceed with the preparation of the design-build process and the preparation of environmental documents.

APPLICANT BACKGROUND/ RELATED EXPERIENCE

County DPR was established in 1944 and with more than ten million residents in the County of Los Angeles serves the most populous county in the nation. Under the leadership of the County of Los Angeles Board of Supervisors, County DPR has been meeting the diverse needs of not just local County of Los Angeles residents, but visitors from neighboring counties and from around the world. More than 20 million people visit County DPR parks and facilities every year.

As the largest local park agency in the state, County DPR has extensive experience in completing projects funded by grant programs administered by the Office of Grants and Local Services (OGALS) and has a proven record of completing these projects within the grant performance period. Since 1965, County DPR has received grant funding from state, federal, and local sources and has successfully administered and completed more than 1,000 grant-funded projects for acquisition, development, and programming.

a) Design the Project to Maximize Sustainability: County DPR maintains a policy of environmental responsibility and implements projects that adhere to the highest standards of sustainability and conservation. In keeping with this policy, the proposed Stoneview Nature Center will be designed and built to adhere to the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) standards. A LEED certification and rating will be sought for the Stoneview Nature Center building, helping to fulfill an ongoing effort to remain innovative and at the forefront of environmental responsibility and sustainability.

b) Manage Project Completion Schedule to ensure the timely completion of milestones: Throughout the 45 years that County DPR has been receiving grant funding,

County DPR has met all post-award requirements in a timely matter including the submission of project status reports, the submission of payment requests, as well as other requirements that are specific to each grant program. County of Los Angeles in-house professional project management team oversees capital improvement projects of all scales. For the proposed Stoneview Project, the design-build project delivery method will be utilized. The County of Los Angeles Public Works' Architectural Engineering Division will prepare the scoping documents and provide support services. Environmental documentation will be prepared through an as-needed consultant services agreement previously approved by the Los Angeles County Board of Supervisors (Board). The demolition of the existing facilities and the make-ready work will be accomplished using Board-approved Job Order Contracts. To ensure the timely completion of milestones, each project begins with a pre-meeting with all involved parties. During construction, project managers conduct site inspections and meetings on an on-going basis to monitor the progress of the project. Monthly project status report meetings are held with project management, construction, grants management, and funding analysts. In addition, grants management staff prepares status reports to document progress and conducts periodic site inspections during the construction and close-out phases to ensure that all grant requirements are being met.

c) Monitor Project outcomes to ensure they remain at intended standards:

Since its inception in 1944, County DPR has been successfully operating and maintaining park facilities that have received grant funding. All County DPR facility operation and maintenance services must be in compliance with mandated County facility operations practices ensuring that all sites are maintained to high standards. All County DPR facilities are inspected daily by experienced maintenance staff; all issues are documented and written reports are submitted to

the grounds maintenance management for resolution. County DPR's long-term plans for the Stoneview Nature Center include best practices in maintenance and upkeep of the building, grounds, programs and interpretive elements; and continued work and collaboration with the community and stakeholders to ensure the Stoneview Nature Center's continued success as an asset to visitors and the local communities.

An excellent example of County DPR's successful project design and management is with the complete remodel and LEED-EB certification of the Los Angeles County Placerita Canyon Nature Center. Funded by Proposition A grant monies, the project was originally planned to only include general facility upgrades. However, during the project design, County DPR's Development Division demonstrated that the project could receive LEED certification with just a modest increase in the project budget. The project was completed within schedule and with a change order of less than 3% of the project budget. At project completion, the Placerita Canyon Nature Center received LEED Certification and thereafter an Award of Excellence from the National Association of Counties (NACO). NACO awards innovative and excellent projects and programs that can be held up for other counties and municipalities as inspirations and models of best practices. In recent years, County DPR was able to enhance the features of the Placerita Canyon Nature Center by garnering a \$1 million grant from the State of California for new interpretive displays and exhibits.

Planning and design of the Placerita Canyon Nature Center project was successfully managed by County DPR and permitted construction documents were turned over to DPW for construction. Accomplishments at Placerita were accomplished through the direct participation of County DPR's Development Division and the dedicated participation by the Placerita Canyon

Park staff, all of which was fulfilled throughout the construction and final LEED certification of this project.

In the same manner, County DPR staff will participate in the development of Stoneview Project, which includes the nature center, to ensure successful completion and facility operations.

EXHIBIT B, Attachment I

Stoneview Nature Center
ESTIMATED PROJECT COSTS

ACTIVITIES		PROJECT BUDGET VALUES	Baldwin Hills Conservancy Grant (PROP 40)	Baldwin Hills Regional Conservation Authority (PROP A)
1	PRE-DESIGN COSTS			
	1.01	Environmental (CEQA)	\$ 55,000	\$ 55,000
	1.03	Geotechnical	\$ 100,000	\$ 100,000
	1.04	Hazmat Survey	\$ 20,000	\$ 20,000
	1.06	Cost Estimating	\$ 10,000	\$ 10,000
		Pre-Design Cost Total	\$ 185,000	\$ 20,000
2	CONSTRUCTION			
	2.01	Site Preparation, Clearing, Demolition	\$ 500,000	\$ 500,000
	2.02	Earthwork/Grading	\$ 150,000	\$ 150,000
	2.03	Fencing and Gates	\$ 27,000	\$ 27,000
	2.04	Concrete Pavement, Concrete Sidewalk	\$ 55,000	\$ 55,000
	2.05	Curbs	\$ 88,000	\$ 88,000
	2.06	Remaining Site Work (Pavers, Parking)	\$ 330,000	\$ 330,000
	2.07	Site Utilities		
	2.07.1	Electrical (Lighting, pull boxes, connections, etc.)	\$ 100,000	\$ 100,000
	2.07.2	Sediment Control (Allowance)	\$ 3,000	\$ 3,000
	2.07.3	Water (water lines, connections, etc.) (Allowance)	\$ 28,000	\$ 28,000
	2.07.4	Sanitary Sewer (Allowance)	\$ 30,000	\$ 30,000
	2.07.5	Storm Drainage (Allowance)	\$ 39,000	\$ 39,000

ACTIVITIES		PROJECT BUDGET VALUES	Baldwin Hills Conservancy Grant (PROP 40)	Baldwin Hills Regional Conservation Authority (PROP A)	
	2.08	Landscaping			
	2.08.1	Ground Cover (Allowance)	\$ 45,000	\$ 45,000	
	2.08.2	Trees (Allowance)	\$ 105,000	\$ 105,000	
	2.08.3	Shrubs (Allowance)	\$ 375,000	\$ 375,000	
	2.08.4	Topsoil (Allowance)	\$ 5,000	\$ 5,000	
	2.09	Irrigation			
	2.09.1	Sprinkler System (Allowance)	\$ 430,000	\$ 430,000	
	2.09.2	Detention Basin (Allowance)	\$ 3,000	\$ 3,000	
	2.09.3	Bioswale (Allowance)	\$ 7,000	\$ 7,000	
	2.10	Hardscape (Benches, Exercise Equipment, Decks, etc.)	\$ 180,000	\$ 180,000	
	2.11	Foundations	\$ 1,000,000	\$ 1,000,000	
	2.12	Metals	\$ 1,050,000	\$ 1,050,000	
	2.13	Woods, Plastics, Composites	\$ 15,000	\$ 15,000	
	2.14	Doors & Windows	\$ 15,000	\$ 15,000	
	2.15	Finishes	\$ 35,000	\$ 35,000	
	2.16	Specialties	\$ 5,000	\$ 5,000	
	2.17	Furnishings	\$ 10,000	\$ 10,000	
	2.18	Mechanical	\$ 75,000	\$ 75,000	
	2.19	Electrical	\$ 45,000	\$ 45,000	
	2.20	Design Fee	\$ 460,000	\$ 260,000	\$ 200,000
	2.21	General Conditions	\$ 680,000	\$ 680,000	
	2.22	Bond and Insurance	\$ 180,000	\$ 180,000	
	2.23	Overhead and Profit	\$ 540,000	\$ 330,000	\$ 210,000
	2.24	Estimate Contingency	\$ 890,000		\$ 890,000

ACTIVITIES		PROJECT BUDGET VALUES	Baldwin Hills Conservancy Grant (PROP 40)	Baldwin Hills Regional Conservation Authority (PROP A)
	2.25	Design Completion Allowance	\$ 250,000	\$ 250,000
	2.26	Oil Well Abandonment	\$ 250,000	\$ 250,000
	2.27	Change Orders	\$ 600,000	\$ 10,000
	2.28	Construction Cost Total	\$ 8,600,000	\$ 4,660,000
3	COSTS - DESIGN PHASE			
	3.01	Project Management	\$ 200,000	\$ 200,000
	3.1	Construct Admin. (Design-Build Procurement)	\$ 100,000	\$ 100,000
	3.12	Secretarial	\$ 7,000	\$ 7,000
	3.13	Document Control	\$ 15,000	\$ 15,000
	3.14	Scoping Document	\$ 160,000	\$ 160,000
		Design Cost Total	\$ 482,000	\$ 122,000
4	COSTS - CONSTRUCTION PHASE-PROJECT MANAGEMENT			
	4.01	Project Management	\$ 240,000	\$ 240,000
	4.07	Traffic Mitigation	\$ 50,000	\$ 50,000
	4.08	Contract Admin	\$ 20,000	\$ 20,000
	4.09	Secretarial	\$ 8,000	\$ 8,000
	4.10	Document Control	\$ 15,000	\$ 15,000
		Cost - Construction Phase-Project Mgmt- Total	\$ 333,000	\$ 23,000
5	TOTAL PM/CM/DESIGN COSTS			
		PM/CM/Design Cost- Total	\$ 815,000	\$ 145,000
6	INSPECTION			
	7.01	Inspection	\$ 310,000	\$ 75,000
	7.02	Material Testing	\$ 50,000	\$ 50,000
		Inspection Cost - Total	\$ 360,000	\$ 75,000
7	OVERHEAD COSTS			
	8.01	Technical Support	\$ 50,000	\$ 50,000
	8.02	Contract Recovery	\$ 45,000	\$ 45,000

ACTIVITIES		PROJECT BUDGET VALUES	Baldwin Hills Conservancy Grant (PROP 40)	Baldwin Hills Regional Conservation Authority (PROP A)
		Project Overhead Cost-Total	\$ 95,000	\$ 95,000
			\$ -	\$ -
8	OTHER DIRECT COSTS			
	9.01	Public Art Work	\$ 70,000	\$ 70,000
	9.02	Youth Employment	\$ 5,000	\$ 5,000
	9.03	Plan Check; Permits	\$ 100,000	\$ 100,000
	9.04	Printing; Reproduction	\$ 5,000	\$ 5,000
	9.07	Affirmative Action	\$ 15,000	\$ 15,000
		Other Direct Cost-Total	\$ 195,000	\$ 5,000
			\$ 190,000	\$ 190,000
9	FINAL PROJECT COST		\$ 10,250,000	\$ 5,000,000
			\$ 5,250,000	\$ 5,250,000

	Prop 40 Percentage	Prop A Percentage
PRE-DESIGN COSTS	0.4%	3.1%
CONSTRUCTION	93.2%	75.0%
COSTS - DESIGN PHASE	2.4%	6.9%
COSTS - CONSTRUCTION PHASE- PROJECT MANAGEMENT	0.5%	5.9%
TOTAL PM/CM/DESIGN COSTS	2.9%	12.8%
INSPECTION	1.5%	5.4%
OVERHEAD COSTS	1.9%	0.0%
OTHER DIRECT COSTS	0.1%	3.6%
	Overhead Cost at 1.9%	Admin Cost at 25%

EXHIBIT A
Stoneview Nature Center
PROJECT SCOPE AND DELIVERABLES

The proposed project will consist of the following:

- Construction of a new 4,000 square-foot interpretive nature center with a multi-purpose room and staff office
- Interior and exterior accessible restrooms
- Open terrace
- Observation area
- Yoga deck
- Parking
- Landscaping elements such as botanical garden, passive meadow, demonstration/community garden, and native garden, nature gove



LOS ANGELES COUNTY REGIONAL PARK AND OPEN SPACE DISTRICT

March 4, 2013

Mr. David McNeill
Executive Officer
Baldwin Hills Conservancy
5120 West Goldleaf Circle, Suite 290
Los Angeles, CA 90056

Dear Mr. McNeill:

LETTER OF REFERENCE AND SUPPORT FOR COUNTY OF LOS ANGELES DEPARTMENT OF PARKS AND RECREATION

It is my pleasure to write a letter of reference and support for the County of Los Angeles Department of Parks and Recreation (County DPR).

I am the District Administrator for the County of Los Angeles Regional Park and Open Space District (District) that administers Proposition A (Prop A) grant funding to local municipalities, non-governmental agencies, and County of Los Angeles. Since the mid 1990s, the District has worked with County DPR on Prop A-funded projects and programs in all five Supervisorial Districts, and specifically the Baldwin Hills area. All County DPR Prop A projects require diligent and thorough management and follow through for success. Again, County DPR has demonstrated an outstanding ability to complete Prop A projects in a timely manner.

I am confident County DPR has the necessary experience and fiscal capacity to undertake a grant from the Baldwin Hills Conservancy. Please do not hesitate to contact me if you have any additional questions. I can be reached via email at jbeesley@parks.lacounty.gov or at (213) 738-2981.

Sincerely,

Jane I. Beesley
District Administrator



March 7, 2013

Mr. David McNeill
Executive Officer
Baldwin Hills Conservancy
5120 West Goldleaf Circle, Suite 290
Los Angeles, CA 90056

**Letter of Reference for County of Los Angeles
Department of Parks and Recreation**

Dear Mr. McNeill:

Please accept this letter of reference for the County of Los Angeles Department of Parks and Recreation (County DPR).

In my capacity as Project Officer for the Office of Grants and Local Services, I have worked with County DPR on numerous California State-funded projects and programs. Many projects have been capital improvements and new construction, requiring a monetary match from the grantee, detailed contract interpretation and excellent project management. On all projects, my communications with County DPR on grant-related administration issues have been professional and efficient. In short, County DPR has a proven record with the State of California of completing grant funded projects according to contract guidelines within the grant performance period.

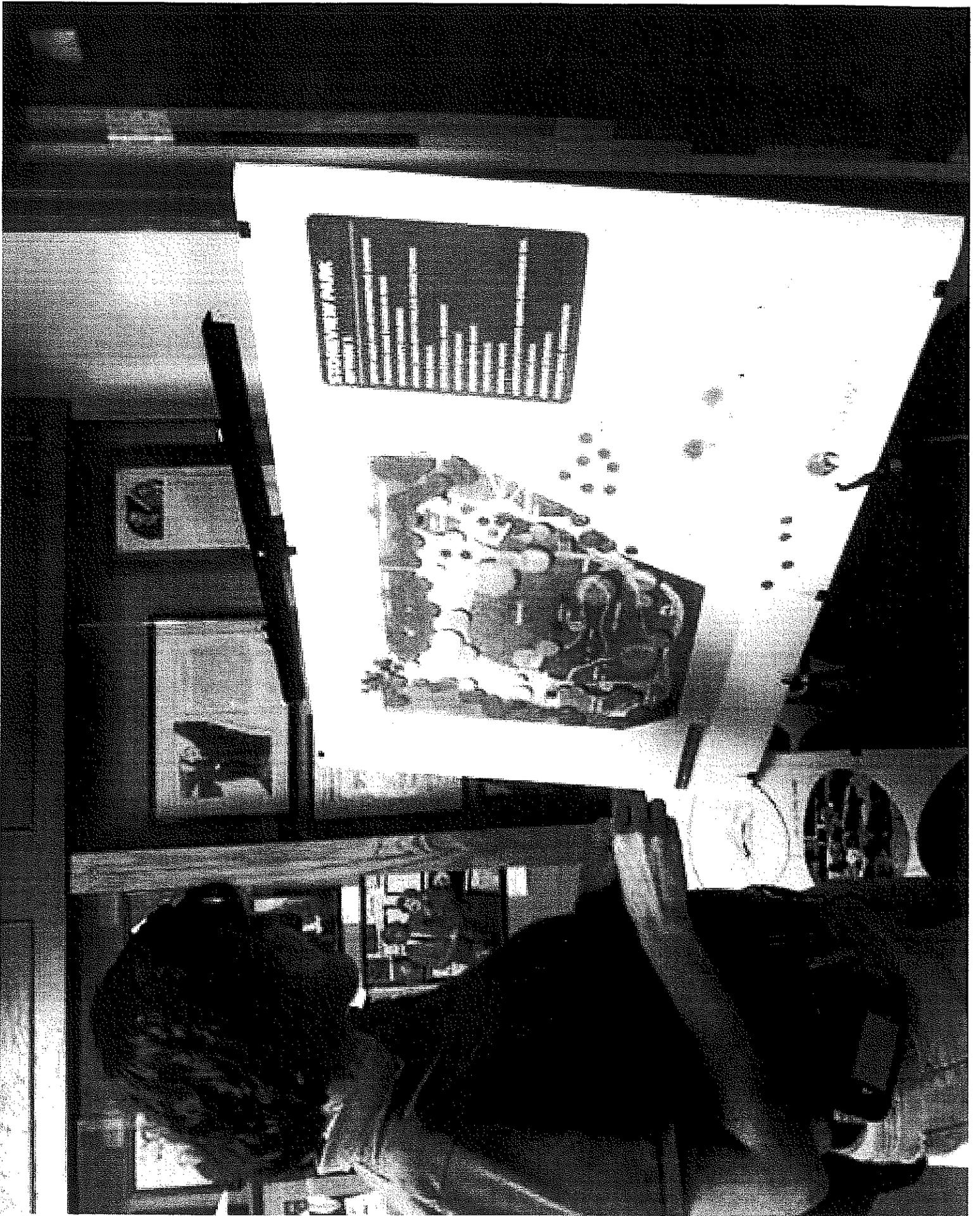
I am confident County DPR has the requisite experience and fiscal capacity to undertake future grant projects. Please do not hesitate to contact me for further information. I can be reached at (916) 651-1406 or by email at Bill.Meyer@parks.ca.gov.

Sincerely,



Bill Meyer
Project Officer

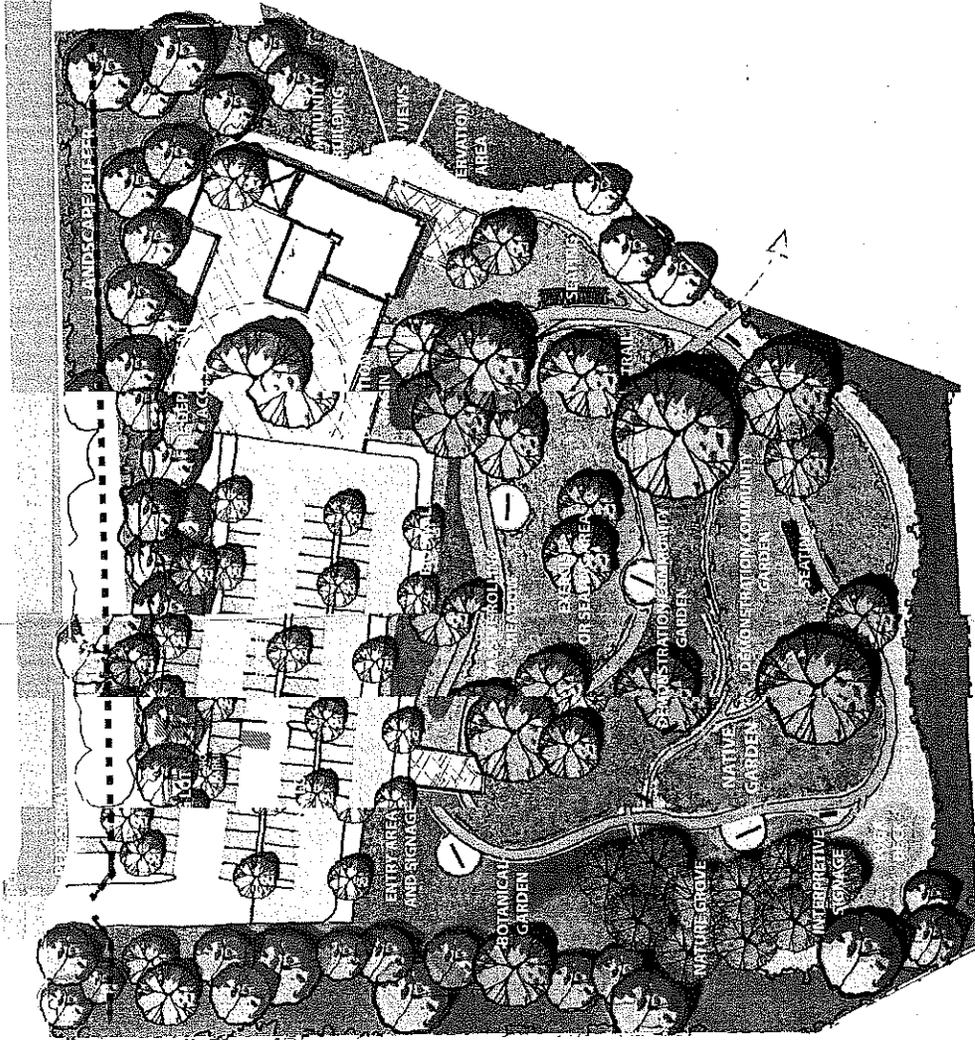
cc: Imee Perius, Grants Manager, County of Los Angeles Department of Parks and Recreation





PARK ELEMENTS

- CONTROLLED ACCESS/PARKING
- LANDSCAPE BUFFER ALONG STONEVIEW DR.
- ENTRY AREA AND INTERPRETIVE SIGNAGE
- COMMUNITY BUILDING OBSERVATION AREA
- PARK TRAILS
- PASSIVE MEADOW
- NATIVE GARDENS
- YOGA DECK
- NATURE GROVE
- SEATING/EXERCISE AREAS
- DEMONSTRATION GARDENS
- FUTURE TRAIL CONNECTION
- STORMWATER TREATMENT



STONEVIEW PARK



ATKINS

MIA LEHRER + ASSOCIATES
URBAN DESIGN, LANDSCAPE ARCHITECTURE



COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION

"Parks Make Life Better!"

Russ Guiney, Director

John Wicker, Chief Deputy Director

February 5, 2013

Mr. Bill Meyer
Office of Grants and Local Services
California Department of Parks and Recreation
1416 Ninth Street, Room 918
Sacramento, CA 94296-0001

Dear Mr. Meyer:

DELEGATION OF AUTHORITY FOR STATE GRANT PROGRAMS

Effective immediately, please update the delegation authority for State Grant Programs. The County's designees are authorized to conduct all negotiations, execute and submit all documents including, but not limited to, applications, agreements, payment requests and all other documents that may be necessary to complete State grant-funded projects.

State grants that have been awarded to the County as the umbrella agency are administered by the County's Chief Executive Office (CEO). The authorized designees at the CEO are the Chief Executive Officer and the Senior Manager, CEO.

Authorized designees for the County's Department of Parks and Recreation are the Director, Chief Deputy, Administrative Deputy, and Special Assistant.

Thank you for these funding opportunities. If you have any questions or need additional information, please contact me at (213) 738-2951 or Ms. Imee Perius, State Grants Manager at (213) 738-2972.

Sincerely,

Russ Guiney
Director

RG:JW:FP:fp

c: Ms. Silvia Hunter, CA Department of Boating and Waterways
Ms. Sabra White, Chief Executive Office

BALDWIN HILLS CONSERVANCY

5120 West Goldleaf Circle, Suite 290

Los Angeles, CA 90056

Ph: (323) 290-5270

Fx: (323) 290-5278

www.bhc.ca.gov

Memorandum

To: Governing Board

Fr: David McNeill, Executive Officer

Date: April 5, 2013

Re: Item 9: Executive Officer Report

Projects Status Report

Not complete at time of board package mailing

Fiscal Update

Please see BHC Summary Expenditure Sheet by Fund (attachment #2) and the BHC Prop 40 & Prop 84 Bond Cash Funds (attachment #3). The reports correspond with the end of month eight (8) of the 2012-13 fiscal year.

<u>2/28/2013</u>	<u>PCA #</u>	<u>Original</u> <u>Appropriation</u>	<u>Remaining</u> <u>Appropriation</u>	<u>EXP + ENC</u>	<u>BALANCE</u>
ELPF - #0140, Support					
2012 Budget Act Item 3835-001-6051	10001	\$ 345,000.00		\$ 229,083.48	\$ 115,916.52
Prop 40 - #6029, Support					
2012 Budget Act Item 3835-001-6029	10005	\$ 115,000.00		\$ 56,207.65	\$ 58,792.35
Prop 84 - #6051, Support					
2012 Budget Act Item 3835-001-6051	10009	\$ 101,000.00		\$ -	\$ 101,000.00
Total Support Balance:					\$ 275,708.87
Prop 84 - #6051, Capital Outlay					
2009 Budget Act Item 3835-301-6051	30002	\$ 3,050,000.00	\$ 3,050,000.00	\$ 1,030,000.00	\$ 2,020,000.00
2008 Budget Act Item 3835-301-6051	30001	\$ 3,050,000.00	\$ 3,050,000.00	\$ -	\$ 3,050,000.00
2007 Budget Act Item 3835-301-6051	30000	\$ 3,050,000.00	\$ 3,050,000.00	\$ -	\$ 3,050,000.00
Prop 40 - #6029, Capital Outlay					
2005 Budget Act Item 3835-301-6029	20003	\$ 8,648,000.00	\$ 8,648,000.00	\$ 2,253,388.19	\$ 6,394,611.81
2004 Budget Act Item 3835-301-6029	20002	\$ 7,200,000.00	\$ 7,200,000.00	\$ 3,848,335.14	\$ 3,351,664.86
2003 Budget Act Item 3835-301-6029	20001	\$ 7,200,000.00	\$ 7,200,000.00	\$ 2,334,996.11	\$ 4,865,003.89
2002 Budget Act Item 3835-301-6029	22000	\$ 15,000,000.00	\$ 15,000,000.00	\$ 13,521,166.59	\$ 1,478,833.41
Total Cap Outlay Balance:					\$ 24,210,113.97

BOND CASH FUNDS

2010 SPRING BAB SALE		CASH ALLOCATED	EXPENDITURES	ABALANCE
	PROP 40:	\$579,277.00	224,851.07	\$354,425.93
	PROP 84:	\$2,137,455.25	242,644.97	\$1,894,810.28
2010 DECEMBER BAB SALE				
	PROP 40:	\$603,452.18	239,694.32	\$363,757.86
2010 DECEMBER TE SALE				
	PROP 40:	\$60,547.82	0.00	\$60,547.82
2010 SPRING TE SALE				
	PROP 40:	\$1,415,869.68	0.00	\$1,415,869.68
	PROP 84:	\$2,473,145.41	0.00	\$2,473,145.41
2009 OCTOBER TE SALE				
	PROP 40:	\$4,346,654.05	239,623.99	\$4,107,030.06
	PROP 84:	\$197,000.00	39,254.99	\$157,745.01
2009 MARCH SALE				
	PROP 40:	\$901,961.01	901,961.01	\$0.00
			Total Available Bond Cash	\$ 10,827,332.05