

Baldwin Hills Conservancy (BHC)
NOTICE OF PUBLIC MEETING
The meeting of the Baldwin Hills Conservancy will be held
Friday, June 6, 2014 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 Starlett Quarles, Chair

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 – Starlett Quarles, Chair
2. Roll Call - Avril La Belle, Executive Secretary
3. Approval of Minutes (March) – Starlett Quarles, Chair
4. Update on Park to Playa Trail Alignment and Environmental Review – Ana Petric, Mountains and Recreation Conservation Authority
5. Update on the Higuera Bridge/Ramp Project at Ballona Creek – Sammy Romo, Culver City Public Works
6. Consideration of a resolution regarding the Stoneview Nature Center MOU agreement between the Baldwin Hills Conservancy and Los Angeles County Department of Parks and Recreation – David McNeill, Executive Officer
7. Discussion and possible action on a draft comment letter regarding the Baldwin Hills Community Standards District Periodic Review – David McNeill, Executive Officer

8. Executive Officer Report – BHC Staff Representatives
Projects Update
Fiscal Update
Activities Update

9. Ad Hoc Committee Reports – Committee Chairs

10. Board Member announcements or agenda items for future meetings

* Next meeting is tentatively scheduled for July 25, 2014.

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 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**

PUBLIC MEETING MINUTES
BALDWIN HILLS CONSERVANCY
Friday, March 28, 2014

I. Call to Order

A public meeting of the Baldwin Hills Conservancy was assembled on Friday, March 28, 2014, at 10:00 a.m. and was held at the Kenneth Hahn State Recreation Area, Community Center located at 4100 South La Cienega Boulevard, Los Angeles, CA 90056

II. Roll Call

Members Present: Allan Boodnick, Lloyd Dixon, Jacquelyn Dupont-Walker, Yolanda Gorman, Robert Jones, Allan Kingston, Chair Starlett Quarles, Vice Chair Sara Amir, Karly Katona, Robert Jones, Hayden Sohm, Patricia O'Toole, Jason Marshall

Members Present via Teleconference: Karen Finn, Julie Alvis

Members Absent: John Wicker, Patrick Reynolds, Joan Cardellino, Joe Edmiston

Staff present: David McNeill, Gail Krippner, Rosana Miramontes

III. Approval of Minutes (January) Starlett Quarles, Chair

The Chair called for a motion to approve the (January) minutes. Julie Alvis made the motion and motion was seconded and approved by all board members. Motion carries. Minutes passed and approved.

IV. Update on Proposed Interpretive Features and Facility Designs for the Stoneview Nature Center

Member Katona - We are proceeding with environmental documents and facilities program. The community planning process and meetings were well attended. David and Gail represented the Conservancy in this effort, and the County hired Withers and Ingram as consultants.

The theme is built on Healthy Living. Sub themes include:

Healthy Food, Healthy Environment, Healthy Community, Healthy Mind Body & Fitness

We will give this information to the design build team; so that when they come back with proposals guided by these values and principles.

We revised the Mitigated Negative Declaration (MND) to address the concerns from residents and the City of Culver City. We have conducted an analysis, and have worked closely with the City to address their questions. We have a comprehensive MOU with the City to address issues that might arise during construction and/or when the site is operating. The Culver City Council approved that document and it will come to the Board of Supervisors April 8th.

Board Discussion:

- Member Sohm - We have an agreement with the City for additional parking (specifically for Park to Playa users) at Hahn Park by the Olympic Forest so that parking will not be a burden on the Blair Hills community.

- We made a commitment to the community that there will be no large signs leading into the site from La Cienega or Jefferson or any other main corridor. This is a 6 acre park, not a hundred acres. We see it as something that serves the community, and a location that will be an educational resource for field trips and community groups.
- Mr. McNeill - We have met with County Parks and have agreed that there will be office space for the Conservancy. The Conservancy will have an onsite presence and be in the interpretive area to handle programming and other assisted recreational opportunities. We will work out an MOU/Agreement with the County.

V. Consideration of a Resolution to Amend the Stoneview Nature Center Agreement (#BHC12002), between the BHC and Los Angeles County Department of Parks and Recreation, to Include a Revised Performance Period and Parking Related Mitigations – Representatives from the Los Angeles County Public Works and Department of Parks and Recreation

Member Sohm stated the County entered into an MOU with the City. Key points: We have completed a scoping document to be used in the design build process that the city will review. We will take advantage of the Baldwin Hills Park Shuttle. No large signs. We will set aside \$100,000 for flexible spending. We want to develop a committee to look at impacts, assess impacts, and make recommendations for further mitigations. There is also a potential traffic monitoring program that would be implemented as part of a post project. That \$100,000 would be used to help implement some of the recommendations of the committee. Parking will be free and onsite. In addition to the parking established at the site, there will be between 20 and 30 additional spaces down at the lower end of Hahn Park in the Olympic Forestry area.

Daily operations will be from 8:00 am – 5:00 pm, seven days per week, year round. I would characterize the types of recreational activities at this site as passive in nature. The types of activities we are talking about are small organized tours, planting in the community gardens, yoga classes, walking, and cooking demonstrations. Activities that are key to the interpretive themes Karly mentioned. No amplified music, no alcoholic beverages, no smoking. In terms of special events, we have designated a cap on larger special events of up to 100 people, and no more than 12 events per year. These would be governed by parking availability and the nature of the event. We have agreed to fully comply with mitigation measures that are part of the MND and the CEQA process for this project.

The term for this agreement is 10 years. This is a living document and we plan to have quarterly meetings with the community to ensure that things are working, and if there are revisions we would have the flexibility to do so should all of the parties agree.

Mr. McNeill – For context we began with the Stoneview Center in 2012, and moved forward with the grant or construction. There was pushback from residents once the project began. We are not building this area to be a destination like the Scenic Overlook. As we have said, we are building Stoneview to be educational, interpretive, and very passive. A place where there won't be large activities with massive crowds. The council did want to anticipate the highest possible usage, and that is where this MOU process comes in.

Mr. McNeill pointed out the location of the Stoneview Nature Center, and that it is on a bus route so public transportation is available directly in front of that location. It is accessible in many ways; and as a former school site, consistent with public use.

Vincent Yu with County Public Works – We are planning on having over 61 parking spaces. A facility and park of this size will only required 40 parking spaces. There are 21 open spaces beyond what is required. We have conducted traffic and parking studies to make sure there is more than sufficient parking to include the Park to Playa Trail. General daily operation will utilize approximately 16 spaces. Overflow parking is available. That gives us a total of 71 spaces. There has been discussion about permit parking for Culver City; but, we have not come to a recommendation at this point.

Continued from page 3

The main reason for the county asking for the extension was due to the length of time required to execute two rounds of environmental documents plus additional traffic studies. The initial study and the MND added time and the parking study took another four to five months. Consequently a 12 month extension is requested.

Board Discussion:

- Member Katona - We are on schedule moving forward from here.
- Member Sohm - Highlights from the traffic study show that the park may see 120 cars per day not per hour, and that there is additional funding for impacts, solutions, speed bumps, and signs if needed. We did not go over the threshold for greenhouse gases.
- The traffic survey took into consideration the number of cars parked on the street. The City is in agreement that there aren't any major impacts to traffic or parking. This survey is a precautionary measure just to make sure there is definitely no residual impact when the park is opens, and does not mean the City thinks we have an adverse impact. We will delegate authority to the director of Parks and Recreation to make amendments as part of the board process. We trust that the City can be nimble based on resident feedback.

The Chair called for a motion to adopt Resolution 14-02. Motion was made and seconded. Move was made to adopt 12202; roll call was taken - eight ayes and two abstentions. Motion carries.

VI. Discussion and possible action on a draft comment letter regarding the Los Angeles County 2035 General Plan Update – David McNeill, Executive Officer

Mr. McNeill – L.A. County has undertaken their General Plan update for 2035. They completed a draft document in 2012. It has been 30 years plus since the plan has been updated. We have been involved in discussions regarding land use and Baldwin Hills. There are a series of hearings being held with another coming up and then a final this summer. The primary areas the Conservancy made comments on include area of framework, air quality element, conservation and natural resources element, parks and recreation element, and the public services and facilities element.

Board Discussion:

- Mr. McNeill - Current zoning has not been changed. The Baldwin Hills area remains primarily agriculture and open space. Mineral development is allowed under agriculture.
- Member Katona - There will not be zoning changes in the Baldwin Hills. The General Plan Update is more looking at the general classifications rather than zoning for specific parcels. There will be a companion process to do a county wide zoning ordinance update. Generally speaking there will be no change to property in the Baldwin Hills that are zoned as AG or open space into residential given the topography the geology and other constraints.

The Chair called for a motion to approve Item 7. Motion was moved and seconded. Roll call was taken – seven ayes, one nay, and two abstentions. Motion carries.

VII. Discussion and possible action on a draft comment letter regarding the Baldwin Hills Community Standards District Periodic Review – David McNeill, Executive Officer

Mr. McNeill - It has been five years since the County implemented the mitigations for oil drilling operations in the Baldwin Hills. I have served as a member of the Community Advisory Panel for five years. Progress is being made in regards to oversight. There are technical elements on this document that I have been reviewing in with input from some of our board members from State Lands Commission and Department of Conservation.

I wanted to share Jason's presence in Los Angeles today. He spoke of the ground movement study at the CAP meeting last night. He can take a little time to talk about the CSD. Moving forward in terms of our deadline of April 28th for initial comments, I am thinking this may be delegated to a small committee group to work out comments and to send them out.

Board Discussion:

- Mr. McNeill – There was input in the process from landowners and oil company operators. It has been a wide open process. As I understand it, Freeport Mc Moran has not given any major comments that I am aware of. They are certainly monitoring the comments. There were a lot of comments made during the CAP meetings, where at least two of the primary landowners and a representative from Freeport attended.
- Jason from the Department of Conservation - The way that the ground movement is monitored in the CSD is via surveys on an annual basis. The consultants look at satellite photos as well as monitoring devices. They monitor vertical and lateral movements to see how it might relate to damage – cracks in walls, foundations, and etcetera. If there is ground movement more than 6/10th of an inch such as in 2011, then our department will try and determine what caused that movement. The information we got from the County was not sufficiently detailed for us to make a conclusion on the causes of movement. The composition of production output is upwards of 93 – 95% water. They take that water, separate it from the oil and put it back into the ground. We need more information from not just one year; but, multiple years to determine if a balancing of fluids to manage subsidence and uplift is necessary. As far as questions about leakage into ground water, I do not presently believe there is an impact to the water table. What we would be looking for are any reports of well failure or break in the pipe metal or casing.
- Mr. McNeill stated that Jason's explanation informed comments he had written when reviewing the ground movement information. If approved by the board, Mr. McNeill would like to continue working with Jason whose expertise will help accurately spell out comments.

VIII. Executive Officer Report – BHC Staff Representatives

Project Status Update

Gail Krippner – The improvements at Norman O. Houston Park are well underway. They have started working on the sewer and are now working on the amenities, parking lot, and the bio-swale. There are four separated restrooms with a sink and toilet in each.

Mr. McNeill – Met with representatives from County and State Parks regarding the Baldwin Hills Biota Update being conducted by USC. They provided authorization for field studies – filming, trapping, and sampling under a permit to conduct scientific collections. They are asking permission to conduct some sampling.

Culver City is working with the designer on Hetzler Trail construction documents. They have had meetings to inform the neighbors and make sure everyone knows what to expect during implementation.

Board Discussion:

- Member Katona - The Supervisor's office is starting to have conversations with the oil owner and the operator of the field to discuss the logistics of the La Cienega access at Park to Playa. Our team needs to go back and look at the feasibility to come up with potential mitigations. The team is in the process of rescheduling a meeting with the field property owner and all of the outside property owners so that we can answer questions. After that we will have a committee meeting to get that feedback from the community. Stoneview will include a trailhead on the property; but, the Park to Playa Trail will have its own CEQA process.

Fiscal Update

Mr. McNeill - We are on budget for the last quarter of the fiscal year. BHC is working to hire a new Executive Secretary as Gloria Dangerfield retired on February 28th. (Gloria wished to thank everyone for your kind well wishes.) The job bulletin should be out by the end of the month. The State hiring process is extensive, and currently we have eight candidates to interview. One is from the SROA list, three are currently in Sacramento and four are in the local area. I have not yet re-advertised the Park and Recreation Specialist position.

Regarding the Urban Land Institute \$10,000 award competition application recommended by member Kingston – There is a cost associated with the application so I will defer this year and find some private funds to apply with. The window for candidates is up to 10 years for existing projects so we are well within the window for the Scenic Overlook.

On April 26th the Scenic Overlook is five years old. There is also an Earth Day event Saturday and we would like to have any groups that volunteer from private businesses to school groups. Anyone interested in planting, building fences, painting, and pulling weeds is welcome.

Legislative Update

Member DuPont Walker - Senator Mitchell is in championing a moratorium bill for fracking and would hope member(s) of the Conservancy could come to Sacramento. Mr. McNeill stated that if the Governor's Office and the Resources Agency are on the same page in regards to the bill then the Conservancy could take a position. Mr. McNeill stated he will follow up with Julie at Resources.

IX. Ad Hoc Committee Reports – Committee Chairs

No reports

X. Board Member Announcements or Agenda Items for Future Meetings

Member DuPont Walker - The Affordable Care Act deadline is March 31st. Washington reported yesterday that over 6 million people have enrolled. The threshold was 4 million. If someone has started the application process, and were unable to complete it for reasons not of their making. They will have an opportunity to complete the process without penalty.

Tomorrow, the Metropolitan Transit of LA County is having a Fare Restructuring Hearing at 9:30 to discuss fare increases. The board would like to hear from the public with regards to any restructuring that includes the Variable Bus System and the Light Rail.

Member Sohm - We have received funding to replace the picnic shelters at Hahn Park. The shelters are a rally point for families and a tradition. We have a nice new design planned. The work will begin shortly, and set for completion by fall. The change will be gradual so that park users can still have picnics.

Mr. McAdory - We had a successful baseball Opening Day. Beginning in May we will be enhancing the picnic shelters (two at a time) starting at the top and working our way down. June 21st – 22nd is the cancer relay - Walk for Life at the Fairfax Sports Fields.

Members thanked BHC staff David and Gail for assuming additional roles and duties while being down two staff.

Member Jones - Thanked retired Executive Secretary Gloria Dangerfield for the wonderful support, great work, professional camaraderie, and years of service she faithfully provided to the conservancy.

** Next meeting is tentatively scheduled for May 2, 2014.*

Adjournment

There being no more business brought before the board, the meeting was adjourned.

Approved:

Starlett Quarles
Chairman

Date:

BALDWIN HILLS CONSERVANCY

5120 West Goldleaf Circle, Suite 290

Los Angeles, CA 90056

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Memorandum

To: Governing Board

Fr: David McNeill, Executive Officer

Date: June 6, 2014

Re: Item 4: Update on Park to Playa Trail Alignment and Environmental Review – Ana Petric, Mountains and Recreation Conservation Authority

Recommendation: No action required, Power Point presentation to be provided.

Background: The Park to Playa Trail (P2P) is an ongoing collaborative project undertaken by multiple agencies pursuant to the implementation of the Baldwin Hills Park Master Plan. Under a planning grant from the Baldwin Hills Regional Conservation Authority (BHRCA), the P2P Trail has evolved from concept to feasibility study, and is now in various stages of the implementation phase. Once completed, the trail will cover 13 miles of connected trail linking the Baldwin Hills Parklands, Ballona Creek and the Santa Monica Bay.

The upland portion of the project is approximately seven miles of contiguous trail traveling through the east and west portions of the parklands. The trail has been organized into a series of segments identified alphabetically to connect publically owned parcels in the following alignment: Segment A - Culver City Park; Segment B – Baldwin Hills Scenic Overlook; Segment C – Blair Hills Corridor; Segment D – Kenneth Hahn SRA Valley Trail; Segment E – Kenneth Hahn SRA Hilltop Connector; Segment F – Janice’s Green Valley Loop; Segment G – Western Ridgeline Trail; Segment H – Eastern Ridgeline Trail; Segment I – Stocker Corridor. The development of all but one of the segments was approved by the BHRCA under the May 2013 P2P Revised Mitigated Negative Declaration. Accordingly, Segment A is in the early design development process with our partners in Culver City. The City has set aside capital improvement funds to develop plans and cost estimates for construction. Projects are underway for Segments B, D, E, F, and G, with each at 90% construction documents and ready to bid out over the next six months. The BHC has closed out the

development grant for Segment H, which County Parks opened at the close of 2014 as a part of the Eastern Ridge Facilities Improvement Project.

Segment C of the P2P Trail is still in the design phase based on constraints relating to proximity to adjacent neighborhood and oil field properties. The most recent plans propose a realignment of the trail along with a pedestrian bridge to cross La Cienega Blvd. Mitigations for noise, visibility, parking and safety are being drafted and will be presented to stakeholders during a meeting scheduled for June 27th at Kenneth Hahn SRA community room. Mitigation strategies should be vetted by stakeholders and finalized during the summer. Subsequently, a proposed bridge scheme and trail alignment will be developed into construction documents estimated for completion by the winter quarter of 2015. A final CEQA amendment for the bridge and Segment C alignment will be submitted to the BHRCA for consideration before the close of 2015.

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Memorandum

To: Governing Board

Fr: David McNeill, Executive Officer

Date: June 6, 2014

Re: Item 5: Update on the Higuera Bridge/Ramp Project at Ballona Creek – Sammy Romo, Culver City Public Works

Recommendation: No action required, Power Point presentation to be provided.

Background: Pursuant to grant agreement #BHC 11003, the City of Culver City has completed 100% construction documents for a new pedestrian/bicycle ramp entrance to the Ballona Creek at Higuera Street on the southeast end of the Hayden Tract. This access point is adjacent to the Baldwin Hills Scenic Overlook and in close proximity to the Expo Line. The ramp project compliments Culver City's collaboration with the California Department of Transportation to replace and widen the existing Higuera Bridge over Ballona Creek.

The new Higuera Bridge is currently scheduled to receive approximately \$6.4 million in Federal Bridge and Highway funds for a replacement that will meet required seismic and geometric standards and enhance safety for bicyclists and pedestrians crossing the bridge. It will include four lanes for vehicular traffic, a bicycle lane and sidewalks. Final bridge designs will be completed in November 2014 with construction anticipated to begin in April of 2015.

The timely completion of the bicycle ramp design allowed Culver City to allocate a match of approximately \$140k in City funds and apply for a \$600k construction grant from the L.A. County Metropolitan Transportation Authority (MTA) 2013 Call for Projects. If awarded, the grant would leverage the BHC's original \$60k planning grant with a 1000% local match to the complete funding of an important new public access point at Ballona Creek.

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Memorandum

To: Governing Board

Fr: David McNeill, Executive Officer

Date: June 6, 2014

Re: Item 6: Consideration of a resolution adopting the Stoneview Nature Center MOU agreement between the Baldwin Hills Conservancy and Los Angeles County Department of Parks and Recreation

Recommendation: Staff recommends adopting resolution 14-05, authorizing the Executive Officer to enter into a proposed Memorandum of Understanding with the County of Los Angeles Department of Parks and Recreation (County Parks) for shared use and programming at the Stoneview Nature Center.

Background: The attached draft MOU was developed in collaboration with County Parks to address future programming and staffing at the Stoneview Nature Center (Center). The BHC's mission of protecting wildlife and native habitat for the public's enjoyment and educational experience is consistent with the planned development of the five-acre site. In order to maximize the interpretive themes of the Center, key roles were defined to help leverage local resources and state expertise. Under the MOU, staff will assist with the implementation of the healthy watershed and environment themes developed for use in the design of the site amenities. Staff will lead outreach and training for on site stewardship activities that promote climate change adaptation, water conservation and overall watershed awareness. Programs will be coordinated through partnerships with County Parks and area stakeholders to maximize resources and broaden access to the parkland's unique location. A formal operations plan will be developed for inclusion as an addendum to the MOU.

The BHC's presence at a field site within the parklands will be an important step in the evolution of the agency. The BHC's office at Wateridge is appropriate for the agency's administrative functions; however, serving the public at the ground level will provide a better platform to promote the State's conservation priorities and engage more partners to help sustain our work.

DRAFT

**MEMORANDUM OF UNDERSTANDING
BETWEEN
BALDWIN HILLS CONSERVANCY
AND
COUNTY OF LOS ANGELES DEPARTMENT OF PARKS AND RECREATION
FOR
THE STONEVIEW NATURE CENTER OPERATION**

This Memorandum of Understanding (MOU) is made and entered into this _____ day of _____, 2014 between the Baldwin Hills Conservancy (BHC) and the County of Los Parks and Recreation (County) regarding the staffing and operation of the Stoneview Nature Center (Center) site.

WITNESSETH

WHEREAS, the County is the owner of the 5 acre property located on 5950 Stoneview Drive, Culver City CA 90232, adjacent to the Kenneth Hahn State Recreation Area and is committed to providing recreational opportunities and services to residents of Los Angeles County; and

WHEREAS, the BHC was created within the California Natural Resources Agency to also provide recreation services to include restoration and protection of wildlife habitat within Baldwin Hills community; and

WHEREAS, the construction of the Center will include a community building, gardens, landscaping, walking paths, parking lot, and other site amenities.

WHEREAS, the BHC is seeking a field worksite at the Center to implement and manage visitors serving environmental interpretation programs and restoration activities pursuant to its statutory mission; and

NOW, THEREFORE, in consideration of the mutual covenants herein set forth and the mutual benefits to be derived therefrom, the parties agree as follows:

I. PURPOSE

The purpose of this MOU is to set out terms and conditions under which the BHC and County agree to cooperatively work together and address program related matters for mutual benefit of the community.

II. THE ROLE OF BALDWIN HILLS CONSERVANCY

The mission of the BHC is 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 territory for the public's enjoyment and educational benefit. As part of their mission, the BHC is engaged in organizing and developing community-based stewardship activities that improve and enhance the area's biodiversity.

BHC staff is supported by area non-profits, community docents and interns. Docents and interns from the community are recruited and trained to participate in the interpretive programs.

BHC will **share** office space (exhibit A – building layout will be added after approval of design) in the Center and will work collaboratively with the County regarding the staffing of the facility during normal operating hours; furthermore, they will conduct and support educational programs and ecologically sustainable activities relating to the primary interpretive themes associated with the Center. BHC will also conduct activities in the parklands at Kenneth Hahn State Recreation Area, in addition to the Stocker and La Brea Corridors.

Additionally, BHC will be responsible for assisting the County with the overall maintenance of the Center building.

III. PARKING

The Center and associated parking lot will be open for public access from sunrise to sunset. Parking will be free and vehicular access will be controlled.

BHC and the County will share a limited number (4) of parking spaces for their staff assigned to the Center.

The Center will consist of low-impact design features, consistent with the schematic plan presented to the community designed to limit parking demands.

Overflow parking will be provided at the Kenneth Hahn State Recreation Area site.

IV. PARK ACTIVITIES AND OPERATIONS PLAN

Consistent with what was envisioned during the community planning process, park activities will generally consist of passive uses, including but not limited to small organized tours through the facility and gardens, planting in the community gardens, yoga classes, walking, and cooking demonstration classes.

The building at the Center will be staffed by employees from the County and or the BHC from 8:00 am until 5:00 pm. The building will be made available on a scheduled basis to local homeowner and community organizations for meetings

and events, including but not limited to voting, disaster preparedness, and other educational workshops.

Amplified sound or organized events that exceed 100 persons will not be allowed.

A formal operations plan will be drafted by the County for *consideration and approval by both parties and included* as an addendum in the final version of this MOU.

V. QUARTERLY COMMUNITY MEETINGS

BHC and the County commit to meeting quarterly with community stakeholders (including the City of Culver City) to review and address traffic, parking and other concerns associated with the Stoneview site. This will be coordinated pursuant to the current MOU between the County and Culver City.

VI. AMENDMENTS

This MOU may only be amended by mutual consent of both parties. Neither verbal agreements nor conversation by any officers, employees and/or representatives of either party shall affect or modify any of the terms and conditions of this MOU.

Any change to the terms of this MOU, including those affecting the responsibilities of the parties shall be incorporated into this MOU by a written amendment that is properly executed.

VII. GENERAL PROVISIONS

A. Applicable Law

The terms of this MOU shall be interpreted according to the laws of the State of California. If litigation arises out of this MOU, the venue shall be in the Superior Court of Los Angeles County. The parties hereto shall be bound by all federal, state and local laws, ordinances, regulations, and directives pertaining to the services to be performed hereunder.

B. Rights and Remedies Are Cumulative

Except as otherwise expressly stated herein, the rights and remedies of the parties are cumulative, and the exercise by a party of one or more of such rights or remedies shall not preclude the exercise by it, at the same time or different times, of any other rights or remedies for the same default or any other default by the other party. Except as otherwise expressly stated herein, neither party is waiving any rights or remedies it may have under applicable law, and no such waiver will be implied or inferred in the absence of express language of any such waiver.

- C. Attorney Fees
Each party shall bear its own attorney's fees and other costs in any legal action or other proceeding including arbitration or an action for declaratory relief brought between the parties to enforce this MOU or because of a dispute, breach, default, or misrepresentation in connection with this MOU.
- D. Further Acts
Each party hereto shall execute such further documents and do such further acts as may be reasonably required to effectuate the parties' intent and carry out the terms of this MOU.
- E. Severability
If any clause, provision, or section of this MOU shall be ruled invalid by any court of competent jurisdiction, the invalidity of such clause, provision or section shall not affect any of the remaining provisions.
- F. Authority
Contingent upon approval of the respective governing boards, each person executing this MOU on behalf of a party hereby represents and warrants that (i) the signatory hereto has authority to sign on behalf of the stated party, (ii) such authority has been duly and validly conferred by that party's governing body, and (iii) said entity has full right and authority to enter into this MOU.
- G. Term
This MOU shall be effective upon execution by all parties. It shall remain in full force and effect, unless terminated sooner, for five (5) years from the date of execution. Thereafter, the MOU may be extended for two (2) optional five (5) year terms, for a maximum term of twenty (20) years, upon mutual written agreement by both parties. Notwithstanding the above, at any time during the term of this MOU, either party may terminate the MOU upon 365 day written notice to the other party.

IN WITNESS WHEREOF, the Baldwin Hills Conservancy and the County of Los Angeles Department of Parks and Recreation hereto have executed this MOU on the day, month, and year first written above.

BALDWIN HILLS CONSERVANCY

By _____

Title: _____

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

By _____

Title: _____

APPROVED AS TO FORM:

County Counsel

By: _____

Date: _____

Exhibit – A

(Insert layout of building after approval of design)

BALDWIN HILLS CONSERVANCY (BHC)

RESOLUTION 14-05

RESOLUTION TO AUTHORIZE THE EXECUTIVE OFFICER TO ENTER INTO A MEMORANDUM OF UNDERSTANDING (MOU) BETWEEN THE BALDWIN HILLS CONSERVANCY (BHC) AND LOS ANGELES COUNTY DEPARTMENT OF PARKS AND RECREATION (COUNTY PARKS) FOR THE STONEVIEW NATURE CENTER OPERATION

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, 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 MOU was developed by BHC staff in collaboration with County Parks to address future programming and staffing at the Stoneview Nature Center (Center); and

WHEREAS, the activities of the planned Center are consistent with the BHC mission which includes the protection of wildlife and native habitat for the public's enjoyment and educational experience within the Conservancy territory; 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 AN MOU BETWEEN THE BALDWIN HILLS CONSERVANCY AND THE COUNTY OF LOS ANGELES DEPARTMENT OF PARKS AND RECREATION FOR SHARED USE AND OPERATION OF THE STONEVIEW NATURE CENTER.

Passed and Adopted by the Board of the
BALDWIN HILLS CONSERVANCY

on _____, 2014.

Starlett Quarles (Chair)

ATTEST: _____
Rosana Miramontes
Deputy Attorney General

BALDWIN HILLS CONSERVANCY

5120 West Goldleaf Circle, Suite 290

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Memorandum

To: Governing Board

Fr: David McNeill, Executive Officer

Date: June 6, 2014

Re: Item 7: Discussion and possible action on a draft comment letter regarding the Baldwin Hills Community Standards District Periodic Review.

Recommendation: Approve Resolution 14-04 authorizing submittal of the draft comment letter regarding the Baldwin Hills Community Standard District Periodic Review.

Background:

The Los Angeles County Department of Regional Planning is currently reviewing the Baldwin Hills Community Standards District (CSD). The CSD is an overlay zone established to provide a means of implementing County regulations, safeguards, and controls for activities related to drilling for and production of oil and gas within the Inglewood Oil Field. The ordinance has been in effect for five years since its adoption by the County of Los Angeles Board Of Supervisors on October 28, 2008. Under the provisions of the CSD, the L.A. County Department of Regional Planning is directed to conduct a review of the ordinance and, if necessary, make recommendations to improve its effectiveness.

The public draft document of the CSD Periodic Review recommendations was published on February 20, 2014 and is available on the Department of Regional Planning website: http://planning.lacounty.gov/assets/upl/project/bh_initial-periodic-review-draft.pdf. Public comments were due on April 28, 2014, however the BHC can still submit an official comment letter to be included in the record for the final public hearing to be held during this summer.

April 28, 2014

Mr. Richard Bruckner, Director
Los Angeles County Department of Regional Planning
320 W. Temple Street,
Los Angeles, CA 90012

Via email: tstapleton@planning.lacounty.gov

Re: Baldwin Hills Community Standards District Periodic Review

Dear Director Bruckner:

The Baldwin Hills Conservancy is writing to help strengthen sections of the Community Standard District (CSD) and improve the methods by which the County can collaborate with the oil field operator, community members and the regulatory agencies involved in protecting the well being of those who live, work and recreate in the region. Over the past five years, the CSD's implementation has generated some important improvements, from the utilization of California Air Resources Board certified diesel catalyts to reduce emissions from drilling rigs by up to 90%, to a mandatory habitat restoration plan that replaces native coastal sage scrub and other sensitive habitat areas lost to new construction. These are indeed milestones worth noting. Unfortunately many provisions, such as the Odor Minimization Plan, have fallen short of their intent, resulting in consistent odors associated with land treatment units in close proximity to recreation facilities. While the language in the ordinance puts forth a series of thoughtful objectives, the successful implementation of those objectives is where the substance of the policy takes place. During the review process, it is imperative the Department of Regional Planning give serious consideration to sound input from area stakeholders with an interest in the future of the region. Many of us have participated in the Community Advisory Panel (CAP) and are intimately familiar with the ordinance's limitations and potential. The purpose of the comments below is to add to the collective goal of moving closer to an effective ordinance that continues to improve day-to-day conditions for those impacted by the oil field operations.

Data Collection and Analysis

The CSD has mandated several studies at a cost to the County and the operator. A continual theme resonating as a result of the studies is the lack of credibility and or diligence the public detects in their delivery and development. This has had a crippling impact on the knowledge base needed to better inform the public and the operator on issues concerning

ground movement, health, air quality, and ultimately planning. For studies that are of a critical public nature, resources should be committed towards contracting with independent experts from educational institutions or objective agencies dedicated to health or science. Methodologies for research and modeling should be developed in a collaborative manner to determine the best course of action without the perceived influence of bias or special interest.

E.4 Geotechnical, (e) Ground Movement: The Ground Movement Survey frequency should be increased to a semi-annual basis and analysis should be coordinated with established geological survey agencies. Currently, the survey period for the CSD is one year with data collection taking place during the calendar year beginning in January and concluding in January the following year. Analysis of the data collected during the calendar year has been delivered in a report typically submitted in August, approximately eight months later. By increasing the frequency of the analysis to twice a year, there would be more opportunities to re-evaluate the granularity of data needed to assess trends and or provide earlier intervention against elevation changes that might be detrimental to surface infrastructure. There is precedent for semi-annual analysis as established by the City of Long Beach with their Subsidence Control Division for the Wilmington Oil Field.

E.7 Biological Resources, (d) Pre-Construction Surveys: All surveys listed under section (d) are currently conducted exclusively in sensitive habitat areas targeted for construction. The sensitive plant and wildlife species identified in the CSD Special Status Species and Habitat Protection Plan should all be surveyed in the coming year for a baseline of data regardless of construction. Advance survey work in all the habitat areas would allow for a more comprehensive restoration and re-vegetation plan that can address future projects that benefit both the operator and the environment i.e. slope stabilization, erosion control, storm-water management and green house gas reduction. The baseline survey data would have no impact on future construction or development in habitat areas due to the fact construction is allowed in sensitive habitat areas under the terms of the CSD.

E.18 Water Management Plan: The implementation and use of new technology can help reduce consumption and achieve better water use efficiency. Smart irrigation systems, solar powered timers, recycled water (purple pipe), are all opportunities to conserve water throughout Southwest L.A. County and should be included in the implementation effort. As drought conditions continue in California, investment in innovative systems will lead to cost savings as well as a more reliable water supply. The infrastructure for delivering recycled water to the Baldwin Hills area is approximately one mile away. Federal, State and

County resources should be leveraged to develop a plan in conjunction with area stakeholders and the operator to deliver reclaimed water to the region.

E.19 Groundwater Monitoring: The recommendation for a network of up gradient wells to be installed in or around the oil field's perimeter to compliment the existing groundwater monitoring wells should be a part of the CSD implementation. This request should be put forth to make the ground monitoring program acceptable by the director, in addition to being consistent with the Regional Water Quality Control Board recommendation. The more data is made available at various locations of the water table, the better the understanding of the characteristics of ground water in the area.

Management of Odors, Waste and Dust

E.2 Air Quality and Public Health, (g) Odor Suppressant for Bioremediation Farms: The implementation of the current odor suppressant program did not achieve the stated objective of ensuing no odors from operations could be detected at the outer CSD boundary. A revised strategy that either improved the odor suppressant process from start to finish, or re-located the bioremediation farms to more remote areas, is recommended to achieve the ordinance's objective. In 2012, prior to the SCAQMD Notice of Violation, hydrocarbon impacted soil delivered to the bioremediation farms at LAI (N) and LAI (S) had generated strong odors during handling. Specifically, odors had been reported by park users and staff during soil removal from truck beds and spreading activities at a land treatment unit adjacent to the parklands. These odors impact recreation facilities outside the outer CSD boundaries including Kenneth Hahn State Recreation Area's Eastern Ridgeline and the Yvonne B. Burke Sports Complex.

E.11 Oil Field Waste Removal, (c) Waste Discharge: The implementation of the best practices developed to manage waste from drilling and reworking in metal or plastic bins should be acknowledged by reference as a guideline requirement. Based on the operator's current practice of containment of all waste from drilling, re-drilling and reworking activities in bins, there is no need for leaving the option for use of ground sumps or pits.

E.11 Oil Field Waste Removal, (p) Fugitive Dust Control Plan: The Fugitive Dust Plan approved by the director in 2009 should include additional measures to address mud after a rain event. A revised program that reduces the amount of moist soil leaving the oil field would lower the impacts on busy routes of travel i.e. Fairfax Avenue and Stocker Street. More frequent street cleaning along those routes during the dry days

following a rain event would also reduce the amount of dust generated when the remnant soil dries.

Communication and Coordination

G.8 Multiple Agency Coordination Committee: Direct public communication with the entire MACC should take place at least one time a year in addition to the annual reporting. Over the course of the CSD, individual agencies participating in the MACC have presented at CAP meetings. These presentations have been informative and should continue, however the opportunity to have a discussion with the multiple agencies that have cross jurisdictional authorities would provide the best possible forum to learn how the regulators and first responders work together.

J.1 Community Advisory Panel (CAP), (a) CAP Members: The CAP should be re-constituted to include more representative appointees and expedited replacements on an as needed basis. The CAP's effectiveness has suffered due to the lack of attendance by its members and few appointments being made by the director in an expedited manner. Representatives for landowners, neighborhood associations and at large community members with an interest in serving should have a clear path to nomination with a timely vetting and response from the director. Communication at meetings is important to improve awareness of the operations involved in oil drilling. Ongoing education on land rights, drilling procedures, safety protocols, infrastructure upgrades and environmental quality monitoring activities help foster critical relationships and manifest collaborative outcomes. It is important to note that outreach is a shared responsibility and is not the sole purpose of the CAP. The CAP relies on the Department of Regional Planning for a web presence, distribution of materials, mailings and notifications. More resources should be deployed by the department because the reach of the County is far more extensive than any individual community organization and its members.

Thank you for the opportunity to comment on the CSD. The ordinance clearly seeks to create some compatibility between a 90 year old oil field and a growing population of environmentally conscious people. The success of its implementation rests in the hands of the Department of Regional Planning.

Sincerely,

David McNeill
Executive Officer

BALDWIN HILLS CONSERVANCY (BHC)

RESOLUTION 14-04

RESOLUTION AUTHORIZING SUBMITTAL OF STAFF COMMENTS FOR THE BALDWIN HILLS COMMUNITY STANDARDS DISTRICT PERIODIC REVIEW

WHEREAS, under Division 22.7 of the California Public Resources Code, 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 BHC territory includes the last large open space in the 127 square mile Ballona Creek Watershed and includes over 300 acres of land with existing native habitat and potential for critical linkages between habitat areas; and

WHEREAS, the BHC territory is home to over 72 species of native plants and habitat supporting at least 12 species of reptiles and amphibians, 21 species of mammals and over 166 bird species all native to California; and

WHEREAS, the Baldwin Hills Conservancy is authorized to conduct any necessary planning and development activities in accordance with its statutory objectives pursuant to Public Resources Code section 32565.5 (b); and

WHEREAS, the Baldwin Hills Community Standards District Periodic Review provides an opportunity for an updated management tool to address the impacts of ongoing oil drilling operations under the jurisdiction of the County overlay zone; and

WHEREAS, the Los Angeles County Department of Regional Planning is accepting comments pursuant to the public input process; and

WHEREAS, under item 7 of the staff recommendation, the Comment Letter regarding the Baldwin Hills Community Standards District Periodic review has been attached and prepared for submittal to the Los Angeles County Department of Regional Planning.

NOW THEREFORE BE IT RESOLVED THAT THE GOVERNING BOARD APPROVES RESOLUTION 14-04 AND AUTHORIZES STAFF'S COMMENT SUBMITTAL FOR THE BALDWIN HILLS COMMUNITY STANDARDS DISTRICT PERIODIC REVIEW

Passed and Adopted by the Board of the
BALDWIN HILLS CONSERVANCY

on _____, 2014.

Starlett Quarles
Chair

ATTEST: _____
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Deputy Attorney General

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Memorandum

To: Governing Board

Fr: David McNeill, Executive Officer

Date: June 6, 2014

Re: Item 8: Executive Officer Report

Projects Status Report

Please see the updated BHC Local Assistance / Capital Outlay Projects Status Report (attachment #1).

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 2013-14 fiscal year.

Activities Update

N/A

Baldwin Hills Conservancy
Local Assistance / Capital Outlay Projects Status Report
6/06/14

Capital Outlay Grantee/Administrator	Project Title	ContractID	Fund Source	Funds Allocated	PROJECT STATUS
City of Los Angeles	Outdoor Improvements at Norman O. Houston Park (Phase II)	BHC11002	Prop 40	\$1,800,000	Project completion expected July 2014; Opening ceremony probable date July 25, 2014.
California Dept. of Toxic Substance Control (DTSC)	Environmental Monitoring and Soil Management Plan Implementation	BHC11004	Prop 40	\$465,000	DTSC will continue to monitor Soil Management Plan on upcoming construction projects.
Mountains Recreation and Conservation Authority (MRCA)	Milton Street Park Construction	BHC12000	Prop 84	\$2,000,000	Permitting still in-progress; expected to go out to bid early 2014.
Mountains Recreation and Conservation Authority (MRCA)	Park to Playa Trail - Stocker Corridor Section	BHC12004	Prop 40	\$1,030,000	Construction documents in review; obtaining permits in Summer 2014; Second round of advertising and bids in-process.
Los Angeles County Dept. of Parks & Recreation	Stoneview Nature Center	BHC12002	Prop 40	\$5,000,000	Revised MND adopted by BOS in April 2014; RFPs issued at the end of May for both site-demolition and identifying a design-build contractor.

**Baldwin Hills Conservancy
Local Assistance / Capital Outlay Projects Status Report
6/06/14**

Capital Outlay Grantee/Administrator	Project Title	ContractID	Fund Source	Funds Allocated	PROJECT STATUS
City of Culver City	Hetzler Road Pedestrian Path at BHSO	BHC13003	Prop 84	\$791,000	100% construction documents completed, approved by ADA awaiting Fire Marshall review; Culver City is developing a bid package.

<u>As of 2/28/2014</u>	<u>PCA #</u>	<u>Remaining Appropriation</u>	<u>EXP + ENC</u>	<u>BALANCE</u>
ELPF - #0140, Support				
2013 Budget Act Item 3835-001-0140	10001	\$ 351,000.00	\$ 256,479.52	\$ 94,520.48
Prop 40 - #6029, Support				
2013 Budget Act Item 3835-001-6029	10005	\$ 115,000.00	\$ 60,949.75	\$ 54,050.25
Prop 84 - #6051, Support				
2013 Budget Act Item 3835-001-6051	10009	\$ 101,000.00	\$ -	\$ 101,000.00
Total Support Balance:				\$ 249,570.73
Prop 40 - #6029, Capital Outlay				
2005 Budget Act Item 3835-301-6029	20003	\$ 8,648,000.00	\$ 2,975,288.19	\$ 5,672,711.81
2004 Budget Act Item 3835-301-6029	20002	\$ 7,200,000.00	\$ 3,794,725.06	\$ 3,405,274.94
2003 Budget Act Item 3835-301-6029	20001	\$ 7,200,000.00	\$ 5,199,999.11	\$ 2,000,000.89
2002 Budget Act Item 3835-301-6029	22000	\$ 15,000,000.00	\$ 14,473,955.70	\$ 526,044.30
Total Prop 40 Cap Outlay Balance:				\$ 11,604,031.94
Prop 84 - #6051, Capital Outlay				
2009 Budget Act Item 3835-301-6051	30002	\$ 3,050,000.00	\$ 980,280.00	\$ 2,069,720.00
2008 Budget Act Item 3835-301-6051	30001	\$ 3,050,000.00	\$ 140,794.00	\$ 2,909,206.00
2007 Budget Act Item 3835-301-6051	30000	\$ 3,050,000.00	\$ 2,000,000.00	\$ 1,050,000.00
Total Prop 84 Cap Outlay Balance:				\$ 6,028,926.00

BOND CASH FUNDS

As of 2/28/2014

2010 SPRING BAB SALE		CASH ALLOCATED	EXPENDITURES	BALANCE
	PROP 40:	\$ 579,277.00	\$ 579,277.00	\$ -
	PROP 84:	\$ 829,272.44	\$ 819,999.26	\$ 9,273.18
2010 DECEMBER BAB SALE				
	PROP 40:	\$ 603,452.18	\$ 239,694.32	\$ 363,757.86
2010 DECEMBER TE SALE				
	PROP 40:	\$ 60,547.82	\$ -	\$ 60,547.82
2010 SPRING TE SALE				
	PROP 40:	\$ 1,415,869.68	\$ -	\$ 1,415,869.68
	PROP 84:	\$ 2,473,145.41	\$ -	\$ 2,473,145.41
2009 OCTOBER TE SALE				
	PROP 40:	\$ 782,332.87	\$ 329,711.02	\$ 452,621.85
	PROP 84:	\$ 197,000.00	\$ 39,254.99	\$ 157,745.01
2009 MARCH SALE				
	PROP 40:	\$ 901,961.01	\$ 901,961.01	\$ -
Total Available Bond Cash:				\$ 4,932,960.81