

Baldwin Hills Conservancy (BHC)
NOTICE OF PUBLIC MEETING
The meeting of the Baldwin Hills Conservancy will be held
Monday, July 27, 2009 from 10:00 a.m. - 12:00 p.m.
Kenneth Hahn State Recreation Area
Community Center
4100 S. La Cienega Blvd
Los Angeles, CA 90056
Phone (323) 298-3660

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 or a non-agenda item, please fill out a speaker card identifying the subject of your comments and give it to a staff person before the public hearing. The 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.

CALL TO ORDER Mr. Robert L. Jones, Chairman

1. Roll Call
2. Approval of Minutes (May)
3. Presentation on the Baldwin Hills Park Master Plan – Sandra Hamlat, Associate Park and Recreation Specialist
4. Consideration of a joint resolution with the Baldwin Hills Regional Conservation Authority authorizing a disbursement of funds from the Authority Account # S8D / 27951, for a “Teach me to Camp” summer pilot program in the Baldwin Hills Parklands – David McNeill, Executive Officer
5. Consideration of a joint resolution with the Baldwin Hills Regional Conservation Authority authorizing a disbursement of funds from the Authority Account # S8D / 27951, to commission an economic and development feasibility study for the proposed acquisition site at 5950 Stoneview Drive – David McNeill, Executive Officer
6. Executive Officer Report – David McNeill
7. Ad Hoc Committee Reports
8. Board Member Announcements

9. Next meeting is tentatively scheduled for Thursday, September 3, 2009 at 6:00 p.m.

Pursuant to Government Code Sections 54956.8, 54956.9, the Conservancy may hold a closed session to discuss and take possible action regarding instructions on real estate negotiations, on personnel matters and/or to receive advice of counsel on pending or potential litigation. Confidential memoranda related to these issues may be considered during such closed session discussions.

10. Closed Session: Conference to discuss negotiations and strategies for the following properties: Parcel Numbers: 4204-014-024, 25 and 26 Negotiating Party: Ed Dolin, Agency Negotiator: David Myerson; Parcel Numbers: 4204-014-015 Negotiating Party: John Engh, Agency Negotiator: David Myerson

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**

MINUTES OF THE PUBLIC MEETING
of the
BALDWIN HILLS CONSERVANCY
May 22, 2009

CALL TO ORDER

The public meeting of the Baldwin Hills Conservancy was called to order by Chair Robert L. Jones on Friday, May 22, 2009 at 10:15 a.m., at the Baldwin Hills Scenic Overlook PORTS Theatre, 6300 Hetzler Road, Culver City, CA 90232.

I. Roll Call

The Conservancy roll was called and the following voting members were present Allan Boodnick, John Wicker (designee for Vice Chair Russ Guiney) Mary Ann Greene, Chair Robert L. Jones, Ron Schafer, Lloyd Dixon, and Allan Kingston. Absent: Ta-Lecia Ann Arbor, Kenneth Bentley, Bryan Cash, Mike Chrisman, Ruth Coleman, Bobbie Parks, and Supervisor Mark Ridley-Thomas.

The following non voting members were present: Patricia O'Toole, and Greg Scott. Absent: Sara Amir, Bill LaPointe, Joe Edmiston and Mary Small.

The following staff members were present: David McNeill, Gail Krippner, and Sandra Hamlat.

Representing the State Attorney General office: Rosana Miramontes.

II. Approval of Minutes of Meeting (March)

The Chair called for the motion to approve April's meeting minutes. Member Boodnick made the motion to approve the meeting minutes. Motion was seconded and carries.

III. Presentation by the UCLA

Dr. Travis Longcore, instructor for the course, introduced himself and Travis Brooks as well as the two groups of senior environmental degree students who gave the presentations focusing on urban encroachment, odor problems, and native coastal scrub habitat in the Baldwin Hills.

IV. Discussion and Possible Action on a Recommendation by the Negotiations Ad Hoc Committee Regarding the Acquisition and Development of Approximately 5 Acres of Land Located at 5950 Stoneview Drive, Culver City, CA – Lloyd Dixon

Member Dixon, Chair of the Negotiations Ad Hoc Committee, stated their committee had met to discuss acquisition of the property and concluded the property was appropriate for acquisition by the BHC. The property contains several buildings on it and could be used for different uses, such as recreational and office space for the conservancy staff. Their committee overall recommends proceeding with environmental assessment of the property and looking into the issues that need to be considered before acquiring. Member Boodnick moved that the recommendation of the presentation made. Motion seconded and carries.

V. Public Comments

Marta Zaragoza, ECCNA/HTCC recognized Culver City Councilmember Micheál O' Leary who was in attendance. She thanked the Baldwin Hills Conservancy for providing single bottled water for the meeting, but asked, with the current state of global waste, that the conservancy board consider and approve eliminating single use bottled water for recycled cups and/or recyclable two gallon water containers.

VI. Executive Officer Report – David McNeill

Mr. McNeill gave his written report, which focused on the Capital Outlay projects and Prop 40 and 84 bond funding outlook.

VII. Attorney General Report – Rosana Miramontes

Ms. Miramontes had nothing to report.

VIII. Board Member Announcements

Member Schafer thanked all who attended the grand opening of the Baldwin Hills Scenic Overlook on April 18.

Member Wicker commended Member Schafer and Baldwin Hills Scenic Overlook and having State Parks as a partner in the Baldwin Hills.

The Chair thanked Member Schafer for facilitating today's meeting at the Baldwin Hills Scenic Overlook and for his dedicated service.

Following the board comments, Liz Gosnell (Cone Trust) stated she represented the owners of land in the oil fields and they are opposed to any documentation of proposed plans that utilizes their private property and presents to the public that they are done deals or the sale of them is an absolute possibility.

At 11:00 a.m. the Chair announced that the meeting would now go into the closed session portion and excused the public.

The public portion of the meeting reconvened at 12:15 p.m. The Chair announced that in closed session the board moved to have the agency negotiator, Dave Myerson, continue discussion and negotiations for the purpose of acquiring the forementioned property on record (5950 Stoneview Drive). Any additional proceedings to occur will be developed in closed session.

Marta Zaragoza (ECCNA/HTCC) asked for the status of yesterday's CAP meeting that was part of the Executive Officer's report. Mr. McNeill responded that it was not included in his report, but in the meeting, the CAP discussed the by-laws and obtained information on the landscaping plan. He advised Ms. Zaragoza that she could obtain the meeting minutes from the County planning department

ADJOURNMENT

There being no further business, a motion was made to adjourn. The meeting adjourned at 12:25 p.m.

Approved:

Robert L. Jones
Chair

BALDWIN HILLS CONSERVANCY

5120 West Goldleaf Circle, Suite 290 • Los Angeles, CA 90056

Ph: (323) 290-5270

Fx: (323) 290-5276

www.bhc.ca.gov

Memorandum

To: Governing Board

Fr: Sandra Hamlat, Associate Park and Recreation Specialist

Date: July 27, 2009

Re: Agenda Item 3: Presentation on the Baldwin Hills Park Master Plan.

Recommendation: No formal action required at this time.

Background: Because of the on-going discussions regarding the Baldwin Hills Park Master Plan and in preparation for the update or amendment, staff has prepared a brief memo regarding master plans, in general, and the Baldwin Hills Park Master Plan, in particular.

Californian Master Plans

William Fulton is a planning and policy expert based in southern California and is considered one of the authorities of planning in California. In his book *Guide to California Planning*, he documents the idea of the master plan or the comprehensive plan in California as originating in 1927 when the legislature first authorized local governments to form planning commissions that would create and adopt a master plan for the physical development of the local, or regional, government and of any land outside its boundaries that are related to its jurisdiction. In 1937, the state of California was the first one to begin requiring all local and regional governments to adopt master plans. In 1965, the state's planning laws were re-organized, and the master plan was renamed the general plan.

Master and general plans are conceptual in nature. They contain a set of broad policy statements about the goals for future development of the area. Although the state does not establish a specific timetable for updating general plans, a wholesale revision typically happens about once every 10 to 15 years when the data that the plan is based on become dated or when the growth patterns facing a community has changed. General plan amendments, which are usually designed to accommodate a particular development project, are permitted four times per year under state law.

State Parks Planning

The *Baldwin Hills Park Master Plan* is a unique document for State Parks, which was the lead agency, because State Parks typically does not write plans for land that it does not own. As noted above, an entity does not need to own the land for which it plans (for example, the recent Los Angeles River Master Plan and Environmental Impact Report covers land within the City of Los Angeles under both private and public ownership), but landownership is a requirement for State Parks' general plans. Regardless, according to their document *Park Planning*, State Parks' general planning process considers the context in terms of surrounding state parks, regional planning, land uses, as well as other influences such as local and regional recreational opportunities and services.

Baldwin Hills Park Master Plan

The process to create the *Baldwin Hills Park Master Plan* took three years, ensuring a historic level of public involvement throughout the Baldwin Hills area. The planning process began in 1998 and combined public as well as private funds to create a new model for community-based planning for state parks located in urban areas. The planning team held over 200 individual meetings with a broad range of organizations, community leaders, elected officials, public agencies, and other stakeholders. All of the gathered information informed the overall design process.

Thirty different public agencies, including both State Parks and the Los Angeles County Department of Parks and Recreation, were included in the outreach. There were two different series of public workshops to gather public input and refine conceptual designs. Over 700 people attended these workshops between 2000 and 2001. An 85-member Baldwin Hills Park Advisory Committee was also formed to provide community guidance for the planning process. This committee and the executive committee met regularly in 2000 and 2001, providing critical direction and input.

Plan Updates

The Inglewood Oil Field, which is located within the territory of the Master Plan, is designated as Open Space and Agriculture in the Los Angeles County General Plan. These General Plan designations include both private and public lands, and oil field operations are an allowable use. The general plan is currently being updated, and it should be consistent with other plans for the area including the *Baldwin Hills Park Master Plan*.

Additionally, once the County of Los Angeles gets past the legal challenges to the Community Standards District and Environmental Impact Report, the Master Plan will need to be updated. Although a Master Plan can include land in private ownership, the updated Master Plan should clearly indicate which lands are privately owned. The Master Plan Update will consider different alternatives that could also contemplate oil operations with park development. These alternatives could also consider phasing of the park development from the current oil operations uses to park uses and include a timeline for such a transition.

Considering that these lands are currently being used for oil operations and are highly impacted with petroleum (what is referred to as a brownfield), the land will require remediation before it can be used for its next highest and best use. Both the Federal and State governments have strict standards for remediation of brownfields, especially those impacted by petroleum.

As stated above, the County currently designates this area as Open Space and Agriculture. If the land use designation for this area ever changed to another use such as residential and/or commercial/retail, the standards for remediation of the land would be very strict. Designating the land as Open Space and using a specific plant palette can be part of the remediation strategy.

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Los Angeles, CA 90056

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Fx: (323) 290-5278

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Memorandum

To: Governing Board

Fr: David McNeill

Date: July 27, 2009

Re: Item 4: Consideration of a Joint Resolution with the Baldwin Hills Regional Conservation Authority (BHRCA) authorizing a disbursement of funds from the Authority Account #S8D / 27951 for a "Teach Me to Camp" summer pilot program in the Baldwin Hills Parklands

Recommendation: Approve Joint Resolution 09-05 authorizing a disbursement of up to \$2,500 from the Authority Account #S8D / 27951 to fund a two day "Teach Me to Camp" summer pilot program in the Baldwin Hills Parklands

Background: The BHC and the BHRCA are seeking to collaborate on an Outward Bound program called "Teach Me to Camp" during the month of August. This effort would be a pilot for the Baldwin Hills and would provide an opportunity for disadvantaged families to camp overnight at Kenneth Hahn State Recreation Area. A draft proposal from a representative of the Outward Bound Los Angeles outlined the details of the two day program that has been successfully managed by representatives of the non-profit organization for nearly 3 years. The goals of the weekend camping trip is to provide urban families with an interpersonal bonding experience on private natural preserves, land trusts and state parks. Outward Bound supplies all the necessary equipment and delivers a site specific program to teach first time campers proper use of equipment, environmental awareness and family teambuilding. At the close of the program, campers are presented with resources to plan their own future camping trips.

Working with the Second Supervisorial District of Los Angeles County, Los Angeles County Parks and Recreation, and California State Parks, BHC staff has helped develop the framework for such a program to be implemented utilizing outdoor resources in the parklands including the Baldwin Hills Scenic Overlook, the Olympic Forest, and portions of the Ballona Creek.

The budget for the pilot program to accommodate 22 participants is approximately \$95.00 per person (see costs attached). Participants are also required to pay a registration fee of \$35.00 per family. The proposed disbursement is consistent with the Memorandum of Understanding with the BHRCA. There are sufficient funds in the Authority account, which as of the last quarterly accounting from the L.A. County Department Auditor-Controller, had a balance of \$317,957.



Teach Me To Camp

<u>Expenses:</u>	Unit Cost	Description	Extended Cost	
Course director	\$ 115.00	two prep days + two field days + half day post	\$ 517.50	
Fringe @ 28%	\$ 32.20	payroll expenses	\$ 144.90	
Lead instructor	\$ 80.00	half day prep + two field days + half day post	\$ 200.00	
Instructors (2)	\$ 70.00	half day prep + two field days + half day post	\$ 350.00	
Fringe @ 14%	\$ 21.00	payroll expenses	\$ 77.00	
Vehicle rentals	\$ 108.25	two 15-passenger vans x 2 days	\$ 216.50	
Fuel	\$ 20.00	two vehicles x 2 days	\$ 40.00	
Food	\$ 7.50	per person / per day x 22 persons (\$150/course)	\$ 165.00	
Propane	\$ 2.50	per canister x 2 per meal x 2 meals + 2 lanterns	\$ 15.00	
Firewood	\$ 7.50	per bundle x 2 bundles	\$ 15.00	
		Subtotal	\$ 1,740.90	
		Administrative Overhead (20%)	\$ 348.18	
		Total	\$ 2,089.08	
				\$ 94.96 per person

BALDWIN HILLS CONSERVANCY (BHC)

RESOLUTION 09-05

RESOLUTION AUTHORIZING A DISBURSEMENT OF FUNDS IN AN AMOUNT NOT TO EXCEED \$2,500 FROM THE AUTHORITY ACCOUNT #S8D/27951 FOR A “TEACH ME TO CAMP” SUMMER PILOT PROGRAM IN THE BALDWIN HILLS PARKLANDS

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 Baldwin Hills Regional Conservation Authority (BHRCA) and the BHC entered into a Memorandum of Understanding (MOU) for management of property interests in the Baldwin Hills Conservancy Territory; and

WHEREAS, the BHRCA is a joint exercise of powers authority established pursuant to Government Code Section 6500, *et seq.*, to acquire, expand and improve the open space, natural habitat and recreational opportunities within the Baldwin Hills; and

WHEREAS, pursuant Article II Section (4) of the MOU, any revenues received from cooperatively acquired or developed property interests would be maintained in an account managed by an independent fiscal agent; and

WHEREAS, Article II Section (5) of the MOU requires all expenditures from the account must be authorized by a joint resolution of the governing boards of the BHRCA and BHC; and

WHEREAS, Outward Bound Los Angeles is a non-profit with expertise in delivering camping programs to disadvantage families in densely populated communities; and

WHEREAS, L.A. County 2nd Supervisorial District, County Parks, State Parks and the BHC seek to expand public accessibility to outdoor activities; 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 JOINT RESOLUTION 09-05, AUTHORIZING A DISBURSEMENT IN AN AMOUNTY NOT TO EXCEED \$2,500 FROM THE AUTHORITY ACCOUNT (S8D / 27951) FOR A “TEACH ME TO CAMP” SUMMER PILOT PROGRAM IN THE BALDWIN HILLS PARKLANDS

Passed and Adopted by the Board of the
BALDWIN HILLS CONSERVANCY

on _____, 2009.

Robert L. Jones
Chair

ATTEST: _____
Rosana Miramontes
Deputy Attorney General

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Memorandum

To: Governing Board

Fr: David McNeill

Date: July 27, 2009

Re: Item 5: Consideration of a joint resolution with the Baldwin Hills Regional Conservation Authority (BHRCA) authorizing a disbursement of funds from the Authority Account # S8D / 27951, to commission an economic and development feasibility study for the proposed acquisition site at 5950 Stoneview Drive

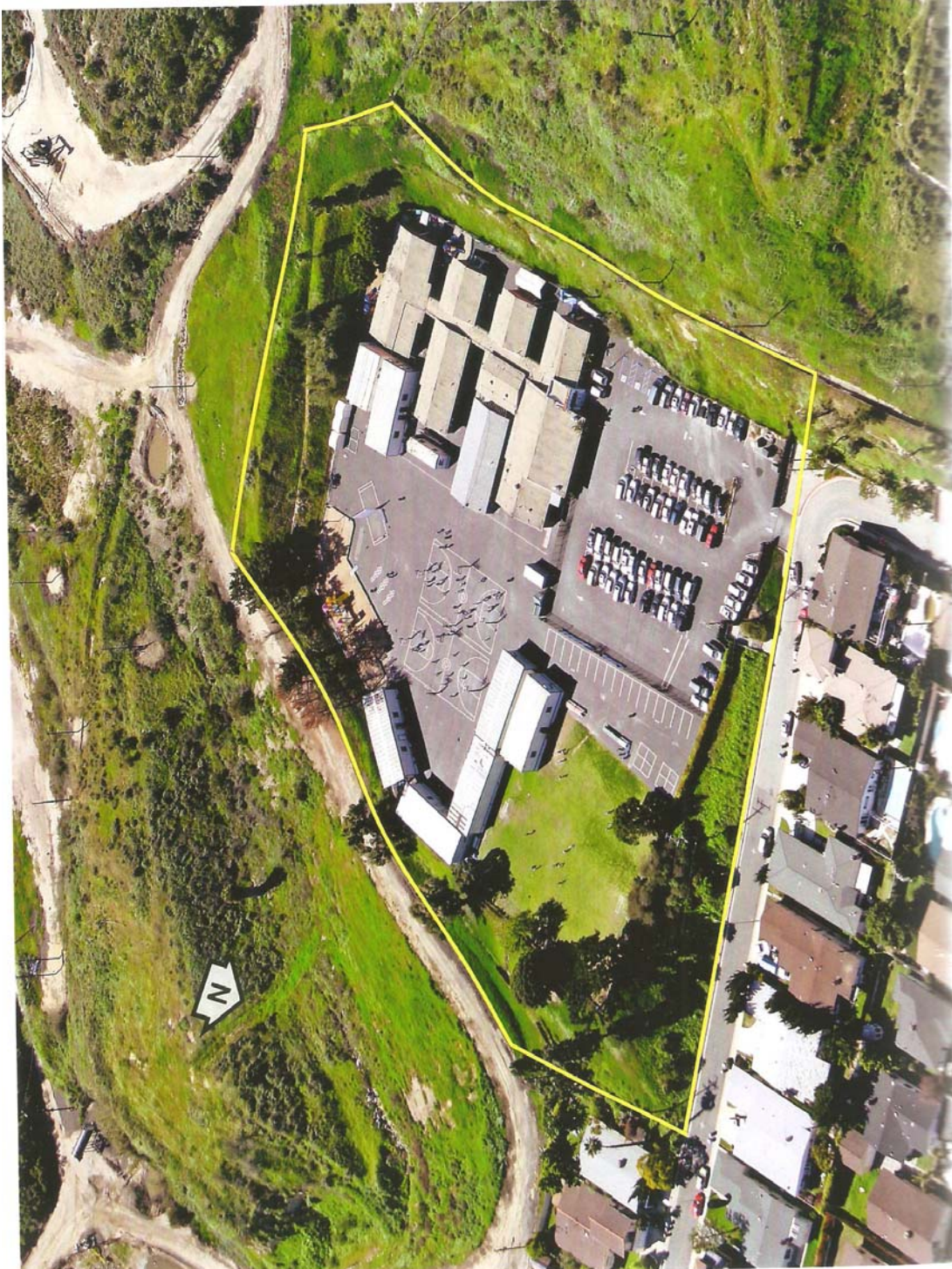
Recommendation: Approve joint resolution 09-06 authorizing a disbursement of up to \$40,000 from the Authority Account #S8D / 27951 to fund the economic and feasibility study.

Background: On May 18, 2009, the Governing Board of the BHC authorized the BHRCA to advance negotiations with the owners of the property at 5950 Stoneview Drive subject to some due diligence items. Subsequently, the BHRCA Governing Board took similar action adding requests for assessments beyond environmental review. BHC Staff organized a tour of the property to begin investigating the size, scope, and cost associated with conducting a broader study on the project site. Representatives from the BHC, County, Culver City, as well as building professionals helped formulate the basis for a feasibility assessment that would include the following:

1. A physical evaluation of the structures on site and the allowable uses based on zoning, building and safety codes and existing permits
2. A business plan outlining the potential economic uses and public benefits that could be realized at the location
3. A cost estimate for improvements associated with potential site uses to include proposed partnerships and funding sources to help sustain the project

Armed with a study that addresses the above, funding agencies would be better informed during negotiations and more prepared for the work of identifying and securing partners to assist in the long range development of the property. In the event the outcome of the study indicates there are viable options for rehabilitating and sustaining the site as a worthwhile destination within the park, outreach to the surrounding communities would be initiated to discuss the proposed range of park compatible projects that could be located on the property.

If adopted, the resolution 09-04 would authorize the BHRCA to consider making a \$40,000 disbursement to fund all the elements of the feasibility study. The expenditure is consistent with the MOU between the BHC and BHRCA and would not have significant impact on the balance of the Authority account which was \$317,957 at the end of latest quarter's reporting period.



BALDWIN HILLS CONSERVANCY (BHC)

RESOLUTION 09-06

RESOLUTION AUTHORIZING A DISBURSEMENT OF FUNDS FROM THE AUTHORITY ACCOUNT # S8D/27951, IN AN AMOUNT NOT TO EXCEED \$40,000 TO COMMISSION AN ECONOMIC AND DEVELOPMENT FEASIBILITY STUDY FOR THE PROPOSED ACQUISITION SITE AT 5950 STONEVIEW DRIVE

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 Baldwin Hills Regional Conservation Authority (BHRCA) and the BHC entered into a Memorandum of Understanding (MOU) for management of property interests in the Baldwin Hills Conservancy Territory; and

WHEREAS, the BHRCA is a joint exercise of powers authority established pursuant to Government Code Section 6500, *et seq.*, to acquire, expand and improve the open space, natural habitat and recreational opportunities within the Baldwin Hills; and

WHEREAS, pursuant Article II Section (4) of the MOU, any revenues received from cooperatively acquired or developed property interests would be maintained in an account managed by an independent fiscal agent; and

WHEREAS, Article II Section (5) of the MOU requires all expenditures from the account must be authorized by a joint resolution of the governing boards of the BHRCA and BHC; and

WHEREAS, the BHC and BHRCA seek to conduct due diligence on the property to include a feasibility assessment of potential environmental, structural, economic, and investment opportunities; 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 JOINT RESOLUTION 09-06, AUTHORIZING A DISBURSEMENT OF FUNDS FROM THE AUTHORITY ACCOUNT # S8D/27951, IN AN AMOUNT NOT TO EXCEED \$40,000 TO COMMISSION AN ECONOMIC AND DEVELOPMENT FEASIBILITY STUDY FOR THE PROPOSED ACQUISITION SITE AT 5950 STONEVIEW DRIVE

Passed and Adopted by the Board of the
BALDWIN HILLS CONSERVANCY

on _____, 2009.

Robert L. Jones
Chair

ATTEST: _____
Rosana Miramontes
Deputy Attorney General