

STATE OF CALIFORNIA – THE RESOURCES AGENCY
Governor

GRAY DAVIS,

BALDWIN HILLS CONSERVANCY

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**MINUTES OF THE PUBLIC MEETING
of the
BALDWIN HILLS CONSERVANCY**

JULY 11, 2003

CALL TO ORDER

I. Roll Call

The public meeting of the Baldwin Hills Conservancy was called to order at 10:00 a.m., on July 11, 2003, at Kenneth Hahn State Recreation Area, 4100 South La Cienega Blvd., Los Angeles, CA 90056.

The Conservancy roll was called, and the following voting members were present: Ta-Lecia Ann Arbor, Allan Boodnick, Ruth Coleman, Clare Bronowski, Mary Ann Greene, Mary Nichols, Ted Jackson, Supervisor Yvonne Burke. Kenneth Bentley and Jim Park arrived after roll was taken. Absent: Tim Gallagher and David Takashima.

The following non-voting members were present: Sara Amir, Paul Mount, and Don Rogers. Joe Edmiston and Greg Broughton arrived after roll was taken. Absent: Neal Fishman.

The following staff members were present: David McNeill and Gloria Dangerfield.

Representing the Office of the Attorney General was John Saurenman.

II. Approval of Minutes (June)

Motion made to approve June meeting minutes as prepared. Motion carried.

The Chair announced that Agenda Item VII would be discussed first.

VII. Discussion and possible action on proposed BHC grant application and guidelines

Mr. McNeill went over the projects for the grant guidelines. The Conservancy has a \$15 million appropriation from Prop 40 and the BHC strategic plan presents the opportunity to use some of the funds toward capital improvement projects that would impact the park in a very positive way.

Mr. McNeill stated that the guidelines were taken and revised based on current grant procedures from Rivers Conservancy, Coastal Conservancy, and California State Parks. The Conservancy's grant guidelines are very specific, as they direct applicants to look at individual projects that have been voted on by the Conservancy as priorities. The Conservancy will make \$9 million available for proposals on major and minor projects, which he covered in his report. The grant funds are available for state, county, local, federal, and non-profits, pursuant to Public Resources Code 32569. Discussions arose regarding timing and deadlines. Mr. McNeill stated he could change the two – three months period in the proposal and can add an additional two months before December for second round application, or can break it up. Member Nichols recommended doing only one round. Mr. McNeill agreed that deadline should be extended – push it to December, with regards to applications. Member Parks commented on the evaluation committee, stating the County has independent evaluations of their proposal, so there is no thought that one proposal is favored over another, suggested there be selection from a different group to form an independent evaluation of the proposals, then come back to the board. The Chair stated that the Conservancy board was diverse enough to form an independent evaluation. Motion made to approve the guidelines with comments including a new application deadline of with a deadline of November 1 and an opportunity to make minor non-substantive changes in the coming week. Motion carried. Member Parks volunteered to work with Mr. McNeill on minor suggestions for the guidelines.

III. Receive and File Correspondence

IV. Baldwin Hills Scenic Overlook – Design Team Update

Barney Matsumoto gave an update on the site. He informed the board that the public workshop held on June 28, was pretty well attended. He stated that accessibility and parking were two things he got from people attending the workshop, which he feels remain key to the project. He furthered stated that they will probably come up with three alternatives for parking, which will be refined with the Community Advisory Committee, working group, and the design team. Results will be presented to the public in September at another workshop. After getting feedback from the September workshop on the three alternatives the design team should have the final design concept complete by December. Currently, there is no construction budget for this project – they're only doing the design process. He stated that if funding becomes available, they can move ahead with the second phase of the design development.

Member Coleman stated there is about \$10 million plus in the budget, currently being debated in the legislature, once approved there will be funding available to go all the way through construction, however language attached to the budget bill prohibits spending until the department can show the access issue is dealt with. Per Mr. McNeill's request, Mr. Matsumoto pointed out the three access points being considered as alternatives; which are 1) Duquesne through Culver City Park, 2) connecting through industrial area, which is adjacent to the park, and 3) through Hetzler Road (which is the least desirable). Mr. Matsumoto also pointed out a private road, which could be also considered as another alternative. He stated that the biggest challenge for the design team with parking is how much parking is needed, which would be determined by what type of programs occurring at the site. Member Rogers stated he would recommend to Culver City's city council they not authorize access through Duquesne, as it goes through Culver City Park and would pose a safety issue. Member Park stated the bridge on La Cienega would be a potential viable access point with parking not being at the scenic site, but at 6000 Jefferson Blvd., which can be accessed from La Cienega. Member Boodnick

wanted to know when the revised plan would be final allowing the two elements to move ahead. Mr. Matsumoto responded that in December, he's planning to have one plan. Member Greene brought up the subject of off-site parking; Mr. Matsumoto commented that Hayden Place is another option being discussed, which has industrial buildings that generally are not occupied on weekends, which has lots of vacant spaces. Member Amir advised Mr. Matsumoto that environment impact of the project should be looked at. The Chair commented she would hate to spend money to develop the property into a big parking lot we don't need, when other parks rely on street parking.

V. Public Comments

None.

IV. Executive Officer Report

Mr. McNeill gave his written report. He noted and thanked the homeowner groups and the Center for Law In the Public Interest, who were instrumental in halting the proposed waste transfer station. He discussed the letter received from the Western States Black Regional Education Center seeking a permanent place in the Baldwin Hills to house their collection. Member Bentley stated he would work with Mr. McNeill in helping them locate a permanent place for the center's collection.

V. Deputy Attorney General's Report – John Saurenman

Nothing to report.

VI. Ad Hoc Committee Management

The Chair commented that if any board members wanted to serve on a different committee to please advise her. The Chair stated she had suggested to Mr. McNeill the possibility of establishing a finance committee. Member Broughton wondered if there was a place for an ad hoc committee to address the Master Plan or if an existing committees could address these issues. The Chair stated the committee structures probably doesn't cover everything, but that Mr. McNeill could call on the expertise from different board members if any issues arise.

VIII. Progress Report on Baldwin Hills Appraisal and Engineering Study

Member Mount stated that the Appraisal Ad Hoc committee is planning to meet prior to the next conservancy meeting and will have a report to give the board. Dave Mercier, State Lands Commission, gave an update on the progress made on the Appraisal and Engineering Study. Member Broughton asked about the data that had been obtained. Mr. Mercier stated that they had received the oil, gas, and water information by parcel. The information will be forecasted in an economic model, which will project the actual remaining oil reserves based on the forecast, a mineral value will be derived from there. Mr. Mercier stated the data can be accessed through the Department of Oil and Gas' database on the Internet. They are also getting geological data from Plains, Chevron, and Stocker who have written papers on the field. Member Mount added that seismic work was recently done, impacting State Lands' analysis, which will result in State Lands' going back in two years to re-analyze the value of the minerals.

XI. Board Member Comments

Member Park apologized for being late and stated Member Tim Gallagher wanted clarification of his comment made in the meeting minutes for June, Agenda XI, Consideration of a resolution(s) authorizing a grant to the Mountains and Recreation Conservation Authority, that states, "Member Gallagher expressed his concerns about it not being the best possible deal", to state "Member Gallagher questioned whether all opportunities had been pursued." Correction noted and will be made to the June minutes.

The public meeting adjourned at 11:30 a.m. to go into the closed session. The Chair announced that the next public meeting would be September 12, 2003.

ADJOURNMENT

The public meeting reconvened at noon. The Chair informed the public that during closed session, the terms and conditions of several different acquisitions were discussed and the Board took no action.

There being no further business, the meeting was adjourned at 12:30 p.m.

Approved:

Clare Bronowski
Chairperson