

**Baldwin Hills Conservancy (BHC)**  
**NOTICE OF PUBLIC MEETING**  
**The meeting of the Baldwin Hills Conservancy will be held**  
**Friday, March 13, 2009 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**

**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 (January)
3. Presentation on the Metropolitan Transportation Authority's Crenshaw Corridor Project for improved regional public transit service, mobility and connectivity – Lee Andrews Group
4. Consideration of a resolution authorizing the Executive Officer to extend the performance period for BHC Prop 40 projects impacted by the freeze on Interim Loans for General Obligation Bonds – Gail Krippner, Associate Governmental Program Analyst
5. Consideration of a joint resolution with the Baldwin Hills Regional Conservation Authority authorizing a disbursement of funds from the Authority Account # S8C/27950 for publication of the Baldwin Hills: Redefining Infrastructure Studio Book - David McNeill, Executive Officer
6. Executive Officer Report – David McNeill
7. Deputy Attorney General Report – Rosana Miramontes
8. Ad Hoc Committee Reports
9. Board Member Announcements

10. Next meeting is tentatively scheduled for Friday, April 10th at 10:00 a.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.***

#### **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 (310) 558-5593 at least five days prior to the meeting. For more information about the Conservancy, you may visit our website at **[www.bhc.ca.gov](http://www.bhc.ca.gov)**

**MINUTES OF THE PUBLIC MEETING**  
*of the*  
**BALDWIN HILLS CONSERVANCY**  
**January 16, 2009**

**CALL TO ORDER**

The public meeting of the Baldwin Hills Conservancy was called to order by Chair Robert L. Jones on Friday, January 16, 2009 at 10:00 a.m., at Kenneth Hahn State Recreation Area Community Center, 4100 South La Cienega Blvd., Los Angeles, CA 90056.

**I. Roll Call**

The Conservancy roll was called and the following voting members were present: Allan Boodnick, Russ Guiney, Chair Robert Jones, Bobbie Parks, Ron Schafer, and Lloyd Dixon. Members Kenneth Bentley and Allan Kingston arrived after roll. Absent: Ta-Lecia Arbor, Bryan Cash, Ruth Coleman, Mary Ann Greene, and Mark Ridley-Thomas.

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

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

Representing the State Attorney General office was Rosana Miramontes.

**II. Approval of Minutes of Meeting (November and December)**

There being no quorum at this time, approval of November and December's meeting minutes were deferred.

**III. Public Comment**

Marta Zaragoza asked the board to provide the agenda and minutes on the Conservancy's website at least seventy-two hours or no longer than forty-eight hours prior to the board meeting. She also wanted to know the completion date of the Baldwin Hills Scenic Overlook. Member Schafer responded that the grand opening would take place this year and that they will take possession of the Scenic Overlook within the next seven weeks.

Jim Laam, President of the Ballona Creek Renaissance, stated that their latest newsletter contains lots of news, including the State of California's financial crisis. Their newsletter can be accessed on-line at [www.ballonacreek.org](http://www.ballonacreek.org). At the end of January, they will have their "Tour The Ballona" event, which will be a bike ride along the creek.

**IV. Executive Officer Report – David McNeill**

Mr. McNeill gave his report on the following:

- Budget Letters re: the freezing of State bond funds
- Spreadsheet outlining the Conservancy's capital outlay projects caught in the freeze
- Executive Order from Governor Schwarznegger re state furlough for operating staffn9

**V. Attorney General Report – Rosanna Miramontes**

Ms. Miramontes had nothing to report.

**VI. Ad Hoc Committee Reports**

There were no reports.

**VII. Harvard University Graduate School of Design Studio Presentation/Mia Lehrer (Mia Lehrer and Associations)**

Mia Lehrer gave a brief overview of the graduate student's studio project. The main premise was how the park and oil wells can co-exist. She introduced the students from Harvard who gave a presentation of their design concept for the Baldwin Hills area.

**VIII. Approval of Minutes (November and December)**

At this time, a quorum was present and the Chair called for the motion to approve November and December's meeting minutes. Member Boodnick moved that the minutes be approved. Motion seconded and carried with one abstention.

**IX. Board Announcements**

Member Guiney announced that Supervisor Mark Ridley-Thomas' office will be holding an empowerment conference; more information should follow. He then thanked Mia Lehrer on today's presentation.

The Chair acknowledged Travis Longcore and his team from UCLA. Mr. Longcore thanked the Chair for his acknowledgement and announced that he's co-teaching the Environmental Science and Practicum at UCLA, the last two projects involve projects for the Baldwin Hills Conservancy.

Member Boodnick asked the Executive Officer to keep the board updated at each meeting on legal activity regarding the CSD.

Member Edmiston introduced Barbara Romero from his staff as his designee for upcoming meetings in his absence.

**ADJOURNMENT**

There being no further business, a motion was made to adjourn; the meeting was adjourned at 11:30 a.m.

Approved:

Robert L. Jones  
Chair

## BALDWIN HILLS CONSERVANCY

3578-C Eastham Drive • Culver City, CA 90232

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### Memorandum

**To: Governing Board**

**Fr:** David McNeill, Executive Officer

**Date:** March 3, 2009

**Re: Item 3:** Presentation on the Metropolitan Transportation Authority's Crenshaw Corridor Project for improved regional public transit service, mobility and connectivity.

**Recommendation:** No action required.

**Background:** The Los Angeles County Metropolitan Transportation Authority will present an update on the Crenshaw Corridor Project. The transit study addresses the proposed line's north-south orientation and includes five jurisdictions: the Cities of Los Angeles, Inglewood, Hawthorne, El Segundo, as well as portions of unincorporated County of Los Angeles. The corridor study area is generally defined as the area extending north to Wilshire Boulevard, east to Arlington Avenue, south to El Segundo Boulevard, and west to Sepulveda and La Tijera Boulevards. A variety of land uses exist in and around the corridor including residences, religious institutions, commercial property, industrial and public land uses.

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### Memorandum

**To: Governing Board**

**Fr:** Gail Krippner, Assoc. Governmental Program Analyst

**Date:** March 3, 2009

**Re: Item 4:** Consideration of a resolution authorizing the Executive Officer to extend the performance period for BHC Prop 40 projects impacted by the freeze on Interim Loans for General Obligation Bonds

**Recommendation:** Approve Resolution # 09–01 authorizing the Executive Officer to extend the performance period for BHC Prop 40 projects by up to 12 months.

**Background:** On December 18, 2008, the Department of Finance issued a series of directives to reduce State spending during the budget crisis. Included in the directives was an order to freeze all disbursements funded from AB 55 loans (which includes BHC Prop 40 and Prop 84 bond funds) and suspend all projects unless the contracting entity can continue with non-state funds. The Conservancy has complied with the bond suspension directive and maintains communication with all impacted BHC Grantees regarding any new developments or strategies to protect the integrity of our existing projects. During this freeze, at least seven (7) of our fourteen (14) contract performance periods will end requiring an extension prior to June of 2009 (see attached Capital Outlay Project Status Report). Over time, the remaining contracts will require similar extensions to successfully meet project objectives.

Based on the above, it is evident project timelines should be adjusted to address indefinite work stoppages and delays in reimbursement payments to Grantees. At this time, staff recommends a standard twelve (12) month extension of the performance period for all impacted Prop 40 project. The 12-month extension would begin either on the last date of the current performance period, or on the date immediately after a repeal or funding eligibility change of the existing directive (s), whichever comes first. The extension would allow Grantees to map out a new timetable in light of what will potentially be a protracted waiting period. Staff would assess the new timelines and amend applicable contracts to insure delivery within the new performance period.

**Baldwin Hills Conservancy  
Capitol Outlay Projects Status Report  
1/16/09**

Capital Outlay Grantee/Administrator	ProjectTitle	ContractID	Fund Source	Funds Allocated	ProjectStatus	STATUS SINCE SUSPENSION / FREEZE: 12/18/08	TOTAL INVOICE AMOUNT FROZEN	BALANCE AFTER PAYING FROZEN INVOICES	Contract Expiration Date	Proposed Action
North East Trees (NET)	Eastern Gateway and Trail Project at Kenneth Hahn SRA	BHC06003	Prop 40: 5096.610c/.650(b)(7)	\$250,000.00	Agency coordination, design development complete. Revised construction documents and engineering studies needed. Amendment to extend term and augment the budget passed by Board	1 frozen invoice (\$15K)	\$15,454.16	\$142,292.13	12/31/08	<b>Amend; Extend Term;</b> Enc. 6/30/11 (liq. 6/30/13)
Los Angeles Conservation Corps (LACC)	Trail Improvement Project at Kenneth Hahn SRA	BHC06005	Prop 40: 5096.610c/.650(b)(7)	\$190,000.00	Plans and construction documents complete for 5 interpretive nodes with signage. Installation underway.	2 frozen invoice (\$7K and \$14K)	\$21,148.00	\$80,855.00	6/30/09	<b>Extend Term;</b> Enc. until 6/30/11 (liq. 6/30/13)
Baldwin Hills Regional Conservation Authority (BHRCA)	6000 Jefferson Acquisition	BHC07002	Prop 40: 5096.610c/.650(b)(7)	\$2,000,000.00	Meetings were held with the Plaintiffs and the US EPA regarding possible revised mitigations to the community for the City's non-compliance with the consent decree on odor mitigations. Negotiations with the Bureau of Sanitation will be initiated once consensus on possible projects is reached.	No frozen invoices.	\$0.00	\$2,000,000.00	6/30/10	<b>None;</b> Enc. until 6/30/11 (liq. 6/30/13)
Los Angeles Neighborhood Initiative (LANI)	Enhancements at La Cienega entrance to Kenneth Hahn SRA	BHC07003	Prop 40: 5096.610c/.650(b)(7)	\$900,000.00	Project work and community outreach completed. Landscape and bridge enhancement construction plans in development. Fabrication and construction subcontract negotiations underway.	1 frozen invoice (\$23K)	\$10,189.29	\$797,533.61	6/30/09	<b>Extend term;</b> Enc. until 6/30/11 (liq. 6/30/13)
Los Angeles Neighborhood Initiative (LANI)	Baldwin Hills Parklands Perimeter / Way-Finding Signage	BHC07004	Prop 40: 5096.610c/.650(b)(7)	\$400,000.00	Wayfinding sign construction documents finalized and scheduled for fabrication. Two freeway exit signs already installed	1 frozen invoice (\$30K)	\$30,402.85	\$296,414.17	6/30/09	<b>Extend term;</b> Enc. until 6/30/11 (liq. 6/30/13)
California Conservation Corps (CCC)	Habitat Restoration and Invasive Species Plant-Removal	BHC07005	Prop 40: 5096.610c/.650(b)(7)	\$200,000.00	Removal has been completed at the upper ridge area and the southern entrance area at KHSRA. Disposal efforts are continuing and completion is expected before January 2009.	1 frozen invoice (\$25K); Budget proposal includes eliminating the CCC from State Service for FY 09-10	\$25,036.00	\$0.00	6/30/08 <b>AMENDED TO 6/30/09</b>	<b>Closed</b> Enc. until 6/30/11 (liq. 6/30/13)
California Dept. of Toxic Substance Control (DTSC)	Environmental monitoring	BHC07007	Prop 40: 5096.610c/.650(b)(7)	\$500,000.00	DTSC had supplied the County CEO with environmental data. Eastern Ridgeline Development Project commencement is pending approval of new Grant Agreement with L.A. County.	No frozen invoices.	\$0.00	\$500,000.00	6/30/10	<b>Disencumber and re-encumber under Prop 84;</b> Enc. until 6/30/11 (liq. 6/30/13)
Mountains Recreation and Conservation Authority (MRCA)	Milton Street Planning (Matching Grant)	BHC07011	Prop 40: 5096.610c/.650(b)(7)	\$75,000.00	Grantee has conducted a series of community meetings and developed two concepts for stakeholder consideration.	1 frozen invoice (\$7K)	\$6,843.57	\$51,682.80	6/30/10	<b>None;</b> Enc. 6/30/10 (liq. 6/30/12)

**Baldwin Hills Conservancy  
Capitol Outlay Projects Status Report  
1/16/09**

Capital Outlay Grantee/Administrator	ProjectTitle	ContractID	Fund Source	Funds Allocated	ProjectStatus	STATUS SINCE SUSPENSION / FREEZE: 12/18/08	TOTAL INVOICE AMOUNT FROZEN	BALANCE AFTER PAYING FROZEN INVOICES	Contract Expiration Date	Proposed Action
Los Angeles County Chief Executive Office	Eastern Ridgeline Development Grant	BHC07012	Prop 40: 5096.610c/.6 50(b)(7)	\$4,500,000.00	* Revised scope and EIR amendment completed by CEO. Board of Supervisor's approval required for execution of contract by CEO's office. Item awaiting counsel approval to be agendized with BOS.	County DPW and CEO are moving forward to put the item on the BOS agenda pending State freeze will lift before the end of the FY.	\$0.00	\$0.00	N/A	N/A
USA Advocates	Inglewood Hills Site Plan	BHC07016	Prop 40: 5096.610c/.6 50(b)(7)	\$338,800.00	One community stakeholder meeting held, programming list developed. Bidders request for design development is being sent out this December.	No frozen invoices.	\$0.00	\$329,288.40	6/30/10	<b>None;</b> Enc. 6/30/10 (liq. 6/30/12)
California State Parks	Baldwin Hills Scenic Overlook Signage	BHC07017	Prop 40: 5096.610c/.6 50(b)(7)	\$100,000.00	Sign fabrication completed and 12 signs were delivered to site. The final two signs will be delivered on the date of State Parks planned installation.	1 frozen invoice (\$13K)	\$13,013.71	\$2,358.22	12/30/08	<b>Amend; Extend Term;</b> Enc. 6/30/10 (liq. 6/30/12)
Los Angeles Audubon Society	Outdoor Resources Interpretation Project	BHC07018	Prop 40: 5096.610c/.6 50(b)(7)	\$101,150.00	Grantee has refurbished the green house at the BHSO and established a crew of 8 volunteers to develop modules and conduct and oversee site restoration activities with students. Grantee is using private funds to bridge project costs.	2 frozen invoices (\$11K and \$15K)	\$25,841.33	\$69,390.67	6/30/10	<b>None;</b> Enc. 6/30/10 (liq. 6/30/12)
California Greenworks	Stocker Corridor & Ruben Ingold Connection	BHC08001	Prop 40: 5096.610c/.6 50(b)(7)	\$35,125.00	Grantee has developed two alternative connectors and an interpretive sign. Trail prep has begun with brush removal and decommissioning of chain link fence.	1 frozen invoice (\$12K)	\$12,200.00	\$22,925.00	7/14/09	<b>Amend Term to correspond w/ funding exp. Or project completion;</b> Enc. until 6/30/09 (liq. 6/30/11)
California State Parks	Baldwin Hills Scenic Overlook Outdoor Furnishings	BHC08002	Prop 40: 5096.610c/.6 50(b)(7)	\$30,000.00	State Parks plans to install furnishing in the first quarter of 2009.	No frozen invoices.	\$0.00	\$30,000.00	4/30/09	<b>Extend Term;</b> Enc. 6/30/10 (liq. 6/30/12)
<b>TOTALS</b>							<b>\$160,128.91</b>	<b>\$4,322,740.00</b>		

**BALDWIN HILLS CONSERVANCY (BHC)**

**RESOLUTION 09-01**

**RESOLUTION AUTHORIZING THE EXECUTIVE OFFICER TO EXTEND THE PERFORMANCE PERIOD FOR BHC PROP 40 PROJECTS BY UP TO 12 MONTHS**

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 BHC territory; and

WHEREAS, the BHC is responsible for the delivery of a \$40 million Prop 40 bond program of land acquisition, habitat restoration, site improvements and increased public access for the planned expansion of Kenneth Hahn State Recreation Area; and

WHEREAS, the BHC may undertake development activities with Proposition 40 bond funds including, preservation and protection 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 BHC has entered into agreements with grantees pursuant to Public Resources Code Section 32569 (a) of the Baldwin Hills Conservancy Act; and

WHEREAS, all disbursements from AB 55 (Pooled Money Investment Account) loans have been frozen pursuant to Budget Letter 08-33 issued by the Department of Finance on December 17, 2008; and

WHEREAS, without an extension of the performance period for a number of existing BHC Prop 40 grant agreements will likely expire during the disbursement freeze.

NOW THEREFORE BE IT RESOLVED, the Governing Board of the Baldwin Hills Conservancy hereby authorizes the Executive Officer to extend the grant performance period by up to 12 months for BHC Prop 40 projects with expiration dates impacted by the freeze.

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, Executive Officer**

**Date: March 3, 2009**

**Re: Agenda Item 5:** Consideration of a joint resolution authorizing a disbursement of funds from the Authority Account # S8C / 27950 for publication of the Baldwin Hills: Redefining Infrastructure Studio Book by the Harvard Graduate School of Design

**Recommendation:** Staff recommends adoption of joint resolution 09-02, authorizing a disbursement of up to \$15,000 from the Authority account (S8C / 27950), pursuant to the Memorandum of Understanding with the Baldwin Hills Regional Conservation Authority.

**Background:** Following the presentation of the Harvard design team findings last month, there has been a strong interest in publishing a final Studio Book for distribution to Federal, State and Local stakeholders. At present, the State's bond suspension directive has made it unfeasible to fulfill the BHC's commitment to publish the Baldwin Hills Redefining Infrastructure Studio Book pursuant to Resolution 08-12 of the Governing Board. Consequently, the completion and delivery of the third and final component of the project prior to the end of Harvard's final semester is now in question.

In an effort to continue progress on the project, staff has revisited the publishing proposal with the assistance of the Baldwin Hills Regional Conservation Authority (BHRCA). Through discussions with the Harvard team and BHRCA representatives, staff has managed to reduce the scale and cost of printing while maintaining the utility of the publication. Attached, please find the revised funding proposal for the publishing portion of the original project. Even with a limited printing, the book is envisioned as a tool for building partnerships and securing future resources to invest in alternative energy, brown field remediation and sustainable development practices.

If adopted, the proposed resolution would allow the BHRCA to consider a \$15,000 disbursement to fund the publishing of the studio book in a timely and cost effective manner. 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 \$300,058 at the end of last quarter's reporting period.



**BALDWIN HILLS CONSERVANCY (BHC)**

**RESOLUTION 09-02**

**RESOLUTION AUTHORIZING A DISBURSEMENT OF UP TO \$15,000 FROM THE AUTHORITY ACCOUNT (S8D / 27951), PURSUANT TO THE MEMORANDUM OF UNDERSTANDING WITH THE BALDWIN HILLS REGIONAL CONSERVATION AUTHORITY**

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, pursuant to a prior award from the BHRCA, the Harvard Graduate School of Design (GSD) and faculty team have developed framework, analysis and design concepts for redefining infrastructure in the two square mile Baldwin Hills territory; and

WHEREAS, the publication of the findings from the research will serve as a tool for Baldwin Hills area stakeholders to build partnerships and secure future resources to invest in alternative energy, brown field remediation and sustainable development practices; 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 09-02, AUTHORIZING A DISBURSEMENT NOT TO EXCEED \$15,000 FROM THE AUTHORITY ACCOUNT (S8D / 27951), FOR PUBLICATION COSTS ASSOCIATED WITH THE HARVARD GSD STUDIO BOOK.**

Passed and Adopted by the Board of the  
BALDWIN HILLS CONSERVANCY

on \_\_\_\_\_, 2009.

\_\_\_\_\_  
Robert L. Jones  
Chair

ATTEST: \_\_\_\_\_  
Rosana Miramontes  
Deputy Attorney General