

Los Cerritos Wetlands Authority

Date: November 5th, 2020

To: Governing Board Members

From: Mark Stanley, Executive Officer

Subject: **Item 9: Status Report on Workplan Implementation including Los Cerritos Wetlands Stewardship Program and Los Cerritos Wetlands Conceptual Restoration Plan.**

BACKGROUND: At the September 19, 2006 meeting, the Board adopted the Workplan set forth below. An updated description of the status of each workplan item is detailed in the following table:

November 2020 WORKPLAN STATUS UPDATE		
LCWA Projects		
Task	Description	Status
Legislative Updates		
<p>AB 1788. Pesticides: use of second-generation anticoagulant rodenticides.</p> <p>Introduced by Assembly Member Bloom; Co- authored by Assembly Member Friedman and Senator Stern</p>	<p>Current law prohibits the use of any pesticide that contains one or more of specified anticoagulants in wildlife habitat areas, exempting agricultural activities. This bill would additionally prohibit the use of second-generation anticoagulant rodenticide until they are certified that continued use of second-generation anticoagulant rodenticides is not reasonably expected to result in significant adverse effects to nontarget wildlife.</p>	<p>Introduced: February 22, 2019 Last Amended: August 28, 2020 Status: Passed in Senate and Assembly August 31, 2020</p>

Potential Funding Sources		
<p>State Water Board Once-through Cooling Interim Mitigation</p> <p>Funding will depend on mitigation fees collected</p>	<p>The Once-Through Cooling (OTC) Policy requires owners or operators of existing power plants to implement measures to mitigate interim impingement and entrainment impacts resulting from their cooling water intake structures. The interim mitigation period commenced on October 1, 2015 and continues up to and until owners or operators achieve their final compliance deadlines as outlined in the OTC Policy.</p> <p>Under an Agreement between SWRCB and SCC, mitigation funds paid under this policy may be used by the Conservancy to fund wetland restoration projects, with priority given to projects recommended by the Wetlands Managers Group of the Southern California Wetlands Recovery Project from its current Work Plan.</p>	<p>Funding will depend on the mitigation fees collected by the State Coastal Conservancy</p> <p>An application was submitted to the SCC for the Southern Los Cerritos Wetlands Restoration Project.</p>
<p>San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy – Prop 68</p>	<p>Under Chapter 8 of Proposition 68, thirty million dollars (\$30,000,000) was allocated to the Rivers and Mountains Conservancy.</p>	<p>The RMC Prop 68 call for projects closes on December 16, 2020.</p>
<p>Ocean Protection Council – Prop 68</p>	<p>Prop 68 allocates funds to OPC in both Chapter 9 (\$35 million) and Chapter 10 (\$21.2 million). OPC anticipates grant solicitation rounds every 2 years, starting in 2020.</p>	<p>The OPC did not fund the LCWA's proposal, submitted on September 21, 2020.</p>

Task	Description	Status
Capital Projects & Initiatives		
Los Cerritos Wetlands Planning and Restoration Project	Complete the Environmental Review of the Conceptual Restoration Plan through CEQA in a Program Environmental Impact Report	<p>Funding is provided to conduct CEQA analysis to engage an environmental consultant contract.</p> <p>Environmental Science Associates is under contract and the project kick-off meeting occurred on December 4, 2017. A series of meetings have been conducted since March of 2018.</p> <p>The NOP and Initial Study were filed with the appropriate agencies on March 8, 2019. All required mailings and postings were completed and notified the public of the NOP comment period (March 8-April 8, 2019).</p> <p>The AB52 tribal consultations have been completed. Critical stakeholders are being regularly updated. ESA is currently preparing the DEIR.</p> <p>The DEIR is was released for public comment on May 8, 2020. The public comment period was extended to 60 days and concluded on July 6, 2020. the LCWA held two webinars to provide the public information about the document and assist with answering questions.</p> <p>The FEIR was released for public review on October 22nd, 2020, along with a notice of public hearing.</p>
Los Cerritos Wetlands Acquisition of the Bryant Properties	Complete the acquisition of all property owned by the Bryant Family for an additional 18 acres along the frontage of 2 nd Street- Westminster Avenue added to the property preserved for perpetuity as public.	Staff and Legal Counsel are working with Steve Bryant and Kevin Brazil to complete the final Appraisal Report for a final state review for the acquisition of Assessor Parcel Nos 7237-020-053; 054.

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<p>Los Cerritos Wetlands LLC Restoration and Oil Consolidation Project</p>	<p>The project would implement a comprehensive wetlands restoration project which will restore a privately-owned oil field in the City of Long Beach through creation of a wetlands mitigation bank. The project includes the relocation of oil operations currently located on the Synergy Site and City-owned property to two off-site properties (LCWA's OTD Parcel and Pumpkin Patch site).</p>	<p>The project was approved by the LB Planning Commission on November 30, 2017. It was then approved by the LB City Council on January 16, 2018. The LCP amendment was approved at the California Coastal Commission hearing on August 8th, 2018 in Redondo Beach. The CDP application went before the California Coastal Commission on December 13th, 2018 and was passed. The LCWA and BOMP are working collaboratively to meet the conditions set forth by the Coastal Commission staff report.</p> <p>LCWA continues to track all other aspects of the project including the mitigation bank, land exchange agreement, and entitlement process.</p>
<p>Southern Los Cerritos Wetlands Restoration Project</p>	<p>This project will build off conceptual designs in the CRP (2015) and PEIR (2020) and complete 65% ecological restoration designs, environmental certification, and permitting applications for the 100-acre Southern Los Cerritos Wetlands site in Seal Beach, CA.</p>	<p>Initial funding has been awarded from CDFW Prop 1 funds. LCWA released a RFP to select a consulting team for this work on September 29, 2020, and received two proposals. A resolution considering an award to Moffat & Nichol for this project is being considered at today's LCWA Board meeting.</p>
<p>Option Agreement to transfer properties between Los Cerritos Wetlands LLC(LCWLLC) and the LCWA</p>	<p>LCWLLC and the LCWA executed an option agreement that provides for the exchange of real property. Agreement was signed on 9/2/16 to transfer the LCWA APN 7237-019-809, approximately 5.11 acres for the LCWLLC property described as APNs 7237-017-010; 7237-017-011; 7237-017-012; 7237-0217-013; 7237-017-014; 7237-017-019; 7237-017-805; 7237-017-806; 7237-017-807; 7237-017-808;7237-017-809 approximately 154 acres.</p>	<p>The LCWA received the option agreement funds which will be used to hire consultants to review technical studies.</p>
<p>LCWA Mitigation Policy</p>	<p>Staff will require consultant services in order to assist in the development of the mitigation policy and currently the FY18/19 Budget does not have any unrestricted funds to support authorizing a consultant contract.</p>	<p>The LCWA would require additional funds from its joint partners in order to provide the financial support for authorizing a consultant contract for services and development of the mitigation policy. The cost to develop the mitigation policy would range from \$50,000 to \$100,000. These cost estimates were determined by researching various non-profits, regulatory agencies and other local and state agencies whom have completed similar and comparable mitigation polices.</p>

Task	Description	Status
City of Long Beach Pending Environmental Documents		
City of Long Beach Southeast Area Specific Plan (SEASP)	The City of Long Beach continues to work on the Southeast Area Specific Plan which covers approximately 1,500-acres of southeast Long Beach. http://www.lbds.info/seadip_update/	The Coastal Commission approved SEASP on October 8, 2020 with sixteen (16) modifications https://documents.coastal.ca.gov/reports/2020/10/Th11a/th11a-10-2020-report.pdf

Task	Description	Status
Lease Agreements		
OTD/Edison Parcel Los Angeles County APN 7237-019-809 Ellis Equipment, Inc. Lease Agreement Lease Fee = \$2,222 per month	The OTD Parcel is located on the northeast corner of Studebaker road and 2nd Street in the City of Long Beach and commonly referred to as the 'Edison Parcel' or 'Offer to Dedicate (OTD) Parcel.'	Ellis lease agreement utilizes only a portion of the OTD Parcel for storage of construction material. Ellis lease agreement has an end date of September 30, 2021.
OTD/Edison Parcel Los Angeles County APN 7237-019-809 D & S Washout Systems Lease Agreement Lease Fee = \$981 per month	The OTD Parcel is located on the northeast corner of Studebaker road and 2nd Street in the City of Long Beach and commonly referred to as the 'Edison Parcel' or 'Offer to Dedicate (OTD) Parcel.'	D & S Washout Systems Lease Agreement utilizes a portion of the OTD parcel for the storage of work trucks and construction materials. The lease agreement has an end date of September 30, 2020, with an option to extend an additional year at a new monthly rate of \$1,010. Agreement Pending
California State Lands Commission Lease Agreement PRC9005.9. Orange County APNs: 043- 160-47; 043-160-36; 043-160-45; and 043- 160-53 August 14, 2012 through August 13, 2022	The State Lands Commission issued the LCWA a lease agreement for four parcels approximately totaling four acres adjacent to the Los Cerritos Wetlands Authority Hellman/Phase 2 in the City of Seal Beach.	Staff coordinates with SLC office for ongoing repairs of fence property and continues to stage the Los Cerritos Wetlands Stewardship Program from this site.

<p>City of Long Beach Marketplace Marsh License Agreement for Los Angeles County APN 7237-020-21</p> <p>June 7, 2010 through June 30, 2025</p>	<p>The property is approximately 29.38-acres south of 2nd Street. The license agreement to allows LCWA access and tours of the wetlands at this site.</p>	<p>On August 18, 2020, Long Beach City council approved an extension of this license agreement. The license agreement is valid through June 30, 2025.</p>
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Task	Description	Status
Grants – COMPLETED		
<p>A total of 12 grants have been completed by the LCWA and LCWLT as of November 2018</p>	<p>A total of \$6,228,400 grant funds has been acquired and applied towards acquisition, restoration studies, restoration projects, and education programs.</p>	<p>See link for details on all completed grants.</p>
Grants – ACTIVE		
<p>National Coastal Wetlands Conservation Grant Application</p> <p><u>Active</u></p>	<p>The State Coastal Conservancy (SCC) applied on behalf of the LCWA for the NCWC grant.</p> <p>Performance Period January 29, 2013 through December 31, 2020</p> <p>Total Funding \$1,000,000 Funding Remaining \$1,000,000</p>	<p>The National Coastal Wetlands Conservation Grant was submitted on July 13, 2012 by the SCC for the acquisition of the Steam Shovel Slough. The SCC was awarded the \$1,000,000 grant for the acquisition of Steam Shovel Slough on January 29, 2013. The funds have been re-assigned to the Bryant acquisition.</p> <p>An amendment to extend this grant from December 31, 2019 to December 31, 2020 was approved.</p> <p>Landowner negotiations are no longer active, so funding will be returned to USFWS.</p>
<p>State Coastal Conservancy Proposition 1</p> <p>Los Cerritos Wetlands Planning and Restoration Project</p> <p><u>Active</u></p>	<p>Grants funds to complete the environmental review of the CRP per CEQA. Environmental review of the CRP’s three proposed alternatives or a hybrid alternative.</p> <p>Performance Period June 5, 2017 through April 25, 2020</p> <p>Total Funding \$500,000 Funding Remaining: \$23,110.74</p>	<p>The LCWA was successfully awarded the grant funds for the CEQA Planning Document. Implementation of the project has commenced.</p>

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<p>San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy Grant State Coastal Conservancy Proposition 1</p> <p>Los Cerritos Wetlands Acquisition of Bryant Properties</p> <p>Active</p>	<p>Grant funds to acquire the frontage and remaining Bryant-Dakin, LLC Properties located along 2nd Street/ Westminster Ave in the City of Long Beach, totaling approximately 18 acres (LA County Assessor Nos 7237-020-053 and 7327-020-054).</p> <p>Performance Period: January 23, 2027 through December 31, 2020</p> <p>Total Funding: \$1,000,000</p> <p>Funding Remaining: \$988,768.75</p>	<p>Landowner negotiations are no longer active, and remaining funding after the final reimbursement will be returned to RMC.</p>
<p>San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy Grant State Coastal Conservancy Proposition 1</p> <p>Los Cerritos Wetlands Planning and Restoration Project Proposition 1 Grants</p> <p>Active</p>	<p>Grants funds to complete the environmental review of the CRP per CEQA. Environmental review of the CRP's three proposed alternatives or a hybrid alternative.</p> <p>Performance Period January 23, 2017 through June 30, 2020</p> <p>Total Funding \$500,000</p> <p>Funding Remaining: \$144,728.93</p>	<p>The LCWA was successfully awarded the grant funds for the CEQA Planning Document, implementation of the project has commenced.</p>
<p>National Fish and Wildlife Foundation – National Coastal Resilience Fund 2018</p> <p>Los Cerritos Wetlands Planning and Restoration Project</p> <p>Active</p>	<p>Grant funds to complete 65% designs, environmental compliance, and permit applications for the 100-acre Southern Los Cerritos Wetlands site.</p> <p>Performance Period: August 1, 2020 – July 31, 2023</p> <p>Total Funding: \$405,828.00</p> <p>Funding Remaining: \$405,828.00</p>	<p>The LCWA was successfully awarded the grant funds this project.</p>

Task	Description	Status
Consultant Contracts - ACTIVE		
LCWA 19501 Los Cerritos Wetlands Stewards Homeless Liaison Contract Amended <u>Active</u>	The Los Cerritos Wetlands Stewards and the LCWA have a mutual interest in the implementation of the Stewardship Program which will promote and provide leadership in conservation for educating members as well as the community to further the appreciation of the wetlands' habitat conservation.	The contract addresses the safety and security of the LCWA properties and meets the LCWA goals and objectives. Currently the Los Cerritos Wetlands Stewards are coordinating any removal of homeless encampments at several locations within the LCWA properties. The contract with LCWS was renewed on May 2, 2019 (LCWA Resolution 2019 – 07) for three years until May 2, 2022, with the option of 2 one-year extensions.
LCWA 19502 Moffat & Nicol Mitigation Bank Technical Review <u>Active</u>	The LCWA is currently working with BOMP on the formation of the Upper Los Cerritos Wetlands Mitigation Bank. Additional technical services were needed to review the mitigation bank.	A contract was approved at the August 1, 2019 Board meeting (LCWA Resolution 2019 – 11) for an amount not to exceed \$10,000.
LCWA 19503 RWG Law Mitigation Bank Legal Services <u>Active</u>	The LCWA is currently working with BOMP on the formation of the Upper Los Cerritos Wetlands Mitigation Bank. Additional legal services were needed to review the mitigation and associated documents.	A contract was approved at the August 1, 2019 Board meeting (LCWA Resolution 2019 – 11) for services rendered based on a fee schedule.
LCWA 19504 RWG Law Puvunga Wetlands Protectors v. California Coastal Commission, et al Legal Services <u>Active</u>	The LCWA has been named as a real party in interest on the matter of Puvunga Wetlands Protectors v. California Coastal Commission, et al, Los Angeles Superior Court Case No. 19STCP00435. This lawsuit challenges a coastal development permit issued by the California Coastal Commission, which relates to the Land Swap Option Agreement (Option Agreement) entered into on September 2, 2016 with Los Cerritos Wetlands, LLC (the LLC). Thus, LCWA must retain outside counsel to represent it in this litigation.	A contract was ratified at the August 1, 2019 Board meeting (LCWA Resolution 2019 – 10) for services rendered based on a fee schedule.

Memorandum of Understanding/Agreements		
<p>LCWA08008 Signal Hill Petroleum, Inc. Coastal Development Permit for Vegetation Removal</p> <p>LCWA Phase 1 Properties</p> <p><u>Active</u></p>	<p>Signal Hill Petroleum, Inc. conducts the following activities (1) removing vegetation, debris and soil from the storm water collection and retention system, (2) controlling vegetation surrounding all oil pumps, electrical poles, and pipelines, and (3) removing vegetation surrounding all oil production facilities and buildings.</p> <p>Performance Period February 1, 2020 through January 31, 2022</p> <p>Total Funding: \$20,000 Remaining Funding: \$20,000</p>	<p>Tidal Influence was contracted to manage MOA.</p> <p>Signal Hill Petroleum, Inc. annually provides \$10,000 to offset their impacts from proposed work. The LCWA completed the 2018-2019 workplan and is working with Coastal Commission staff to approve a spending plan for 2020-2021.</p>
<p>LCWA13002 Southern California Edison Company Memorandum of Agreement</p> <p><u>Active</u></p>	<p>The LCWA entered into a Memorandum of Agreement with Southern California Edison Company to accept funds to provide out-of-kind compensatory mitigation for impacts to shoreline habitat at Catalina Island.</p> <p>Performance Period June 14, 2014 through June 30, 2020</p> <p>Total Funding: \$25,000 Remaining Funding: \$0.00</p>	<p>Tidal Influence was contracted to manage this MOA. Staff has completed the Habitat Mitigation and Monitoring Plan which allowed for procurement and installation of 425 salt marsh plants in Spring 2015. Quarterly vegetation monitoring began in May 2015 and will continue until February 2020.</p> <p>Tidal Influence prepared the year 5 monitoring report to submit to Southern California Edison for the purpose of presenting the existing conditions of the 0.16-acre restoration site at Zedler marsh and comparing it to the data collected in previous years. The project met all performance standards.</p>

LCW Stewardship Program		
Task	Description	Status
Potential Funding Sources		
City of Long Beach Measure A, Public Safety, Infrastructure Repair and Neighborhood Services Measure	The City of Long Beach established a one percent (1%) transactions and use (sales) tax for six years, generating approximately \$48 million annually, declining to one-half percent for four years and then ending, requiring a citizens' advisory committee and independent audits, with all funds remaining in Long Beach.	The City of Long Beach allocated an estimated \$500,000 for restoration work for the Los Cerritos Wetlands. The status of the funding is pending.
Los Angeles County: Safe, Clean Neighborhood Parks, Open Space, Beaches, Rivers Protection, and Water Conservation Measure Section 6(e); subsection 2(A) Supervisor Janice Hahn, Fourth District Potentially \$463,983 in funding	To replace expiring local funding for safe, clean neighborhood/city/county parks; increase safe playgrounds, reduce gang activity; keep neighborhood recreation/senior centers, drinking water safe; protect beaches, rivers, water resources, remaining natural areas/open space; 1.5 cents will be levied annually per square foot of improved property in Los Angeles County, with bond authority, requiring citizen oversight, independent audits, and funds used locally. Funding Remaining: \$17,458.97 as of July 31, 2020	Up to fifteen percent (15%) shall be set aside and designated as the maintenance and servicing amount, and shall be used only to maintain and service, including resource protection activities for the capital outlay projects funded by the District... ...The maintenance and servicing amount shall be allocated each year as follows: ...point five percent (0.5%) to the Los Cerritos Wetlands Authority... \$67,770.92 has been allocated to fund maintenance of the LCW trails system. This funding was released in Q2 of 2019, and the LCWA has begun utilizing these funds for the maintenance of the Zedler Marsh Trails.
Education Programs		
Public Access Improvement and Wetlands Restoration	Restoration and enhancement of existing wetlands function is one of the primary objectives of the LCWA. Public access for wildlife viewing and enjoyment may involve site improvements.	LCWA has successfully partnered with Los Cerritos Wetlands Land Trust (LCWLT), who have sponsored guided nature walks in Los Cerritos Wetlands as well as secured funding to support Los Cerritos Wetlands Stewardship Program events. Please refer to the attached Exhibit B: Los Cerritos Wetlands Stewardship Program updates for a full report.

Task	Description	Status
Capital Projects & Initiatives		
<p>County of Orange, OC Public Works Contract (MA-080-15010071)</p> <p><u>Active</u></p>	<p>Orange County Public Works entered into contract with LCWA to provide wetland restoration services and supplies including five years of monitoring reports from the LCWA's Stewardship Program</p> <p>Performance Period October 28, 2019 through October 27, 2020</p> <p>Total Funding: \$20,660.00 Funding Remaining: \$0</p>	<p>Tidal Influence was contracted to manage and implement the project. Planting and site maintenance regularly occur on the Orange County mitigation site, and staff continue to monitor the progress on the project.</p> <p>A Year 6 Monitoring Report was prepared, coordination with agencies has occurred, and Coastal Commission has signed off on this mitigation project. All special conditions have been met. Additional maintenance of the site is currently being negotiated with OC.</p>
<p>Tarplant Mitigation Project - Ascon</p> <p><u>Active</u></p>	<p>The LCWA entered into a Memorandum of Agreement with Ascon to accept mitigation funds for the Southern Tarplant Mitigation Plan for a five-year mitigation plan to grow and monitor Southern Tarplant at Zedler Marsh</p> <p>Performance Period November 3, 2016 through November 1, 2021</p> <p>Year 4 Funding: \$60,110 Year 4 Remaining Funding: \$5,941.31 as of July 31, 2020</p>	<p>Tidal Influence was contracted to manage and implement this project, seeding, and monitoring plan at Zedler Marsh. Staff continues to monitor the progress on the project.</p> <p>Regular watering and invasive species control are currently conducted on site. Annual monitoring was conducted in July of 2020 resulted in a total of 269,019 tarplant individuals. The site has not successfully reach its goal of sustaining more than 189,774 individuals for two consecutive years.</p> <p>An endowment for this site is currently being worked on for long term care.</p>
Grants – COMPLETED		
<p>A total of 12 grants completed by the LCWA and LCWLT</p>	<p>A total of \$6,228,400 grant funds was acquired and used towards acquisition, restoration studies, restoration projects, and education programs.</p>	<p>See link for details on all completed grants.</p>

Task	Description	Status
Grants – ACTIVE		
<p>The Orange County Community Fund</p> <p>Warne Family Endowment Fund for Endangered Species Protection Grant</p> <p><u>Active</u></p>	<p>The LCWLT applied for the Warne Foundation Grant Program to fund Belding's Savannah Surveys at Los Cerritos Wetlands. This is a competitive grant that needs to be reapplied to annually.</p>	<p>Belding's Savannah Sparrow (BSS) surveys were conducted during breeding and nesting season to determine breeding territories for pairs of Belding's. Least Bell's Vireo (LBV) surveys began to determine potential nesting areas. Surveys were completed along with restoration of BSS and LBV habitat outside of nesting season.</p> <p>This grant was first awarded to the LCWLT on January 1, 2017, and then reapplied for and approved for a fourth year of monitoring and restoration efforts for 2020.</p>
Memorandum of Understanding/Agreements		
<p>Signal Hill Petroleum, Inc. (SHPI) Memorandum of Agreement</p> <p><u>Active</u></p>	<p>The LCWA entered into a Memorandum of Agreement with SHPI to use specific areas within the SHPI current exclusive easement for growth of Southern Tarplant under the Southern Tarplant Mitigation Plan.</p> <p>Performance Period February 3, 2017 through perpetuity</p>	<p>The LCWA will have access to these specific areas within the SHPI exclusive easement into perpetuity.</p>
<p>LCWA13001 Aquarium of the Pacific Memorandum of Agreement</p> <p><u>Active</u></p>	<p>The LCWA entered into a Memorandum of Agreement in order to provide a citizen science sea turtle monitoring program for the general public.</p> <p>Performance Period August 11, 2016 through December 30, 2020.</p>	<p>For updates on the citizen science sea turtle monitoring program, please visit http://www.aquariumofpacific.org/give/membership/seaturtles</p> <p>This agreement has been extended from December 30, 2019 to December 30, 2020.</p>
<p>LCWA13000 Los Cerritos Wetlands Land Trust Memorandum of Agreement</p> <p><u>Active</u></p>	<p>The LCWA entered into a MOA with the Los Cerritos Wetlands Land Trust for stewardship services of the Los Cerritos Wetlands Stewardship Program</p> <p>Performance Period August 11, 2016 through December 30, 2020.</p>	<p>Please see the attached Los Cerritos Wetlands Stewardship Program Summary Report.</p> <p>This agreement has been extended from December 30, 2019 to December 30, 2020.</p>

Task	Description	Status
Memorandum of Understanding/Agreements		
<p>Memorandum of Agreement with the El Dorado Audubon</p> <p><u>Active</u></p>	<p>El Dorado Audubon is working with the LCWA to develop bird walks at LCWA Phase 2 properties.</p> <p>Performance Period February 11, 2016 through December 30, 2020.</p>	<p>Please see the attached El Dorado Audubon Society report for a summary of the Los Cerritos Wetlands Nature/Bird Walks. For more information, please visit http://eldoradoaudubon.org/</p> <p>This agreement has been extended from December 30, 2018 to December 30, 2020.</p>
<p>Sea and Sage Monthly Bird Counts</p>	<p>Darrell Wilson conducts bird counts using a research permit on the Hellman Properties.</p>	<p>Bird counts from monthly surveys are summarized in reports submitted to LCW Ebird account.</p>