

Los Cerritos Wetlands Authority

Date: November 7, 2024

To: Governing Board Members

From: Mark Stanley, Executive Officer

Subject: Item 6: 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 approach set forth below. An updated description of the status of each workplan item is detailed in the following table:

November 2024 WORKPLAN STATUS UPDATE		
LCWA Projects		
Task	Description	Status
Legislative Updates		

Potential Funding Sources		
State Water Board Once-through Cooling Interim Mitigation Funding will depend on mitigation fees collected	<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>	

Task	Description	Status
Capital Projects & Initiatives		
Los Cerritos Wetlands Planning and Restoration Project	<p>Complete the Environmental Review of the Conceptual Restoration Plan through CEQA in a Program Environmental Impact Report.</p> <p>March 2018 - Environmental Science Associates under contract.</p> <p>March 2019 - The NOP & Initial Study were filed with the agencies. 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.</p> <p>May 2020 - The DEIR was released for public comment. 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>October 2020 - The FEIR was released for public review, along with a notice of public hearing.</p> <p>January 2021 - The FEIR was certified by the LCWA Board.</p> <p>July 2021 - The Los Cerritos Wetlands Habitat Restoration Plan was adopted by the LCWA Board.</p>	<p>This project was completed, and the Los Cerritos Wetlands Restoration Plan Program Environmental Impact Report was certified by the LCWA Board in January 2021.</p>
Los Cerritos Wetlands Acquisition of the Bryant Properties	<p>Negotiate the acquisition of all property owned by the Bryant Family for an additional 18 acres along the frontage of 2nd Street- Westminster Avenue added to the property preserved for perpetuity as public.</p>	<p>There is no current activity on this acquisition, and grant funds for this project have been returned to the grantors.</p>

<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>November 2017 - The project was approved by the LB Planning Commission.</p> <p>January 2018 - Project approved by the LB City Council.</p> <p>August 2018 - The LCP amendment was approved at the California Coastal Commission hearing in Redondo Beach.</p> <p>December 2018 - The CDP application went before the California Coastal Commission and was passed.</p> <p>December 2021 - The LCWA and BOMP have worked collaboratively to meet the conditions set forth by the Coastal Commission staff report and the CDP that was issued.</p> <p>2022 -A settlement has been reached on <i>Puvunga Wetlands Protectors v. California Coastal Commission, et al.</i>, Los Angeles Superior Court Case No. 19STCP00435.</p> <p>February 2024 – The SCC Board of Governors approved the land exchange.</p>	<p>The Mitigation Bank for this project was approved by the IRT in mid-2023.</p> <p>The bank sponsor is pursuing an amendment to the BEI to expand it across the entire Synergy Site. LCWA staff and representatives are tracking the progress.</p> <p>On February 15th the State Coastal Conservancy approved the transfer of the OTD parcel and the Synergy Oil Field between the LCWA and LCWLLC pending DGS appraisal review. Closed session negotiations continue with LCWLLC to facilitate the swap, of which the Oil Consolidation Project is a major component.</p> <p>The land exchange was executed on June 12, 2024. LCWA no longer has ownership of the OTD Parcel and now has ownership of the northern portion of the Synergy Site.</p>
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Southern Los Cerritos Wetlands Restoration Project	<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>Funding has been awarded from CDFW, SCC, and RMC to complete 65% designs. LCWA released an RFP and awarded the project to Moffat & Nichol on January 7, 2021.</p> <p>https://intoloscerritoswetlands.org/southern-los-cerritos-wetlands-restoration-project/</p> <p>A Mitigated Negative Declaration was released on April 10th, 2023 and made available for public comment until May 10th. The LCWA hosted a virtual public meeting on April 27, 2023 to discuss the Mitigated Negative Declaration.</p> <p>The LCWA worked with consultants, agencies, tribal members, the public, and other stakeholders to complete the 65% restoration designs for the Southern LCW Restoration Project which were finalized in April 2023. All permit applications were either submitted or drafted for submission upon completion of CEQA.</p> <p>The Project's Mitigated Negative Declaration was certified at the LCWA's August 24th, board meeting.</p>	<p>Tribal Advisory Group meetings and workshops with the general public continue to be held as part of the outreach program.</p> <p>LCWA was awarded a grant for \$31.8 million from the State Coastal Conservancy to support Final Designs and Implementation of this Phase 1. OPC awarded \$6M grant to LCWA on Dec 12th as part of \$31.8 from SCC. LCWA staff has developed workplans with both granting agencies.</p> <p>The LCWA has selected an engineering firm to implement complete construction documents and provide support during construction. LCWA has secured a contract with the Project Management, Public Relations, and Biologist team.</p> <p>The design team has submitted all major permit application and is nearing completion of the 90% design. Grading plans and landscape designs are progressing and discussions are happening with SoCal Edison about undergrounding their powerlines. The LCWA's Outreach team is preparing for the first community webinar to inform stakeholders about the project on December 10th.</p>
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Option Agreement to transfer properties between Los Cerritos Wetlands LLC(LCWLLC) and the LCWA	<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>	Negotiations of the land transfer agreement are completed. The agreement was executed in June 2024 and went into effect on July 1, 2024.
Memorandum of Agreement with Studebaker Industrial, LLC for the Studebaker Road Industrial Park Land Donation Project	<p>A Memorandum of Agreement between the LCWA and Studebaker Industrial, LLC to collaborate on the land donation was presented to the LCWA Board on November 30, 2022. Planting plans and designs have been reviewed and adjustments to the plant palette and maintenance plan have been adopted. The maintenance budget is currently under review, as well as a Land Transfer Agreement.</p>	Landscape plans have been updated. There has been no communication from the landowner in several years and therefore progress on a Land Transfer Agreement has not been made since 2023.
LCWA Website Accessibility Update	<p>The LCWA intends to update its website layout and features to ensure its accessibility for all users.</p>	An RFP for Website Accessibility Updates is expected to be released in the November of 2024, with consultant selection expected in the 1 st quarter of 2025.

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

300 Studebaker Road Industrial Park Project – Mitigated Negative Declaration	<p>The project involves demolition of 400 sf of existing concrete, on-site pipeline structures, and asphalt paving, and the development of two concrete tilt-up industrial buildings, situated on 6.69 acres of land east of Studebaker Road. Approximately 1.81 acres of open space at the northwest and southwest corners of Studebaker and Loynes Drive is proposed to be donated to the LCWA as part of this project.</p> <p>The project was approved by the Long Beach City Council on January 7, 2020. An appeal on this decision was made to the Coastal Commission (Appeal No. A-5-LOB-20-0006). The Coastal Commission approved this project with Special Conditions on September 8, 2021. Special Condition 8 states that prior to issuance an offer to dedicate fee title to a public agency must be recorded in accordance with the terms of the CDP.</p>	This project has not started.
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Task	Description	Status
Lease Agreements		
OTD/Edison Parcel Los Angeles County APN 7237-019-809	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.'	This lease agreement has been transferred to the new land owner.
Ellis Equipment, Inc. Lease Agreement		
Lease Fee = \$3,830.00 per month	Ellis Equipment, Inc. took over the D & S Washout Systems portion of the lease effective September 30, 2022.	

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, 2022 through August 13, 2032	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.	The lease terms have been reviewed by the LCWA and SLC. The lease has been approved by the State Lands Commission for a 10-year term. For the SLCWRP, the permit team has submitted a new lease application to accommodate that project.
City of Long Beach Marketplace Marsh License Agreement for Los Angeles County APN 7237-020-21 June 7, 2010 through June 30, 2025	The property is approximately 29.38-acres south of 2nd Street. The license agreement allows LCWA access to this site. On August 18, 2020, Long Beach City council approved an extension of this license agreement. The license agreement is valid through June 30, 2025.	No Updates.

Task	Description	Status
Grants – COMPLETED		
A total of 15 grant funded projects have been completed by the LCWA as of May 2023	A total of \$8,855,792 in grant funds has been acquired and applied towards acquisition, restoration studies, restoration projects, and education programs.	In 2024, the LCWA closed out a \$250,000 grant from RMC for the 65% designs, environmental compliance, permitting, and outreach for the 105-acre Southern Los Cerritos Wetlands.
Grants – ACTIVE		
Regional Parks and Open Space District Measure A Maintenance and Servicing Funds Zedler Marsh Urban Trails System Maintenance and Servicing <u>Active</u>	Grant funds to maintain Proposition A funded development of new trails, landscaping, signage, and native plant nursery. Performance Period: November 1, 2023 – October 31, 2024 Total Funding \$86,231.74 Funding Remaining \$10,737.17	The annual allocation for maintenance and servicing funds for maintenance of the Zedler Marsh Trail System was approved by the RPOSD. Implementation of the project has commenced. The budget will be renewed annually and may vary based on taxes collected each year. Many improvements have been made to the trails and facility to host community members in the wetlands, such as improved benches, repaired decomposed granite trails, and replaced trail liners.

<p>AES Redondo Beach, LLC Grant</p> <p><u>Active</u></p>	<p>Grant funds totaling \$1,000,000 have been awarded to the LCWA to support planning, engineering, restoration, and rehabilitation of the Los Cerritos Wetlands.</p> <p>Performance Period: July 19, 2022 – April 19, 2024</p> <p>Total Year 1 Funding Allocated: \$400,000.00</p> <p>Funding Remaining: 0.00</p> <p>AES has awarded the LCWA with a grant totaling \$1,000,000 over 2 years. The first year of funding totals \$400,000 and the second year of funding totals \$600,000. The performance period for this funding for year 1 is July 29, 2022 to April 19, 2024.</p> <p>The LCWA is allocating year 1 grant funding for various restoration and stewardship efforts that was procured through a Request for Proposals. A Notice of Intent to Award contracts to the Conservation Corps of Long Beach, Los Cerritos Wetlands Land Trust, and Tidal Influence was posted on October 18, 2022.</p>	<p>LCWA has awarded contracts to 1) Tidal Influence, LLC \$152,053 to restore mulefat scrub, salt marsh, and backdune habitat at Zedler Marsh, 2) Los Cerritos Wetlands Land Trust to lead education programs for \$58,000, and 3) Conservation Corps of Long Beach to assist with land management for \$50,000. Funding has also been set aside to support the Southern Los Cerritos Wetlands Restoration Planning Project.</p> <p>The Year 1 workplan was completed in March 2024 and the same contractors continue to work on similar tasks under the LCWA's Year 2 workplan. The LCWA's Year 2 workplan was approved in November 2023 and a \$600,000 check from AES has been provided to the LCWA. The LCWA has amended contracts with the aforementioned entities to appropriate this funding. Year 2 funding is good through Sept 2026 and to date approximately \$100,000 of the Year 2 funding has been spent.</p>
<p>AES Alamitos, LLC Grant</p> <p><u>Active</u></p>	<p>Grant funds totaling \$1,000,000 have been awarded to the LCWA to support habitat restoration, tribal access planning, and environmental education program at the Los Cerritos Wetlands.</p> <p>Performance Period: January 1, 2024 – December 31, 2026</p> <p>AES has awarded the LCWA with a grant totaling \$1,000,000 over 3 years.</p>	<p>A workplan was developed for allocation of the Year 1 funding. An RFQ was released in May 2024 to identify qualified vendors to perform the tasks associated with this grant program. LCWA has awarded contracts to 1) Tidal Influence, LLC for \$125,000 to outplant salt marsh bird's beak, expand the capacity of the LCWA's nursery, and collect seeds for southern bluff restoration, 2) Los Cerritos Wetlands Land Trust for \$30,000 to support youth field trips, and is in the process of offering a contract to 3) Aquarium of the Pacific for the sea turtle monitoring program.</p>

Task	Description	Status
Consultant Contracts - ACTIVE		
LCWA 19501 Los Cerritos Wetlands Stewards Homeless Liaison Contract Amended <u>Renewal</u>	<p>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.</p>	<p>The contract addresses the safety and security of the LCWA properties and meets the LCWA goals and objectives.</p> <p>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.</p> <p>The contract was extended for one year on May 2, 2023 through May 2, 2024.</p> <p>LCWA released a Request for Proposals for Homeless Liaison Services in August of 2024, the LCW Stewards and the LCWA are currently negotiating a new contract for these services based on the proposal received.</p>
LCWA 19503 RWG Law Mitigation Bank Legal Services <u>Active</u>	<p>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.</p>	<p>A contract was approved at the August 1, 2019 Board meeting (LCWA Resolution 2019 – 11) for services rendered based on a fee schedule.</p>
LCWA 20502 Tidal Influence Land Management Services <u>Active</u>	<p>Due to limited staff availability, the LCWA has contracted for Land Management, Contract and Grant Management, and Coordination and Implementation of the Los Cerritos Wetlands Stewardship Program and Restoration Plans within the Los Cerritos Wetlands Complex.</p>	<p>A contract was approved at the September 24, 2020 Board meeting (LCWA Resolution 2020 – 03). The contract is through September 30, 2023, with two options for 1-year extensions of the contract. The final 1-year extension was awarded in Sept 2024.</p> <p>Compensation for this scope of work are:</p> <ol style="list-style-type: none"> 1. Land management: \$2,500 per month 2. Stewardship Program implementation: \$1,000 per month 3. Contract and Grant Management: scope and costs will be billed according to various contract/grant agreements, and costs will not exceed the agreed upon budget. 4. Implementation of the Los Cerritos Wetlands Restoration Plan: costs to be billed according to the contractor's fee schedule, with an annual not to exceed total of \$42,000. 5. Additional as needed services will be negotiated and billed according to the contractor's fee schedule.

LCWA 20503 Moffatt and Nichol Restoration Design Services <u>Completed</u>	Consultant services were needed to work closely with the LCWA project team to complete necessary technical studies and produce the 65% design plans, environmental review documentation, and permit applications for the 105-acre Southern Los Cerritos Wetlands Restoration Project	A contract was approved at the January 7, 2021 Board Meeting (LCWA Resolution 2021-07) and amended on August 17, 2022 (LCWA Resolution 2022-07, extended through December 31, 2023 and services for topographic mapping was added for \$38,000 in March 2023. The total contract not to exceed amount is \$809,916.00
LCWA 23503 Moffatt and Nichol Restoration Design Services <u>Active</u>	Consultant services are needed to work with the LCWA project team to complete remaining technical studies, and produce the 90%, 100%, and final design plans, and permit applications for the Southern Los Cerritos Wetlands Restoration Project. The contract includes support during construction bid and construction.	Entering into negotiations for this contract was approved at the March 7, 2024, Board Meeting (LCWA Resolution 2024-08). The contract will not exceed \$1,551,900.00 and was executed on May 20, 2024.

Memorandum of Understanding/Agreements

LCWA08008 Signal Hill Petroleum, Inc. Coastal Development Permit for Vegetation Removal LCWA Phase 1 Properties <u>Active</u>	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.	Tidal Influence was contracted to manage the MOA. Signal Hill Petroleum, Inc. annually provides \$10,000 to offset their impacts from proposed work.
City of Seal Beach Waterline Relining Project <u>Active</u>	The City of Seal Beach (City) is proposing to reline a City waterline that runs parallel to First Street within the City's easement on LCWA property to temporarily address issues of recent waterline breakages. The City would need to access LCWA's property beyond the easement for biological and geotechnical surveys, and potentially during construction. The MOU establishes an agreement between the City and LCWA to coordinate on the relining effort and any overlaps with LCWA's wetlands restoration planning, as well as liabilities for activities on the property.	The City would also reimburse LCWA for costs associated with coordinating and monitoring the project, up to \$1,910 per week, through LCWA's land management contract with Tidal Influence. The waterline relining project completed its geotechnical analysis. LCWA staff are continuing to coordinate with Seal Beach Staff on this project for their Coastal Development Permit.

LCW Stewardship Program		
Task	Description	Status
Potential Funding Sources		
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.

Task	Description	Status
Capital Projects & Initiatives		
Tarplant Mitigation Project - Ascon <u>Active</u>	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. Performance Period November 3, 2016 through November 1, 2024. Year 8 Funding: \$86,000 Year 8 Remaining Funding: \$18,091.33	Tidal Influence was contracted to manage and implement this project, seeding, and monitoring plan at Zedler Marsh. Staff continues to manage and monitor the progress on the project. Regular watering and invasive species control are currently conducted on site. The site has successfully reached its goal of sustaining more than 189,774 individual plants for two consecutive years. However, a compliance determination has not been issued by the regulatory agency and work continues as it has for the previous 8 years. Annual monitoring was conducted July 2024. An endowment and long-term management agreement for this project is planned to be put in place once a letter of compliance is received.
Grants – COMPLETED		
A total of 12 grants completed by the LCWA and LCWLT	A total of \$6,352,360 grant funds have been acquired and used towards acquisition, restoration studies, restoration projects, and education programs.	

Task	Description	Status
Grants – ACTIVE		
The Orange County Community Fund Warne Family Endowment Fund for Endangered Species Protection Grant <u>Active</u>	The LCWLT applies annually for the Warne Foundation Grant Program to fund Belding's Savannah Sparrow surveys at Los Cerritos Wetlands. This is a competitive grant that needs to be reapplied to annually.	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. This grant was first awarded to the LCWLT on January 1, 2017, and then reapplied for and approved for a seventh year of monitoring and restoration efforts for 2023 and 2024. A 2024 grant application was awarded and surveys have been completed. The annual report was submitted in addition to a 2025 grant application.
National Fish and Wildlife Foundation Office of Spill Prevention and Response Grant <u>Active</u>	The LCWLT received a \$50,391.54 Grant via NFWF to support habitat restoration activities at Zedler Marsh. The grant is for 2 years and started on October 1, 2023.	This grant began on October 1, 2023. Mulefat scrub, backdune habitat, and tarplant has all been in the process of being restored. The grant will continue until 2025.

Task	Description	Status
Memorandum of Understanding/Agreements		
Signal Hill Petroleum, Inc. (SHPI) Memorandum of Agreement <u>Active</u>	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. Performance Period February 3, 2017 through perpetuity.	The LCWA will have access to these specific areas within the SHPI exclusive easement into perpetuity.

<p>LCWA13001 Aquarium of the Pacific Memorandum of Agreement <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>For updates on the citizen science sea turtle monitoring program, please visit http://www.aquariumofpacific.org/give/membership/seaturtles</p> <p>A long-term agreement was approved by the LCWA Board on July 1, 2021.</p> <p>AOP is currently working on a publication discussing the results of the monitoring data collected over previous years.</p>
<p>LCWA13000 Los Cerritos Wetlands Land Trust Memorandum of Agreement <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>Please see the attached Los Cerritos Wetlands Stewardship Program Summary Report.</p> <p>A long-term agreement was approved by the LCWA Board on July 1, 2021.</p>
<p>Memorandum of Agreement with the El Dorado Audubon <u>Active</u></p>	<p>El Dorado Audubon conducts regular bird walks throughout the LCWA properties.</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>A long-term agreement was approved by the LCWA Board on July 1, 2021.</p>
<p>Sea and Sage Monthly Bird Counts <u>Active</u></p>	<p>Darrell Wilson conducts regular bird counts using a research permit on the Hellman Properties.</p>	<p>Bird counts from monthly surveys are summarized in reports submitted to LCW's Ebird account.</p>