

Los Cerritos Wetlands Authority

Date: May 8, 2025

To: Governing Board Members

From: Mark Stanley, Executive Officer

Subject: Item 9: Consideration of a resolution authorizing the Executive Officer to negotiate and execute an amendment to Lease 9005 with the California State Lands Commission

RECOMMENDATION: That the LCWA board authorize the Executive Officer to negotiate and execute an amendment to Lease 9005 with the California State Lands Commission to reflect updated land use, improvements, and provisions in support of the Southern Los Cerritos Wetlands Restoration Project.

PROJECT DESCRIPTION:

Exhibit A - Project Location

Exhibit B – Draft Lease Amendment

Summary of proposed amendments to Lease 9005:

The proposed lease amendment will:

1. Update the purpose of use to explicitly include restoration activities, public access, invasive species abatement, educational programs, and ancillary maintenance.
2. Extend the lease term to August 13, 2050.
3. Authorize specific improvements such as earthen berms, public trails, parking areas, and interpretive features as part of project Phases 1 and 2.
4. Update environmental commitments, incorporating LCWA's certified PEIR and adopted Mitigated Negative Declaration, and ensuring compliance with associated mitigation and monitoring measures.
5. Clarify conditions related to rights-of-way, equipment use, and post-construction documentation (e.g., as-built plans).
6. Add provisions for debris removal and agent compliance responsibilities.

The effective date of this lease amendment will be August 21, 2025, and all other terms and conditions of the original lease remain unchanged unless specifically modified by the amendment.

CLSC staff have indicated that the lease amendment application will be considered by the Commission at its August meeting, with a staff recommendation for approval. As a condition of

approval, CLSC requires a board resolution authorizing the LCWA's execution of the amendment.

BACKGROUND:

On August 14, 2012 the California State Lands Commission (CLSC) approved the LCWA's application to lease the State Lands Parcel, located immediately southwest of the Haynes Cooling Channel in Seal Beach as depicted in Exhibit A. The 10-year lease authorized the LCWA to conduct debris clean up, invasive species abatement, and access for escorted and supervised public education programs conducted by the LCWA's Stewardship Program on the state-owned property.

On December 9, 2022, the CLSC approved Lease No. 9005, extending the LCWA's lease for an additional 10 years in support LCWA's mission to restore and manage coastal wetland habitats for ecological and public benefit.

The LCWA has proposed amendments to the lease to facilitate the implementation of Phases 1 and 2 of the Southern Los Cerritos Wetlands Restoration Project. The proposed changes reflect LCWA's adopted environmental documentation and the SLCWRP's project scope, consistent with the LCWA's stewardship responsibilities and long-term restoration planning. Proposed project improvements to the State Lands Parcel substantially improve and expand public access to the site. These include the construction of a Stewardship Site (i.e. a location offering interpretive signage, shade, equipment storage, and seating where volunteers can gather before and after programmatic events), as well as bicycle racks, and on-site parking along 1st Street. Phase 1 plans also call for the creation of a trail connection from the San Gabriel River in the west through the State Lands Parcel and Southern LCWA property and eventually terminating near Gum Grove Park.

FISCAL: An Approximate Expense Deposit (AED) of \$5,000 has been provided to CSLC, to cover costs associated with environmental review, boundary review, and preparation of necessary lease and staff report documents. Any unused portion of the AED will be refunded. There is no direct fiscal impact to the anticipated from executing the lease amendment, as costs associated with lease compliance and project implementation are covered by grant funds and existing project budgets.