

Los Cerritos Wetlands Authority

Date: May 3, 2018

To: Governing Board Members

From: Mark Stanley, Executive Officer

Subject: Item 8: Status Report and Update on the Los Cerritos Wetlands Oil Consolidation and Restoration Project.

BACKGROUND: The Los Cerritos Wetlands Authority (LCWA) authorized the Executive Officer to enter into an Option Agreement with Los Cerritos Wetlands, LLC for the conveyance of real property. The Executive Officer received Board authorization to enter into this agreement on August 4, 2016. The Option Agreement outlines the terms through which the LCWA would transfer their approximately 5-acre "OTD Parcel" property in exchange for Los Cerritos Wetlands, LLC's 154-acre "Synergy Site" property. The agreement also includes terms for how the proposed mitigation bank would be managed. Beach Oil Minerals Partners (BOMP) has been identified as the project applicant and since the approval of the Option Agreement, BOMP is actively seeking various permits, approvals, and/or entitlements for the project, which includes the completion of an Environmental Impact Report (EIR).

STATUS REPORT AND UPDATE:

Following are the updates in regard to the Los Cerritos Wetlands Oil Consolidation and Restoration Project.

1. EIR - The Final EIR and associated Mitigation Monitoring and Reporting Program was approved by City of Long Beach City Council on January 16th, 2018.
2. Local Coastal Plan Amendment and Coastal Development Permit – The application to approve the Local Coastal Plan Amendment was approved by Long Beach City Council on January 16th, 2018 and ratified by the Los Cerritos Wetlands Authority Board of Directors on February 1st, 2018. An application for the Local Coastal Plan Amendment was submitted to the California Coastal Commission (CCC) in March 2018 and was subsequently returned to the applicant as it was deemed incomplete. The applicant and CCC staff are working together to address the application's deficiencies in hope of getting it on the agenda for a Coastal Commission hearing in late-summer 2018.

BOMP is also working on completing the Coastal Development Permit application in an attempt to get it on an agenda for a Coastal Commission hearing in late-summer/early-fall 2018.

3. Mitigation Bank – BOMP is intending to submit the Mitigation Bank's Draft Bank Enabling Instrument (BEI) in May 2018. Upon submission the Interagency Review Team (IRT) will have 60-90 days to provide comments on the Draft BEI. The LCWA has already reviewed several of the documents that are incorporated into the Draft BEI including details about the endowment for the long-term management of the Bank Property and the Bank Development Plan. The LCWA will be given the opportunity to review the entire submission once it is provided to the IRT. It is anticipated that the Final BEI could be approved as early as October 2018, but it cannot be officially approved by Coastal Commission until the Coastal Development Permit is approved.

4. Option Agreement – The LCWA is near completion with the secondary review of the real estate appraisals for the OTD parcel and Synergy Site property. Once fully vetted, these appraisals will be brought before the LCWA Board of Directors for final acceptance. The Land Exchange Agreement is in the process of being drafted.
5. Outreach - BOMP continues to successfully engage the community in regard to this project including numerous focused meetings with critical stakeholders.