

**MINUTES  
LOS CERRITOS WETLANDS AUTHORITY (LCWA)  
BOARD MEETING  
August 4, 2016**

The meeting was held at the City of Long Beach City Hall Council Chamber. The meeting was called to order by Chair Sam Schuchat at 1:18 p.m.

**1. CALL TO ORDER**

**2. ROLL CALL:**

**MEMBERS PRESENT:**

Ms. Ellery Deaton  
Mr. Sam Schuchat  
Ms. Suzie Price  
Mr. Roberto Uranga

**MEMBERS ABSENT:**

None

**STAFF PRESENT:**

Mark Stanley, Executive Officer  
Dena Williams, Board Secretary  
Luz Quinnell, Project Manager  
Terry Fujimoto, Counsel

**3. PUBLIC COMMENT**

Douglas Carstens, a representative of the El Dorado Audubon, commented that he sent the authority a letter a couple of days ago asking the authority to gather more information and have the environmental review done before an agreement to swap properties is made. Mr. Carstens went on to say that the Audubon would like the authority to keep their options open and not rush into something that cannot be undone later. Mr. Bill Pearl, a reporter from LBreport.com briefly stated that he needed a copy of the letter that was mentioned by Douglas Carstens. Mr. Peter Zak briefly explained that in order for the swap to occur, there needs to be a path to a land exchange before the investors and capital partners put forth money towards this plan and just wanted to clarify a misconception that some may have. There were no further comments.

**4. APPROVAL OF MINUTES**

There were two sets of minutes for February 10, 2016 and May 5, 2016

**Board Member Uranga moved to approve the 2/10/16 minutes; Chair Schuchat seconded the motion. Board voted – 4 Ayes; 0 Nays; 0 Abstentions. Minutes were passed. Board Member Uranga moved to approve the 5/5/16 minutes; Chair Schuchat seconded the motion. Board voted – 4 Ayes; 0 Nays; 0 Abstentions. Minutes were passed.**

## **REGULAR CALENDAR**

### **5. STATUS REPORT ON WORKPLAN IMPLEMENTATION INCLUDING LOS CERRITOS WETLANDS STEWARDSHIP PROGRAM, LOS CERRITOS WETLANDS CONCEPTUAL RESTORATION PLAN, REAL PROPERTY LAND OWNER COMMUNICATIONS AND GRANT STATUS REPORT.**

Executive Officer, Mark Stanley, stated that Elizabeth Lambe would give a report on the stewards program. Ms. Lambe stated that her group sponsors monthly nature walks with anywhere from 20 to 80 people, and they were very happy to host the third grade students from the Jane Adams School to learn about wetlands and nature and their place in the natural world. Ms. Lambe also mentioned that they continue to have kayak trips at the Steamshovel Slough and are very grateful for the Los Cerritos Wetlands as a community and natural resource.

Mary Parsell of the El Dorado Audubon stated they continue to have their monthly bird walks since 2009 and for the month of June it was raining so they did not see too many species but did see many other beautiful things. Ms. Parsell acknowledged that there are 30 Chapters of Audubons.

Eric Zahn of Tidal Influence stated that since 2009 the Stewardship Program has strived in making Zedler Marsh into a trails system for educational programs and in July the first elementary education program was held with the third grade student body from Jane Addams Elementary which was supported by the Los Cerritos Wetlands Land Trust. Mr. Zahn also mentioned that from January to July the Stewardship Program supported service-learning and college interns with a fairly new event called Crew Day where 221 City College and university volunteers and interns contributed 875 hours towards the restoring of the Los Cerritos Wetlands.

Chris Webb of Moffatt & Nichol gave a presentation on the hydraulic modeling for the Phase 1 Mitigation Bank area for Synergy Oil & Gas. Board Member Deaton asked what habitat is best suited for mud flats. Mr. Webb answered by saying that basically a mud flat is its own habitat within a salt marsh. Ms. Deaton asked so what would be our goal, would it be restoration or creation. Mr. Webb answered by saying we would restore the area as best as we could. Chair Schuchat asked if a sediment budget was looked at. Mr. Webb answered by saying that the model does not consider it. Chair Schuchat also asked if storm surge is a factor. Mr. Webb answered that there was very little rain, a minor factor, is more likely. There were no further questions.

Luz Quinnell stated that the City of Long Beach had a press conference back in June regarding a proposed grant with Measure A that was approved for \$500,000 for restoration on the wetlands and would be able to give a more detailed update at the next board meeting in November because the City of Long Beach has to go over the budget and figure out how to distribute the funds. No questions were asked.

**6. CONSIDERATION OF A RESOLUTION TO AUTHORIZE THE EXECUTIVE OFFICER TO EXECUTE A MEMORANDUM OF AGREEMENT WITH THE CONSERVATION CORPS OF LONG BEACH.**

Eric Zahn stated that the new director of the Conservation Corps of Long Beach contacted the LCWA for the purpose of developing a partnership and applying and receiving grant funds for the Zedler Marsh Trail Improvements Project. Mr. Zahn also stated that LCWA does not have staff to administer, manage and implement a public program or allow public access into the Los Cerritos Wetlands so in partnering with the corps, a grant in the total amount of \$55,000 was received from Proposition 40, and they will have the authority to construct, operate and maintain the project in accordance with the Grant Agreement provisions for a period of five years. Board Member Price stated that she thought it was a great partnership to have with the corps given the resources that they have. Mr. Zahn agreed. There were no questions.

**Board Member Uranga moved to have this resolution approved. Vice Chair Price seconded the motion. Board voted: 4 Ayes; 0 Nays; 0 Abstentions. Passed unanimously.**

**7. CONSIDERATION OF A RESOLUTION AUTHORIZING STAFF TO ADOPT THE LCWA BUDGET FISCAL YEAR 2016/2017.**

Executive Officer, Mark Stanley, stated that the attached budget includes three components showing a total of \$350, 100 for the FY 16/17. Mr. Stanley also stated that there is a total of \$29,500 for administration expenses, a total of \$118,000 in Operations expenses and a total of \$202,600 in Capital Outlay expenses which it is estimated over 60% of the budget is allocated for the acquisition of the Bryant Properties, Zedler Marsh Trail Improvement Grant and for the completion of the technical studies for the Los Cerritos Wetlands Conceptual Restoration Plan. There were no questions asked.

**Board Member Deaton motioned to approve the resolution; Vice Chair Price seconded the motion. Board voted – 4 ayes; 0 nays; 0 abstentions. Passed unanimously.**

**8. CLOSED SESSION TO CONSIDER OPTION AGREEMENT AND LAND EXCHANGE AGREEMENT BETWEEN LOS CERRITOS WETLANDS AUTHORITY AND LOS CERRITOS WETLANDS, LLC: LCWA PROPERTY DESCRIPTION: APN 7237-019-809 (APPROX. 5 ACRES); LOS CERRITOS WETLANDS LLC PROPERTY DESCRIPTION: APN 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 (APPROX. 154 ACRES); LCWA NEGOTIATORS: MARK STANLEY; LOS CERRITOS WETLANDS LLC PROPERTY OWNER NEGOTIATOR: JOHN MCKEOWN AND PETER ZAK. UNDER CONSIDERATION: PRICE AND TERMS.**

Ann Cantrell commented by saying that she brought up a lot of issues at the last meeting and feels that a lot of the questions have not been answered still. Ms. Cantrell also stated that she is not sure that LCWA has all of the information needed to make a successful land swap and feels LCWA does not have mineral rights to the property but that Synergy Oil has mineral rights for the 5 acres in question.

Cindy Crawford commented by saying that she thinks that the restoration plan would drastically reduce the high marsh to the habitat and she asked if there could be links on the website to review a complete set of documents involved with the whole restoration plan and the land swap.

Mary Parsell commented by saying that she would like to see an electronic archive section on the website of all the information presented at the board meetings. Ms. Parsell also stressed that she would like to see the slough as is and untouched because it is already intact and there is no reason why water cannot be brought in from the Los Cerritos channel.

Janice Dahl commented by saying that she would like everyone involved to go to the National Audubon Society website and look at the climate change maps that their scientists have posted which would be a good tool to help with decision making, she doesn't think that the steamshovel slough needs to be restored which is already pristine and the information that we have is not complete and that it is too early to get into agreements at this time.

Peter Zak commented by saying he understands the skepticism that everyone has, but we are talking about a 156 acre parcel privately held being exchanged for a 5 acre parcel in which the developer will restore, complete a visitor center and will turn over to the LCWA which will have the opportunity to have the public access the area he just wants us all to look at the benefits and merits of the deal. Finally, Mr. Zak just wanted to assure everyone that there will be no exchange until after the CEQA process which everyone will be a part of.

Anna Christensen commented by saying that she encourages the board to not be complacent with what they already know, and that according to the Tidal Influence report they rejected the idea of oil drilling which would be putting the entire bay at risk. Ms. Christensen also thinks that the board should keep considering the area as a tribal burial site and it is not about owning the land, it is about stewardship.

Chair Schuchat dismissed the board members to go into a closed session which began at 2:20 p.m. and ended at 3:39 p.m.

**Vice Chair Price motioned to approve the resolution; Board Member Deaton seconded the motion. Board voted – 4 ayes; 0 nays; 0 abstentions. Passed unanimously.**

## **9. ORAL COMMUNICATIONS**

### **A. STATEMENTS, RESPONSES, QUESTIONS OR DIRECTIONS TO STAFF PURSUANT TO SECTION 54954.2(A) OF THE GOVERNMENT CODE.**

Chair Schuchat said that they considered an Option Agreement and did some negotiating. Board Member Deaton said that this board listened to everything that everyone had to say and wanted to assure everyone that everything will be taken into consideration and the board will not ignore any comment or suggestion. Vice Chair Price assured the audience that the Option Agreement would be put onto the website for everyone to view shortly and some of the comments that were made were inaccurate and hopefully once the information is posted, everyone will be on the same page.

Board Member Uranga stated that once the Resolution goes online he thinks everyone will understand that the board was very cautious in the decision that was made in closed session and this is nothing set in stone. Mr. Uranga also stated negotiations will continue and that there is still other considerations that are going to be worked on please don't think that this is a done deal.

**10. ANNOUNCEMENT OF NEXT MEETING**

The next meeting will be November 3, 2016 at the City of Seal Beach Fire Station #48 at 12:30pm.

**11. ADJOURNMENT UPON COMPLETION OF BUSINESS**

Mr. Schuchat adjourned the meeting at approximately 3:45 p.m.

X

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Sam Schuchat  
Chair

X

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Dena Williams  
LCWA Board Secretary

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