

Los Cerritos Wetlands Authority

Date: May 4, 2017

To: Governing Board Members

From: Mark Stanley, Executive Officer

Subject: Item 6: Status Report and Update on the Los Cerritos Wetlands Oil Consolidation and Restoration Project.

RECOMMENDATION: That the Los Cerritos Wetlands Authority Board receive and file this Status Report.

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 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 Offer to Dedicate or "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 has been 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 regards to this project which is being called the Los Cerritos Wetlands Oil Consolidation and Restoration Project.

1. EIR - LCWA staff has been tracking the progress of the EIR closely and attends the bi-weekly calls between BOMP and the City. Coastal Commission also is on these calls. As requested during the latest coordination call, the LCWA provided the applicant and City with general guidelines for operation of the visitor's center.

The DEIR is planned to be circulated for public comment by the City of Long Beach sometime in summer 2017. All of the technical reports are completed and are under review by the City of Long Beach who is the lead agency. The LCWA has already reviewed a number of these reports and ECORP Consultants is currently under contract with the LCWA to provide technical document review services as more reports become available for review. The applicant hopes to gain approval from City of Long Beach Planning Commission and City Council in Fall/Winter 2017.

2. Mitigation Bank - The second Interagency Review Team (IRT) meeting took place on January 26th, 2017 at the offices of the Army Corps of Engineers (ACOE) headquarters in downtown Los Angeles. The LCWA was represented at this meeting. The bank prospectus was released for public comment on February 24th, 2017 (http://www.spl.usace.army.mil/Portals/17/Users/117/09/1909/SPL-2016-00756-PKK_PN_Prospectus_ULCW_20170221.pdf?ver=2017-02-23-191014-330&preview_id=1756&preview_nonce=2a44ff7fb6&thumbnail_id=-1&preview=true). No public comments were received. Comments from the IRT have been submitted to the Bank Sponsor and are currently being evaluated.

3. Option Agreement - BOMP completed the real estate appraisals for the OTD parcel and Synergy property. These appraisals have been reviewed by the LCWA and are being brought to another agency for a secondary review.
4. Outreach - BOMP and City of Long Beach staff provided a study session on April 20, 2017 at City Of Long Beach Planning Commission. BOMP launched its website in February (<http://loscerritoswetlandsrestorationplan.com/>). BOMP has performed several outreach presentation to homeowner associations including University Park Estates, Naples, Belmont Shore, Belmont Heights, Island Village, and the Belmont Shore Mobile Estates. BOMP has also hosted special outreach meetings with El Dorado Audubon and Los Cerritos Wetland Land Trust Board of Directors. LCWA staff is tracking these outreach efforts including BOMP's weekly outreach calls.

BOMP is planning to host an Open House Event in order to provide stakeholders with information about the project in anticipation of the release of the DEIR. The event will include a docent-led site tour along the envisioned "Studebaker Trail."

Coastal Commission staff is providing regular updates on the project as it progresses. BOMP and City of Long Beach staff met with Coastal Commission staff on February 21, 2017 and presented updates on the project design. Coastal Commission staff also attend the bi-weekly EIR calls. The project will be brought before the Coastal Commission for approval after the EIR has been adopted which is estimated to take place sometime later this year or early 2018.