

**Los Cerritos Wetlands Authority**

**Date:** August 3, 2017

**To:** Governing Board Members

**From:** Mark Stanley, Executive Officer

**Subject:** Item 6: Consideration of resolution to authorize a contract to Environmental Science Associates for consultant services on the Los Cerritos Wetlands Restoration Plan Program Environmental Impact Report (17001). (RESOLUTION 2017-04)

**RECOMMENDED ACTION:** That the Los Cerritos Wetlands Authority (LCWA) authorize a contract to Environmental Science Associates (ESA) to provide consultant services on the Los Cerritos Wetlands Restoration Plan Program Environmental Impact Report (16003).

**BACKGROUND:** The Los Cerritos Wetlands Authority (LCWA) adopted the Los Cerritos Wetlands Conceptual Restoration Plan (CRP) in August 2015 (Resolution 2015-05). The LCWA issued a Request for Proposals on May 22, 2017 seeking the services of a multidisciplinary team of professional consultants to prepare a Program Environmental Impact Report (EIR) for the CRP. This scope of this next phase of restoration planning will build on the findings of the CRP and focus on identifying an optimized ecological restoration plan. The scope will include analysis through the California Environmental Quality Act (CEQA) of the potential environmental impacts resulting from the implementation of that restoration alternative across the entire Los Cerritos Wetlands Complex. The project will result in the adoption of a Program EIR for which the LCWA will be the Lead Agency. Both the restoration planning and development of the EIR will include a public involvement process.

The request for proposals (RFP) process schedule was as follows:

May 22, 2017	Release of RFP
June 9, 2017	Mandatory Site Visit
June 23, 2017	Proposals Due
July 11, 2017	Finalist Interviews
August 3, 2017	LCWA Board Approval of Contract Award

LCWA Staff received proposals from three qualified consulting teams that each included specialists in wildlife biology, wetland and restoration ecology, civil engineering, hydrology and geomorphology, oil operations, CEQA planning and other appropriate environmental planning disciplines. Staff thoroughly reviewed each proposal and invited each consulting team to participate in an interview process. The results of these evaluations are as follows:

Rank	Firm	Eval #1	Eval #2	Eval #3	Eval #4	Eval #5	Average
1	ESA	93	89	90	92	88	90.4
2	AECOM	92	87	86	88	68	84.2
3	VCS	78	69	85	63	83	75.6

Based on these scores and verification from listed references, Staff recommends authorizing a contract with Environmental Science Associates (ESA) for consultant services on the Los Cerritos Wetlands Restoration Plan Program EIR.

The scope of work, budget and project schedule are detailed in Exhibit A. Among numerous considerations, this recommendation is based on ESA's excellent understanding of the project components and issue areas through their direct experience on the Los Cerritos Wetlands Oil Consolidation and Restoration Project. ESA also comes highly recommended based on their demonstrated competence in completing similar projects in the Southern California region. Lastly, this consulting firm has the longevity, stability, and staff availability to complete a multi-year project and produce a defensible EIR in a timely manner within budget. The ESA team includes two experienced subconsultants, Coastal Restoration Consultants and Altman Environmental Consultants, who will complement the in-house services provided by ESA staff.

**FISCAL:** The LCWA Budget FY17/18 identifies a total amount not-to-exceed \$800,000.00 for a contract term of 2-years and 3-months set to expire on November 3, 2019. The consultant will perform a scope of services that includes the development of an optimized restoration plan, the production of a program Environmental Impact Report for the restoration plan, and associated public outreach and project management. The LCWA budget has sufficient funds to cover the costs associated with this scope of services.

**LEGISLATIVE AUTHORITY AND LCWA ADOPTED POLICIES/AUTHORITIES:** Item 7 of the May 4, 2017 LCWA Board Meeting provided staff direction to move forward with the RFP Process to identify and select a consultant for the Los Cerritos Wetlands Restoration Plan.

**Exhibit A:  
Scope of Work, Budget and Contract Term  
for the  
LCWA17001 Environmental Science Associates Los Cerritos Wetlands Restoration Plan  
Program Environmental Impact Report Contract**

The following are tasks and services to be provided by Environmental Science Associates (ESA) for implementation of this contract:

**1. Develop Optimized Restoration Alternative and Restoration Plan**

Develop an Optimized Restoration Alternative that will use the CRP's three restoration alternatives as a framework for designing a Restoration Plan that is implementable. This Restoration Plan will take into consideration any habitat restoration planning that is currently taking place throughout the complex and will also consider phasing based on land ownership and land use. The consultants will work closely with the Steering Committee and Technical Advisory Committee to gain consensus on this Optimized Restoration Alternative and Restoration Plan. The Restoration Plan will provide program level details for what habitats types will be restored, where they will be restored, how they will be restored and how resilient they will be to future climate change. The plan should provide descriptions for how new tidal connections will be created and will identify discrete projects that can be implemented as stand-alone efforts, so that restoration can begin even if some desired restoration properties have not yet been acquired. Certain aspects of the Optimized Restoration Alternative may require adjustments to conceptual grading plans and updates to the hydrodynamic modeling done for the CRP alternatives.

**Deliverables:**

- Create Optimized Restoration Alternative
- Restoration Plan report
- Analyze Existing Infrastructure
- Facilitate as many as 2 meetings with the Technical Advisory Committee

**2. Technical Reports**

The consultant will incorporate the information from the technical reports created for the CRP and supplement that information as needed to complete the Program EIR. The consultant's will prepare technical reports for the following disciplines: Air Quality, Greenhouse Gas Emissions, Noise, Cultural/Paleontological Resources, Biological Resources, Hydrodynamics, Sediment Transport and Geomorphology, Water and Sediment Quality.

**Deliverables:**

- Literature review for CRP technical reports
- Completion of all aforementioned technical reports

**3. Prepare EIR Project Description**

Prior to initiating the EIR analysis, the consultant shall prepare a draft project description for LCWA Steering Committee review. The project description will be based on the Restoration Plan and include project characteristics relevant to the EIR analysis, project objectives, and required discretionary approvals. The project description will include text, tables and graphic presentations.

**Deliverables:**

- EIR project description

- Determine CEQA strategy and TAC Meeting

#### **4. Prepare Initial Study/Notice of Preparation**

After LCWA Steering Committee approval of the EIR project description, the consultant will prepare a draft Initial Study for LCWA Steering Committee review. The Initial Study will address every environmental issue in the CEQA Guidelines Appendix G checklist. The LCWA Project Manager will prepare the Notice of Preparation (NOP) and file with the County Clerk. The LCWA Project Manager will provide the mailing list of all interested parties, organizations, and public agencies. The consultant shall prepare hard copies and electronic copies and submit materials to the State Clearinghouse. The consultant shall conduct a Scoping Meeting during the NOP review period to obtain input of the EIR scope of work.

##### **Deliverables:**

- Draft Initial Study
- Submission of materials to the State Clearinghouse
- Conduct scoping meeting

#### **5. Prepare Administrative Draft Program EIR**

The consultant shall prepare an Administrative Draft Program EIR for LCWA Steering Committee review, which shall include an Executive Summary, Introduction, Project Description, Environmental Impact Analysis, Identification of all Unavoidable Adverse Impacts (if any), Alternatives, and all other CEQA required discussion. The document should also identify other planning initiatives in the regional context that may have an impact on the area or lead to cumulative impacts. The consultant will provide as many as two rounds of revisions for the Steering Committee.

##### **Deliverable:**

- Administrative Draft Program EIR

#### **6. Prepare Draft Program EIR**

After LCWA Steering Committee approval of the Administrative Draft EIR, the consultant shall prepare both hard copies and electronic copies of the Draft Program EIR for distribution based on the LCWA's mailing list. The consultant shall prepare the Notice of Completion and submit materials to the State Clearinghouse.

##### **Deliverables:**

- Draft Program EIR preparation and distribution
- Notice of Completion and submission to the State Clearinghouse

#### **7. Prepare Final Program EIR**

Upon completion of the Draft Program EIR public review period, the consultant shall prepare draft responses to comments and draft mitigation monitoring and reporting program (MMRP) for LCWA Steering Committee review. After LCWA approval, the consultant shall prepare both hard copies and electronic copies of the Final Program EIR.

##### **Deliverables:**

- Draft response to comments
- Draft mitigation monitoring and reporting program (MMRP)
- Prepare Final Program EIR

## **8. Prepare Findings/Statement of Overriding Considerations**

The consultant will prepare the Findings of Fact and, if necessary, the Statement of Overriding Considerations for LCWA Steering Committee review and approval.

### **Deliverables:**

- Findings of Fact
- Statement of Overriding Considerations (if necessary)

## **9. Public Involvement**

The consultant will review the meeting notes and presentations from previous CRP workshops to familiarize themselves with community sentiments and the list of stakeholders. The LCWA will host a public involvement workshop as part of the Restoration Alternative optimizing process and the information collected should assist in identifying program elements desired by the local community. The consultant will attend this workshop, present technical information, and assist the LCWA Project Manager with facilitating the workshop. The consultant will be required to attend two Study Sessions during the EIR process and be prepared to present technical information. The consultant will be required to attend additional public hearings as necessary.

### **Deliverables:**

- Review of previous CRP public involvement meetings and stakeholder list
- Attend and Facilitate 1 community workshop
- Attend 2 Study Sessions
- Attend required Public Hearings

## **10. Technical Advisory Committee Coordination**

The Consultant shall determine a process for interfacing with the Technical Advisory Committee for gaining consensus on design of the Optimized Restoration Alternative. The Consultant shall be responsible for assisting the LCWA Project Manager scheduling, coordinating and facilitating all meetings related to the project. The Technical Advisory Team should include the agencies specified in CRP. It may also include other entities with regulatory, zoning, easement, utility, access, land use jurisdiction, or other interests in the property to identify opportunities and constraints of potential program elements. The Consultant will use this forum to interface with staff from agencies with significant jurisdiction over the project like the California Coastal Commission and the US Army Corps of Engineers.

### **Deliverable:**

- Facilitation of 3 meetings with Technical Advisory Committee

## **11. Issues for Next Phase of Restoration Planning**

In consultation with the LCWA Steering Committee, summarize outstanding issues that need to be addressed before detailed project-level planning occurs and provide recommendations on next steps. These issues should include technical investigations, permitting, phasing, funding, mitigation and other aspects of project planning.

### **Deliverable:**

- Report on next phase of restoration planning

## **12. Project Management**

The Consultant shall assign a senior project manager to coordinate all its work (and that of its planning team) for this planning effort. Project management shall also include study management

and agency coordination through the LCWA Steering Committee and Technical Advisory Committee.

**Deliverables:**

- Bi-weekly project conference calls
- Attendance at project meetings

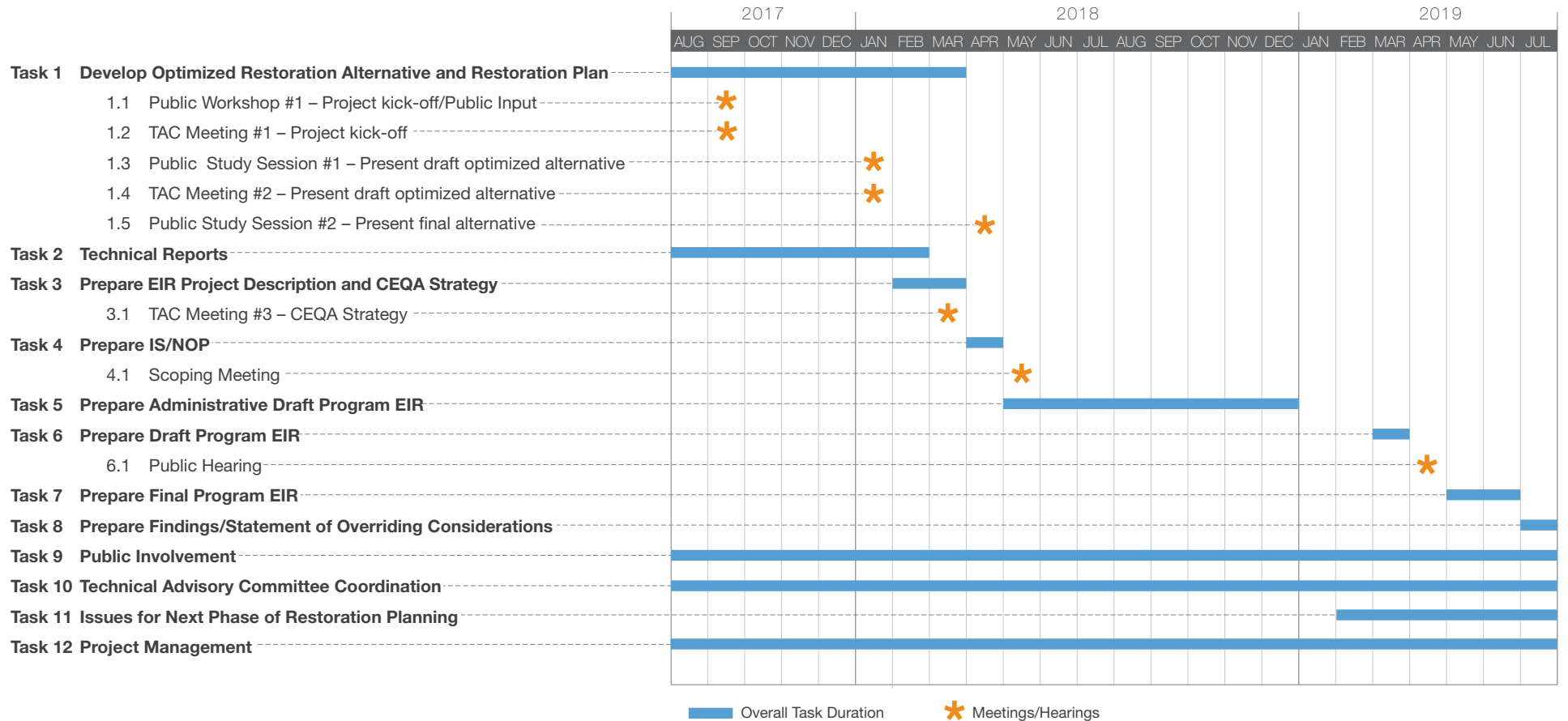
Table 5-1: Cost Estimate - Los Cerritos Wetland Restoration Plan Program EIR  
 ESA Labor Detail and Expense Summary

Task #	Task Name/Description	Employee Names															CRC		Altman		Total Hours	Labor Price
		ESA															D. Hubbard Sr. Biologist	H. Altman Public Outreach Coordinator				
		M. Orr	D. Griffith	E. Davidson	A. S.A.	K. Kim	M. Vader	B. Barroso	H. Kessenich	D. Pohl	M. Burns	M. Lau	H. Dubois	T. Johnson	M. Long	D. Reese			K. Fairchild	M. James		
Task #	Task Name/Description	T. Avila Senior Director II	M. Strauss Senior Director II	R. Todaro Director III	N. Garrity Director II	I. Sheehan Managing Associate II	J. Conacho Managing Associate I	J. Lee Senior Associate II	J. Fan Senior Associate I	H. Miller Associate II	P. Anderson Associate II	G. Jafarizadeh Project Technician III	T. Winer Associate I	D. Rosellini Project Technician II	ESA Subtotal	CRC Subtotal	Altman Subtotal	Total Hours	Labor Price			
1.0	Develop Optimized Restoration Alternative and Restoration Plan	4	4	28	68	80	0	80	0	232	80	0	0	0	\$ 89,480	\$ 235	\$ 34,380	26	\$ 3,500	798	\$ 121,720	
1.1	Develop Optimized Restoration Alternative and Restoration Plan	4	4	12	52	72	0	80	0	232	80	0	0	0	\$ 73,720	\$ 219	\$ 32,100	10	\$ 1,250	722	\$ 107,620	
	Habitat Restoration Plan			0	24	32		60		150					\$ 41,260	\$ 134	\$ 20,100		\$ -	408	\$ 61,360	
	Public Access Plan		4					20							\$ 13,660	\$ -	\$ -		\$ -	104	\$ 13,660	
	Infrastructure Analysis			4						12					\$ 4,200	\$ -	\$ 10		\$ 1,250		\$ -	
	Restoration Plan Report				20	40				70					\$ 20,600	\$ 80	\$ 12,000		\$ -	210	\$ 32,600	
1.2	TAC meetings (2 meetings)	4		16	16	8		0		0				\$ 9,700	\$ 16	\$ 2,400	16	\$ 2,000	76	\$ 14,100		
2.0	Technical Reports	0	28	70	50	176	90	54	72	410	60	14	40	0	\$ 165,090	\$ 160	\$ 24,000	0	\$ -	1,224	\$ 189,090	
2.1	Conduct Literature Review of CRP Technical Reports	8	8	4	4	4	4	4	4	10	40				\$ 6,240	\$ -	\$ -		\$ -	34	\$ 6,240	
2.2	Air Quality Impact Assessment	8													\$ 11,680	\$ -	\$ -		\$ -	80	\$ 11,680	
2.3	Greenhouse Gas Emissions Assessment	2				8	10			20	20				\$ 8,550	\$ -	\$ -		\$ -	60	\$ 8,550	
2.4	Noise Technical Report			8				24					40		\$ 9,440	\$ -	\$ -		\$ -	72	\$ 9,440	
2.5/2.6	Cultural Resources and Paleontological Resource Assessments	0	28	0			44	30	72			14			\$ 30,970	\$ -	\$ -		\$ -	188	\$ 30,970	
	Archival research		2				4	4		16					\$ 4,250	\$ -	\$ -		\$ -	28	\$ 4,250	
	Site visit							10		8					\$ 2,850	\$ -	\$ -		\$ -	20	\$ 2,850	
	Geotech		8				32		4			8			\$ 8,380	\$ -	\$ -		\$ -	50	\$ 8,380	
	Yach Reports		8				4	16		32					\$ 3,880	\$ -	\$ -		\$ -	62	\$ 3,880	
	NA outreach		12					4		12					\$ 5,520	\$ -	\$ -		\$ -	28	\$ 5,520	
2.7	Biological Resources Assessment			4		4									\$ 1,640	\$ 160	\$ 24,000		\$ -	168	\$ 25,640	
2.8	Hydrodynamic Technical Report				20	80				100					\$ 45,100	\$ -	\$ -		\$ -	280	\$ 45,100	
2.9	Sediment Transport and Geomorphology Technical Report				10	40				100					\$ 22,360	\$ -	\$ -		\$ -	150	\$ 22,360	
2.10	Water and Sediment Quality Technical Report				40	12	40			100					\$ 31,880	\$ -	\$ -		\$ -	192	\$ 31,880	
3.0	Prepare Project Description	8	0	30	40	52	28	0	0	0	0	0	0	0	\$ 31,760	\$ 4	\$ 600	28	\$ 3,500	190	\$ 35,860	
3.1	Prepare EIR Project Description	4		10	20	40	20								\$ 18,240	\$ 4	\$ 600	8	\$ 1,000	106	\$ 19,840	
3.2	Determine CCRS Strategy and TAC meeting	4		20	20	12	8								\$ 13,520	\$ -	\$ 20		\$ 2,500	84	\$ 16,020	
4.0	Prepare IS/NOP	4	0	22	6	6	28	0	32	0	22	8	0	4	\$ 202,410	\$ 0	\$ -	40	\$ 5,000	162	\$ 252,110	
4.1	Initial Study	2			8		20		20	20	4			4	\$ 11,750	\$ -	\$ -		\$ -	78	\$ 11,750	
4.2	Submit Materials to the State Clearinghouse								2	2					\$ 1,310	\$ -	\$ -		\$ -	8	\$ 1,310	
4.3	Conduct Scoping Meeting			12	6	6	6								\$ 1,180	\$ -	\$ 40		\$ 5,000	76	\$ 7,160	
5.0	Prepare Administrative Draft Program EIR	44	16	74	112	56	88	92	108	28	290	32	34	0	\$ 155,880	\$ 20	\$ 3,000	0	\$ -	986	\$ 158,880	
5.1	Administrative Draft Program EIR	44	16	74	112	56	88	92	108	28	290	32	34	0	\$ 155,880	\$ 20	\$ 3,000	0	\$ -	986	\$ 158,880	
	Introduction	1		2					4	4					\$ 2,115	\$ -	\$ -		\$ -	13	\$ 2,115	
	Executive Summary	2		2					4	4					\$ 2,400	\$ -	\$ -		\$ -	14	\$ 2,400	
	Project Description	2		2					8	8					\$ 2,460	\$ -	\$ -		\$ -	22	\$ 2,460	
	Introduction to the Analyst	1		2					4	4					\$ 2,115	\$ -	\$ -		\$ -	13	\$ 2,115	
	Aesthetics	2	8	2			2	32		80	4				\$ 18,340	\$ -	\$ -		\$ -	130	\$ 18,340	
	Agriculture and Forestry Resources	1						1		2					\$ 1,260	\$ -	\$ -		\$ -	7	\$ 1,260	
	Air Quality	2		6			4			16					\$ 6,090	\$ -	\$ -		\$ -	32	\$ 6,090	
	Biological Resources	2		8		24	2			12	32				\$ 10,720	\$ 20	\$ 3,000		\$ -	92	\$ 13,720	
	Cultural Resources	2	8	2			2	12	32						\$ 10,220	\$ -	\$ -		\$ -	62	\$ 10,220	
	Geology and Soils	2		2		40	2								\$ 10,420	\$ -	\$ -		\$ -	50	\$ 10,420	
	Greenhouse Gas Emissions and Energy	2							4						\$ 2,540	\$ -	\$ -		\$ -	16	\$ 2,540	
	Hazardous and Hazardous Materials	2		2		40	2	40							\$ 16,600	\$ -	\$ -		\$ -	88	\$ 16,600	
	Hydrology and Water Quality	2		12		8	32				20	80	4		\$ 2,880	\$ -	\$ -		\$ -	160	\$ 23,600	
	Land Use and Planning	2		2		10	40	2		12					\$ 5,670	\$ -	\$ -		\$ -	40	\$ 5,670	
	Mineral Resources	2		2		24	2								\$ 6,750	\$ -	\$ -		\$ -	32	\$ 6,750	
	Noise	2		8			2	8					2		\$ 4,140	\$ -	\$ -		\$ -	22	\$ 4,140	
	Population and Housing	1		1				1		2					\$ 1,260	\$ -	\$ -		\$ -	7	\$ 1,260	
	Public Services	2		2		2	20	2		6					\$ 5,360	\$ -	\$ -		\$ -	34	\$ 5,360	
	Recreation	2		2		2	20	2		6					\$ 5,360	\$ -	\$ -		\$ -	34	\$ 5,360	
	Transportation/Traffic	2		2		2	2			6	12				\$ 3,640	\$ -	\$ -		\$ -	24	\$ 3,640	
	Utilities and Service Systems	2		2		2	2			6	12				\$ 3,640	\$ -	\$ -		\$ -	24	\$ 3,640	
	Long-Term Implications	2		2				4		12					\$ 3,360	\$ -	\$ -		\$ -	22	\$ 3,360	
	Alternatives	2		2				4		8		4			\$ 3,340	\$ -	\$ -		\$ -	22	\$ 3,340	
	EIR Preparation/References	1		2				2		4					\$ 2,115	\$ -	\$ -		\$ -	13	\$ 2,115	
	Appendix	1		2				2		4					\$ 2,115	\$ -	\$ -		\$ -	13	\$ 2,115	
6.0	Prepare Draft Program EIR	4	0	10	0	0	22	0	24	0	24	24	0	0	\$ 16,070	\$ 20	\$ 3,000	0	\$ -	128	\$ 19,070	
6.1	Prepare and Distribute Draft Program EIR								20	20	20	20	0	0	\$ 13,210	\$ 20	\$ 3,000	0	\$ -	110	\$ 16,210	
6.2	Prepare Notices of Completion and Submit to the State Clearinghouse			2				4		4					\$ 2,860	\$ -	\$ -		\$ -	18	\$ 2,860	
7.0	Prepare Final Program EIR	4	0	24	0	0	48	0	80	0	128	20	0	0	\$ 43,060	\$ -	\$ -	0	\$ -	298	\$ 43,060	
7.1	Prepare Draft Responses to Comments			8			20		20	40					\$ 13,310	\$ -	\$ -		\$ -	90	\$ 13,310	
7.2	Prepare Draft Mitigation Monitoring and Reporting Program			8			20		20	40					\$ 8,930	\$ -	\$ -		\$ -	58	\$ 8,930	
7.3	Prepare Final Program EIR			8			20		40	60	20	20	0	0	\$ 20,810	\$ -	\$ -		\$ -	150	\$ 20,810	
8.0	Prepare Findings/Statement of Overriding Considerations	4	0	4	0	0	8	0	20	0	40	0	0	0	\$ 10,980	\$ 0	\$ 0	0	\$ 0	76	\$ 10,980	
8.1	Prepare Findings of Fact			2			4		10	20					\$ 5,490	\$ -	\$ -		\$ -	38	\$ 5,490	
8.2	Prepare Statement of Overriding Considerations (if necessary)			2			4		10	20					\$ 5,490	\$ -	\$ -		\$ -	38	\$ 5,490	
9.0	Public Involvement	10	0	36	50	64	8	20	0	20	0	8	0	0	\$ 36,240	\$ 21	\$ 3,150	\$ 28,750	\$ -	423	\$ 65,640	
9.1	Review of Previous CRP Public Involvement Meetings and Stakeholder List			4		4									\$ 1,780	\$ -	\$ 40	\$ 5,000	\$ -	48	\$ 6,780	
9.2	Attend and Facilitate Community Workshops/Study Sessions (3 meetings)			6		12	30	48		20					\$ 25,160	\$ 14	\$ 2,100	\$ 16,250	\$ -	280	\$ 43,510	
9.3	Lessons Learned			8		8		8							\$ 2,500	\$ -	\$ -		\$ -	20	\$ 2,500	
9.4	Attend Public Hearing			4		12	8	8	8													



# Figure 5-1 PROJECT SCHEDULE

Los Cerritos Wetlands Authority / Los Cerritos Wetlands Restoration Plan Program EIR





August 3, 2017 – Item 6

RESOLUTION 20167 – 04

RESOLUTION OF THE LOS CERRITOS WETLANDS AUTHORITY TO  
AUTHORIZE A CONTRACT AMENDMENT TO ENVIRONMENTAL  
SCIENCE ASSOCIATES FOR LOS CERRITOS WETLANDS  
RESTORATION PLAN PROGRAM ENVIRONMENTAL IMPACT  
REPORT (17001).

WHEREAS, the Los Cerritos Wetlands Authority has been established between the Coastal Conservancy, the San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy, the City of Seal Beach and the City of Long Beach to facilitate the acquisition, protection, conservation, restoration, maintenance and operation an environmental enhancement of the Los Cerritos Wetlands; and

WHEREAS, the LCWA has further been established to focus on projects which will provide open space, habitat restoration, and watershed improvement projects within the Los Cerritos Wetlands; and

WHEREAS, this action will authorize a contract to Environmental Science Associates for the Los Cerritos Wetlands Restoration Plan Program Environmental Impact Report (17001); and,

WHEREAS, This action is consistent with the requirements of the California Environmental Quality Act (CEQA); and NOW

*Therefore, be it resolved that* the LCWA hereby:

1. FINDS that the actions contemplated by this resolution is consistent with the requirements of the California Environmental Quality Act.
2. FINDS that this action is consistent with the purposes and objectives of the LCWA.
3. Authorizes a contract amendment to Environmental Science Associates for the **Los Cerritos Wetlands Restoration Plan Program Environmental Impact Report** for a total amount not to exceed \$800,000.00 for 2-years and 3 months commencing August 3, 2017 and terminating on November 3, 2019. This contract is reflected in the FY17/18 Budget.
4. The Los Cerritos Wetlands Authority adopts the staff report dated August 3, 2017.

~ End of Resolution ~

Passed and Adopted by the Board of the  
LOS CERRITOS WETLANDS AUTHORITY ON February 3, 2017.

\_\_\_\_\_  
Sam Schuchat, LCWA Chair

ATTEST:

\_\_\_\_\_  
David Edsall  
Deputy Attorney General