

**MINUTES
LOS CERRITOS WETLANDS AUTHORITY (LCWA)
BOARD MEETING
FEBRUARY 1, 2018**

The meeting was held at the City of Seal Beach Fire Station #48 Community Room. The meeting was called to order by Chair Suzie Price at 12:31 p.m.

1. CALL TO ORDER

2. FLAG SALUTE

3. ROLL CALL:

MEMBERS PRESENT:

Ms. Suzie Price
Ms. Schelly Sustarsic
Mr. Roberto Uranga

MEMBERS ABSENT:

Mr. Sam Schuchat

STAFF PRESENT:

Mark Stanley, Executive Officer
Dena Williams, Board Secretary
Salian Garcia, Fiscal Manager
Erica Lee., Deputy Attorney General

4. PUBLIC COMMENT

Ms. Anna Christiansen stated that her group is making a formal request to be put on the RMC Board meeting agenda regarding the concerns of the LCWA restoration plan and also stated that there are concerns about the way land is being managed with pesticide being sprayed on the 5 acre parcel which is harmful to the habitat and animals and also learned from the Coastal Commission that pesticide is also being sprayed on the Synergy site.

5. CHAIR'S REPORT

Chair Price stated that she is looking forward to hearing the reports on the projects today.

6. APPROVAL OF MINUTES

There were one set of minutes for Board Meeting from November 2, 2017.

Board Member Uranga moved to approve the 11/2/17 minutes; Board Member Sustarsic

seconded the motion. Board voted – 3 Ayes; 0 Nays; 0 Abstentions. Minutes were passed.

REGULAR CALENDAR

7. STATUS REPORT ON WORK PLAN IMPLEMENTATION

A. LAND MANAGEMENT UPDATE

Marcello Ceballos gave an update on all LCWA properties. Mr. Ceballos stated that the OTD Parcel needs barbed wire installed on the entrance gate, and replaced on the portion of the fence line that is nearest the entrance gate. Mr. Ceballos mentioned that at Zedler Marsh the gates, trails, fences and encampments are good but that a number of golf balls have been found on site which is a major safety hazard. Mr. Ceballos states that on the Hellman property the gates and trails are good but that there are a number of fence breaches along the Gum Grove fence line in addition to the fence segments that were monitored earlier in the year. Mr. Ceballos mentioned that on the Bryant property all of the locks and chains for the gates along the levee have been removed and all gates are open, the trails are good, but there is a large breach along the fence on the East side of the property, there are two active encampments and citizens were observed hitting golf balls into the property from the levee.

B. LOS CERRITOS WETLANDS STEWARDSHIP PROGRAM COORDINATOR UPDATE

Daniel North stated that they have averaged 36 volunteers at each event with the stewardship program for a total of 582 volunteer hours. Mr. North also stated that the stewardship program successfully installed 428 native plants surrounding Zedler Marsh, removed 100 lbs. of nonnative vegetation and the college intern-supported Crew Days removed 1140 lbs. of threatening nonnative vegetation and 153 lbs. of trash from the Wetlands. Mr. North mentioned that the stewardship program hosted a service-learning field trip and 448 native plants were planted and private land tours were provided for Long Beach City staff members as well as students from Cal Poly Pomona University.

C. EL DORADO AUDUBON UPDATE

Mary Parsell stated that the bird walks are on the 2nd Saturday of the month from 8 a.m. to 10 a.m. Ms. Parsell stated that on October 14, 2017 the group was on the Hellman property, weather was clear, temperature was 70 to 75 degrees and it was the first time to see a Red-shouldered Hawk and Canada Goose in groups of 15 to 25. Ms. Parsell mentioned that on November 26, 2017 the group was at the Zedler Marsh property, and they spotted 10 different species. Ms. Parsell stated that on December 16, 2017 the group visited the Hellman property and the Zedler Marsh property and spotted over 32 different species. Ms. Parsell also stated that on January 13, 2018 that group was at the Hellman property, it was clear, 68 to 70 degrees and they were able to see 27 different species including the American Wigeon.

D. HOMELESS RELOCATION PROGRAM UPDATE

Lenny Arkinstall stated that the levy was cleared of all homeless and all debris picked up, the gates are continually being cut and the city continues to make repairs to the gates and stressed that he is still in need of the no trespassing signs. Lenny introduced Officer Brian Gray from Seal Beach police department. Mr. Gray just wanted to introduce himself to the board and that he heads the homeless department and works along with Officer Dodson because the encampments are on both Long Beach and Seal Beach territory where the 605 and 405 meet.

Mr. Marshall Bledofsky asked what exactly the homeless relocation program was about and wanted to know if the homeless get arrested. Lenny stated that the main object is to get help for the homeless and that the program offers many different types of help to the individuals and no, they are not arrested, unless they are committing a crime.

E. LCWA RESTORATION PLAN PROGRAM ENVIRONMENTAL IMPACT REPORT UPDATE

Eric Zahn stated that the LCWA's consultant for this project is Environmental Science Associates (ESA) as well as all of their sub-consultants and they had their official kickoff meeting on December 4, 2017 which re-engaged the group to move forward with a more optimized restoration plan and their first public workshop will be March 28, 2018 at the Mary Wilson Library located in Seal Beach.

8. STATUS REPORT AND UPDATE ON THE LOS CERRITOS WETLANDS OIL CONSOLIDATION AND RESTORATION PROJECT

Eric Zahn stated that the Draft EIR was completed and released for public comment in July 2017 and the LCWA's team of consultants provided comments directly to the applicant. Mr. Zahn also stated that the mitigation bank prospectus has been reviewed by the agencies after no public comment was received and that the EIR went before and was approved by the Long Beach Planning Commission on November 30, 2017 and Long Beach City Council on January 16, 2018. The plan will go before the CA Coastal Commission in 2018. Mr. Zahn stated that the LCWA and BOMP are also working with the City to make amendments to the Local Coastal Plan (LCP).

Mr. Zahn also stated that the fourth Interagency Review Team (IRT) meeting took place on November 6, 2017 via conference call and that the next milestone is for the bank sponsor, BOMP, to submit the Draft Bank Enabling Instrument and it is anticipated that the Draft Bank Enabling Instrument (BEI) will take six to twelve months to be finalized.

Mr. Zahn mentioned that the secondary review of the real estate appraisals for the OTD parcel and Synergy Site property is near completion, the Land Exchange Agreement is in the process of being drafted and stated that over 350 letters of support have been received and were submitted to the City of Long Beach as part of the EIR approval process.

Mr. Michael Di Sano stated that BOMP is going to continue with the ongoing outreach efforts and that they gave a presentation and answered questions to many homeowner associations, business associations and environmental organizations including the group called "CARP" which was one of the appellants for this project and they addressed

their concerns and questions. Mr. Di Sano addressed the audience and welcomed them to meet and discuss any concerns or questions they have about the project.

Ms. Anna Christensen stated that this was not a restoration project, but that it is an expansion of Synergy Oil and would like the LCWA to stop calling this project a restoration project.

Ms. Virginia Bickford stated that she agreed with all of Ms. Christensen's concerns and questions and added that she thought the use of the land as a mitigation bank seems totally wrong and is also concerned about the pollution that it will create in other areas.

Mr. Marshall Bledofsky stated that there will be drilling rigs on the property in question and will be there for 40 years or so and this will be an eye sore for visitors coming into Long Beach. Mr. Di Sano clarified that the oil rigs would be visible for the initial drilling, but would not be visible for the entire 40 years or so but more like 13 years, the oil rigs would be able to collapse and not be such an eye sore.

Ms. Tahesha Knapp-Christensen stated that she felt that the Native American heritage has not been contacted about the project and has a great concern for the public safety risks and feels that the cultural resources will be compromised.

9. CONSIDERATION OF RESOLUTION TO RATIFY AN APPLICATION TO AMEND THE LOCAL COASTAL PROGRAM AS IT PERTAINS TO THE LOS CERRITOS WETLANDS AUTHORITY'S 5-ACRE PROPERTY COMMONLY CALLED THE "OTD PARCEL" LOCATED AT THE CORNER OF STUDEBAKER ROAD AND 2ND STREET. (RESOLUTIONS 2018-01)

Mr. Stanley stated that the LCWA board voted and approved an Option Agreement in August of 2016 which allowed the LCWA to transfer the approximately 5-acre parcel, "OTD Parcel", in exchange for Los Cerritos Wetlands, LLC's 154-acre "Synergy Site" property.

Mr. Stanley also stated that an amendment to the City of Long Beach zoning document for the area, The Southeast Area Development and Improvement Plan (SEADIP), is required to permit oil drilling and oil production activities on the OTD Parcel and because SEADIP is incorporated as part of the City's Local Coastal Program, amendment to SEADIP require a Local Coastal Program Amendment to be certified by the California Coastal Commission (CCC).

Mr. Stanley stated that due to timing constraints, the CCC will need to process the requested LCP amendments and the CCDP which is anticipated to occur in Spring 2018 and the CCC will have the final authority to refine project details to best achieve conformity with the provisions of the Coastal Act and balance competing goals therefore, the LCWA Board of Directors must ratify this application before it receives final approval by the CCC.

Chair Price asked Mr. Stanley if he was comfortable with moving forward with the amendment. Mr. Stanley answered yes he is comfortable with moving forward. Ms. Price asked Mr. Stanley that there were concerns about ownership and how does he feel about the ownership. Mr. Stanley answered that the legal team has looked over the documents and there have been no questions about whether or not the land could be transferred.

Ms. Christensen wanted to clarify exactly what this item was going to allow.

Board Member Uranga moved to approve the resolution; Chair Price seconded the motion. Board voted – 3 Ayes; 0 Nays; 0 Abstentions. Resolution was passed.

10. **PURSUANT TO GOVERNMENT CODE SECTION 54965.8, LCWA WILL HOLD A CLOSED SESSION TO CONSIDER THE DRAFT APPRAISAL REPORT AND THE DRAFT PURCHASE AND SALE AGREEMENT BETWEEN LOS CERRITOS WETLANDS AUTHORITY AND BRYANT DAKIN LLC FOR THE APN 7237-020-053; 054; LCWA NEGOTIATORS: MARK STANLEY AND PROPERTY OWNER NEGOTIATOR: STEVE BRYANT AND KEVIN BRAZIL. UNDER CONSIDERATION: PRICE AND TERMS.**

Closed session started at 1:33 pm.

The Board received litigation information, advice and provided direction.

Closed session ended at 1:41 pm.

11. **ORAL COMMUNICATIONS**
- A. STATEMENTS, RESPONSES, QUESTIONS OR DIRECTIONS TO STAFF PURSUANT TO SECTION 54954.2(A) OF THE GOVERNMENT CODE.**
- B. FUTURE AGENDA ITEMS**
12. **ADJOURNMENT UPON COMPLETION OF BUSINESS**

Chair Price adjourned the meeting at approximately 1:43 p.m.

X

Suzie Price
Chair

X

Dena Williams
LCWA Board Secretary