

Los Cerritos Wetlands Authority

Date: May 5, 2022

To: Governing Board Members

From: Mark Stanley, Executive Officer

Subject: Item 8: Status Report on Workplan Implementation including Los Cerritos Wetlands Stewardship Program and Los Cerritos Wetlands Conceptual Restoration Plan.

BACKGROUND: At the September 19, 2006 meeting, the Board adopted the Workplan set forth below. An updated description of the status of each workplan item is detailed in the following table:

May 2022 WORKPLAN STATUS UPDATE		
LCWA Projects		
Task	Description	Status
Legislative Updates		

Potential Funding Sources		
<p>State Water Board Once-through Cooling Interim Mitigation</p> <p>Funding will depend on mitigation fees collected</p>	<p>The Once-Through Cooling (OTC) Policy requires owners or operators of existing power plants to implement measures to mitigate interim impingement and entrainment impacts resulting from their cooling water intake structures. The interim mitigation period commenced on October 1, 2015 and continues up to and until owners or operators achieve their final compliance deadlines as outlined in the OTC Policy.</p> <p>Under an Agreement between SWRCB and SCC, mitigation funds paid under this policy may be used by the Conservancy to fund wetland restoration projects, with priority given to projects recommended by the Wetlands Managers Group of the Southern California Wetlands Recovery Project from its current Work Plan.</p>	<p>Funding will depend on the mitigation fees collected by the State Coastal Conservancy</p> <p>Funding was received from the SCC for the Southern Los Cerritos Wetlands Restoration Project.</p>

Task	Description	Status
Capital Projects & Initiatives		
Los Cerritos Wetlands Planning and Restoration Project	Complete the Environmental Review of the Conceptual Restoration Plan through CEQA in a Program Environmental Impact Report	<p>Funding is provided to conduct CEQA analysis to engage an environmental consultant contract.</p> <p>Environmental Science Associates is under contract since March 2018. The NOP and Initial Study were filed with the appropriate agencies on March 8, 2019. All required mailings and postings were completed and notified the public of the NOP comment period (March 8-April 8, 2019). The AB52 tribal consultations have been completed. Critical stakeholders are being regularly updated. The DEIR was released for public comment on May 8, 2020. The public comment period was extended to 60 days and concluded on July 6, 2020. The LCWA held two webinars to provide the public information about the document and assist with answering questions. The FEIR was released for public review on October 22nd, 2020, along with a notice of public hearing. The FEIR was certified by the LCWA Board on January 7, 2021.</p> <p>The Los Cerritos Wetlands Habitat Restoration Plan was adopted by the LCWA Board on July 1, 2021.</p>
Los Cerritos Wetlands Acquisition of the Bryant Properties	Complete the acquisition of all property owned by the Bryant Family for an additional 18 acres along the frontage of 2 nd Street- Westminster Avenue added to the property preserved for perpetuity as public.	There is no current activity on this acquisition, and grant funds for this project have been returned to the grantors.

<p>Los Cerritos Wetlands LLC Restoration and Oil Consolidation Project</p>	<p>The project would implement a comprehensive wetlands restoration project which will restore a privately-owned oil field in the City of Long Beach through creation of a wetlands mitigation bank. The project includes the relocation of oil operations currently located on the Synergy Site and City-owned property to two off-site properties (LCWA's OTD Parcel and Pumpkin Patch site).</p>	<p>The project was approved by the LB Planning Commission on November 30, 2017. It was then approved by the LB City Council on January 16, 2018. The LCP amendment was approved at the California Coastal Commission hearing on August 8th, 2018 in Redondo Beach. The CDP application went before the California Coastal Commission on December 13th, 2018 and was passed. The LCWA and BOMP have worked collaboratively to meet the conditions set forth by the Coastal Commission staff report and the CDP was issued in December 2021.</p> <p>LCWA continues to track all other aspects of the project including the mitigation bank, land exchange agreement, and entitlement process.</p> <p>A settlement has been reached on <i>Puvunga Wetlands Protectors v. California Coastal Commission, et al.</i>, Los Angeles Superior Court Case No. 19STCP00435.</p>
<p>Southern Los Cerritos Wetlands Restoration Project</p>	<p>This project will build off conceptual designs in the CRP (2015) and PEIR (2020) and complete 65% ecological restoration designs, environmental certification, and permitting applications for the 100-acre Southern Los Cerritos Wetlands site in Seal Beach, CA.</p>	<p>Funding has been awarded from CDFW, SCC, and RMC to complete 65% designs. LCWA released an RFP and awarded the project to Moffat & Nichol on January 7, 2021. Permitting, geotechnical and design work, and tribal engagement is ongoing. Supporting project level biological surveys and reports have been completed.</p> <p>A virtual Public Meeting occurred on December 7. A meeting recording and the accompanying Public Access Survey can be found on the page linked below. The Survey is collecting public preferences regarding trails, amenities, and other pertinent items. The survey has been sent to the LCWA's distribution list and will be distributed to additional partners in the coming weeks.</p> <p>https://intoloscerritoswetlands.org/southern-los-cerritos-wetlands-restoration-project/</p>

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<p>Option Agreement to transfer properties between Los Cerritos Wetlands LLC(LCWLLC) and the LCWA</p>	<p>LCWLLC and the LCWA executed an option agreement that provides for the exchange of real property. Agreement was signed on 9/2/16 to transfer the LCWA APN 7237-019-809, approximately 5.11 acres for the LCWLLC property described as APNs 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 approximately 154 acres.</p>	<p>The LCWA received the option agreement funds which will be used to hire consultants to review technical studies.</p> <p>Negotiations of the land transfer agreement are ongoing.</p>
<p>LCWA Mitigation Policy</p>	<p>Staff will require consultant services in order to assist in the development of the mitigation policy and currently the FY21/22 Budget does not have any unrestricted funds to support authorizing a consultant contract.</p>	<p>The LCWA would require additional funds from its joint partners in order to provide the financial support for authorizing a consultant contract for services and development of the mitigation policy. The cost to develop the mitigation policy would range from \$50,000 to \$100,000. These cost estimates were determined by researching various non-profits, regulatory agencies and other local and state agencies whom have completed similar and comparable mitigation polices.</p>

Task	Description	Status
<p>City of Long Beach Pending Environmental Documents</p>		
<p>City of Long Beach Southeast Area Specific Plan (SEASP)</p>	<p>The City of Long Beach continues to work on the Southeast Area Specific Plan which covers approximately 1,500-acres of southeast Long Beach. http://www.lbds.info/seadip_update/</p>	<p>The Coastal Commission approved SEASP on October 8, 2020 with sixteen (16) modifications https://documents.coastal.ca.gov/reports/2020/10/Th11a/th11a-10-2020-report.pdf</p>

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<p>300 Studebaker Road Industrial Park Project – Mitigated Negative Declaration</p>	<p>The project involves demolition of 400 sf of existing concrete, on-site pipeline structures, and asphalt paving, and the development of two concrete tilt-up industrial buildings, situated on 6.69 acres of land east of Studebaker Road. Approximately 1.81 acres of open space at the northwest and southwest corners of Studebaker and Loynes Drive is proposed to be donated to the LCWA as part of this project.</p>	<p>The project was approved by the Long Beach City Council on January 7, 2020. An appeal on this decision was made to the Coastal Commission (Appeal No. A-5-LOB-20-0006). The Coastal Commission approved this project with Special Conditions on September 8, 2021.</p> <p>Special Condition 8 states that prior to issuance an offer to dedicate fee title to a public agency must be recorded in accordance with the terms of the CDP. The LCWA has been coordinating with Panattoni Development Company, Inc on this project and received a draft OTD for consideration and will be brought to the board for consideration at a future Board Meeting.</p> <p>Conversations regarding the native habitat restoration on the open space parcel and tribal access plan are currently active. On Oct 27, 2021, the LCWA and Panattoni provided a site tour with LCWA's TAG members to discuss tribal access on the property.</p> <p>There are no new updates on the status of this land donation with Panattoni in the first quarter of 2022.</p>
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Task	Description	Status
Lease Agreements		
<p>OTD/Edison Parcel Los Angeles County APN 7237-019-809</p> <p>Ellis Equipment, Inc. Lease Agreement</p> <p>Lease Fee = \$2,222 per month</p>	<p>The OTD Parcel is located on the northeast corner of Studebaker road and 2nd Street in the City of Long Beach and commonly referred to as the 'Edison Parcel' or 'Offer to Dedicate (OTD) Parcel.'</p>	<p>Ellis lease agreement utilizes only a portion of the OTD Parcel for storage of construction material. Ellis lease agreement has an end date of September 30, 2022.</p>

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<p>OTD/Edison Parcel Los Angeles County APN 7237-019-809</p> <p>D & S Washout Systems Lease Agreement</p> <p>Lease Fee = \$1,010 per month</p>	<p>The OTD Parcel is located on the northeast corner of Studebaker road and 2nd Street in the City of Long Beach and commonly referred to as the 'Edison Parcel' or 'Offer to Dedicate (OTD) Parcel.'</p>	<p>D & S Washout Systems Lease Agreement utilizes a portion of the OTD parcel for the storage of work trucks and construction materials. The lease agreement has an end date of September 30, 2022.</p>
<p>California State Lands Commission Lease Agreement PRC9005.9. Orange County APNs: 043- 160-47; 043-160-36; 043-160-45; and 043- 160-53</p> <p>August 14, 2012 through August 13, 2022</p>	<p>The State Lands Commission issued the LCWA a lease agreement for four parcels approximately totaling four acres adjacent to the Los Cerritos Wetlands Authority Hellman/Phase 2 in the City of Seal Beach.</p>	<p>Staff coordinates with SLC office for ongoing repairs of fence property and continues to stage the Los Cerritos Wetlands Stewardship Program from this site.</p> <p>Staff have recently met with SLC staff about renewing the lease agreement. An application to renew the lease is being prepared. A lease application fee of \$3,000 and a processing fee of \$25 will need to be submitted to SLC to review the application.</p>
<p>City of Long Beach Marketplace Marsh License Agreement for Los Angeles County APN 7237-020-21</p> <p>June 7, 2010 through June 30, 2025</p>	<p>The property is approximately 29.38-acres south of 2nd Street. The license agreement to allows LCWA access and tours of the wetlands at this site.</p>	<p>On August 18, 2020, Long Beach City council approved an extension of this license agreement. The license agreement is valid through June 30, 2025.</p>

Task	Description	Status
Grants – COMPLETED		
<p>A total of 15 grants have been completed by the LCWA and LCWLT as of November 2018</p>	<p>A total of \$7,477,900 grant funds has been acquired and applied towards acquisition, restoration studies, restoration projects, and education programs.</p>	
Grants – ACTIVE		

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<p>California Department of Fish and Wildlife Proposition 1</p> <p>Southern Los Cerritos Wetlands Restoration Grant</p> <p><u>Active</u></p>	<p>Grant funds to complete 65% designs, environmental compliance, permitting, and outreach for the 105-acre Southern Los Cerritos Wetlands.</p> <p>Performance Period September 23, 2020 through July 31, 2023</p> <p>Total Funding \$405,828 Funding Remaining: \$253,825</p>	<p>The LCWA was successfully awarded the grant funds for the Southern Los Cerritos Wetlands Restoration Project. Implementation of the project has commenced.</p> <p>See Southern Los Cerritos Wetlands Restoration Project under Capital Projects & Initiatives for updates.</p>
<p>State Coastal Conservancy Once Through Cooling Mitigation Funds</p> <p>Los Cerritos Wetlands Southern Area Planning</p> <p><u>Active</u></p>	<p>Grant funds to complete 65% designs, environmental compliance, permitting, and outreach for the 105-acre Southern Los Cerritos Wetlands.</p> <p>Performance Period December 28, 2020 through December 31, 2024</p> <p>Total Funding \$250,000 Funding Remaining: \$189,918</p>	<p>The LCWA was successfully awarded the grant funds for the Southern Los Cerritos Wetlands Restoration Project. Implementation of the project has commenced.</p> <p>See Southern Los Cerritos Wetlands Restoration Project under Capital Projects & Initiatives for updates.</p>
<p>San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy Grant State Coastal Conservancy Proposition 68</p> <p>LCW Southern Area Restoration Planning Project</p> <p><u>Active</u></p>	<p>Grant funds to complete 65% designs, environmental compliance, permitting, and outreach for the 105-acre Southern Los Cerritos Wetlands.</p> <p>Performance Period May 17, 2021 through June 30, 2023</p> <p>Total Funding \$250,000 Funding Remaining: \$249,464</p>	<p>The LCWA was successfully awarded the grant funds for the Southern Los Cerritos Wetlands Restoration Project. Implementation of the project has commenced.</p> <p>See Southern Los Cerritos Wetlands Restoration Project under Capital Projects & Initiatives for updates.</p>
<p>Regional Parks and Open Space District Measure A Maintenance and Servicing Funds</p> <p>Zedler Marsh Urban Trails System Maintenance and Servicing</p> <p><u>Active</u></p>	<p>Grant funds to maintain Proposition A funded development of new trails, landscaping, signage, and native plant nursery.</p> <p>Performance Period: November 1, 2021 – October 31, 2022</p> <p>Total Funding \$80,895 Funding Remaining \$49,091</p>	<p>The annual allocation for maintenance and servicing funds for maintenance of the Zedler Marsh Trail System was approved by the RPOSD. Implementation of the project has commenced. The budget will need to be renewed annually and may vary based on taxes collected each year.</p>

Task	Description	Status
Consultant Contracts - ACTIVE		
LCWA 19501 Los Cerritos Wetlands Stewards Homeless Liaison Contract Amended <u>Active</u>	The Los Cerritos Wetlands Stewards and the LCWA have a mutual interest in the implementation of the Stewardship Program which will promote and provide leadership in conservation for educating members as well as the community to further the appreciation of the wetlands' habitat conservation.	The contract addresses the safety and security of the LCWA properties and meets the LCWA goals and objectives. Currently the Los Cerritos Wetlands Stewards are coordinating any removal of homeless encampments at several locations within the LCWA properties. The contract with LCWS was renewed on May 2, 2019 (LCWA Resolution 2019 – 07) for three years until May 2, 2022, with the option of 2 one-year extensions.
LCWA 19502 Moffat & Nicole Mitigation Bank Technical Review <u>Active</u>	The LCWA is currently working with BOMP on the formation of the Upper Los Cerritos Wetlands Mitigation Bank. Additional technical services were needed to review the mitigation bank.	A contract was approved at the August 1, 2019 Board meeting (LCWA Resolution 2019 – 11) for an amount not to exceed \$10,000.
LCWA 19503 RWG Law Mitigation Bank Legal Services <u>Active</u>	The LCWA is currently working with BOMP on the formation of the Upper Los Cerritos Wetlands Mitigation Bank. Additional legal services were needed to review the mitigation and associated documents.	A contract was approved at the August 1, 2019 Board meeting (LCWA Resolution 2019 – 11) for services rendered based on a fee schedule.
LCWA 19504 RWG Law Puvunga Wetlands Protectors v. California Coastal Commission, et al Legal Services <u>Active</u>	The LCWA has been named as a real party in interest on the matter of Puvunga Wetlands Protectors v. California Coastal Commission, et al, Los Angeles Superior Court Case No. 19STCP00435. This lawsuit challenges a coastal development permit issued by the California Coastal Commission, which relates to the Land Swap Option Agreement (Option Agreement) entered into on September 2, 2016 with Los Cerritos Wetlands, LLC (the LLC). Thus, LCWA must retain outside counsel to represent it in this litigation.	A contract was ratified at the August 1, 2019 Board meeting (LCWA Resolution 2019 – 10) for services rendered based on a fee schedule.

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<p>LCWA 20502 Tidal Influence Land Management Services</p> <p><u>Active</u></p>	<p>Due to limited staff availability, the LCWA has contracted for Land Management, Contract and Grant Management, and Coordination and Implementation of the Los Cerritos Wetlands Stewardship Program and Restoration Plans within the Los Cerritos Wetlands Complex.</p>	<p>A contract was approved at the September 24, 2020 Board meeting (LCWA Resolution 2020 – 03). The contract is through September 30, 2023, with two options for 1-year extensions of the contract</p> <p>Compensation for this scope of work are:</p> <ol style="list-style-type: none"> 1. Land management: \$1,000 per month 2. Stewardship Program implementation: \$1,000 per month 3. Contract and Grant Management: scope and costs will be billed according to various contract/grant agreements, and costs will not exceed the agreed upon budget. 4. Implementation of the Los Cerritos Wetlands Restoration Plan: costs to be billed according to the contractor's fee schedule, with an annual not to exceed total of \$44,400. 5. Additional as needed services will be negotiated and billed according to the contractor's fee schedule.
<p>LCWA 20503 Moffatt and Nichol Restoration Design Services</p> <p><u>Active</u></p>	<p>Consultant services were needed to work closely with the LCWA project team to complete necessary technical studies and produce the 65% design plans, environmental review documentation, and permit applications for the 105-acre Southern Los Cerritos Wetlands Restoration Project</p>	<p>A contract was approved at the January 7, 2021 Board Meeting (LCWA Resolution 2021-07) for a total not to exceed amount of \$740,000.</p>
<p>Memorandum of Understanding/Agreements</p>		
<p>LCWA08008 Signal Hill Petroleum, Inc. Coastal Development Permit for Vegetation Removal</p> <p>LCWA Phase 1 Properties</p> <p><u>Active</u></p>	<p>Signal Hill Petroleum, Inc. conducts the following activities (1) removing vegetation, debris and soil from the storm water collection and retention system, (2) controlling vegetation surrounding all oil pumps, electrical poles, and pipelines, and (3) removing vegetation surrounding all oil production facilities and buildings.</p> <p>Performance Period February 1, 2020 through January 31, 2022</p> <p>Total Funding: \$20,000 Remaining Funding: \$2917</p>	<p>Tidal Influence was contracted to manage the MOA.</p> <p>Signal Hill Petroleum, Inc. annually provides \$10,000 to offset their impacts from proposed work. The 2020-2021 spending plan was approved and is currently being implemented.</p>

<p>City of Seal Beach Waterline Relining Project</p> <p><u>Active</u></p>	<p>The City of Seal Beach (City) is proposing to reline a City waterline that runs parallel to First Street within the City's easement on LCWA property to temporarily address issues of recent waterline breakages. The City would need to access LCWA's property beyond the easement for biological and geotechnical surveys, and potentially during construction. The MOU establishes an agreement between the City and LCWA to coordinate on the relining effort and any overlaps with LCWA's wetlands restoration planning, as well as liabilities for activities on the property.</p>	<p>The City would also reimburse LCWA for costs associated with coordinating and monitoring the project, up to \$1,910 per week, through LCWA's land management contract with Tidal Influence.</p> <p>The waterline relining project completed its geotechnical analysis. LCWA staff are continuing to coordinate with Seal Beach Staff on this project.</p>
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LCW Stewardship Program		
Task	Description	Status
Potential Funding Sources		
<p>City of Long Beach Measure A, Public Safety, Infrastructure Repair and Neighborhood Services Measure</p>	<p>The City of Long Beach established a one percent (1%) transactions and use (sales) tax for six years, generating approximately \$48 million annually, declining to one-half percent for four years and then ending, requiring a citizens' advisory committee and independent audits, with all funds remaining in Long Beach.</p>	<p>The City of Long Beach allocated an estimated \$500,000 for restoration work for the Los Cerritos Wetlands. The status of the funding is pending.</p>
<p>Los Angeles County: Safe, Clean Neighborhood Parks, Open Space, Beaches, Rivers Protection, and Water Conservation Measure Section 6(e); subsection 2(A) Supervisor Janice Hahn, Fourth District</p>	<p>To replace expiring local funding for safe, clean neighborhood/city/county parks; increase safe playgrounds, reduce gang activity; keep neighborhood recreation/senior centers, drinking water safe; protect beaches, rivers, water resources, remaining natural areas/open space; 1.5 cents will be levied annually per square foot of improved property in Los Angeles County, with bond authority, requiring citizen oversight, independent audits, and funds used locally.</p>	<p>Up to fifteen percent (15%) shall be set aside and designated as the maintenance and servicing amount, and shall be used only to maintain and service, including resource protection activities for the capital outlay projects funded by the District... ...The maintenance and servicing amount shall be allocated each year as follows: ...point five percent (0.5%) to the Los Cerritos Wetlands Authority...</p>

Education Programs		
Public Access Improvement and Wetlands Restoration	Restoration and enhancement of existing wetlands function is one of the primary objectives of the LCWA. Public access for wildlife viewing and enjoyment may involve site improvements.	LCWA has successfully partnered with Los Cerritos Wetlands Land Trust (LCWLT), who have sponsored guided nature walks in Los Cerritos Wetlands as well as secured funding to support Los Cerritos Wetlands Stewardship Program events.

Task	Description	Status
Capital Projects & Initiatives		
Tarplant Mitigation Project - Ascon Active	<p>The LCWA entered into a Memorandum of Agreement with Ascon to accept mitigation funds for the Southern Tarplant Mitigation Plan for a five-year mitigation plan to grow and monitor Southern Tarplant at Zedler Marsh.</p> <p>Performance Period November 3, 2016 through November 1, 2022.</p> <p>Year 6 Funding: \$63,580 Year 6 Remaining Funding: \$36,110.71 as of March 31, 2022</p>	<p>Tidal Influence was contracted to manage and implement this project, seeding, and monitoring plan at Zedler Marsh. Staff continues to manage and monitor the progress on the project.</p> <p>Regular watering and invasive species control are currently conducted on site. The site has successfully reached its goal of sustaining more than 189,774 individuals plants for two consecutive years. Annual monitoring will be conducted in the upcoming months.</p> <p>An endowment and long term management agreement for this project is currently being discussed.</p>
Grants – COMPLETED		
A total of 12 grants completed by the LCWA and LCWLT	A total of \$6,352,360 grant funds was acquired and used towards acquisition, restoration studies, restoration projects, and education programs.	See link for details on all completed grants.

Task	Description	Status
Grants – ACTIVE		
<p>The Orange County Community Fund</p> <p>Warne Family Endowment Fund for Endangered Species Protection Grant</p> <p><u>Active</u></p>	<p>The LCWLT applied for the Warne Foundation Grant Program to fund Belding's Savannah Sparrow surveys at Los Cerritos Wetlands. This is a competitive grant that needs to be reapplied to annually.</p>	<p>Belding's Savannah Sparrow (BSS) surveys were conducted during breeding and nesting season to determine breeding territories for pairs of Belding's. Least Bell's Vireo (LBV) surveys began to determine potential nesting areas. Surveys were completed along with restoration of BSS and LBV habitat outside of nesting season.</p> <p>This grant was first awarded to the LCWLT on January 1, 2017, and then reapplied for and approved for a sixth year of monitoring and restoration efforts for 2022.</p>
Memorandum of Understanding/Agreements		
<p>Signal Hill Petroleum, Inc. (SHPI) Memorandum of Agreement</p> <p><u>Active</u></p>	<p>The LCWA entered into a Memorandum of Agreement with SHPI to use specific areas within the SHPI current exclusive easement for growth of Southern Tarplant under the Southern Tarplant Mitigation Plan.</p> <p>Performance Period February 3, 2017 through perpetuity.</p>	<p>The LCWA will have access to these specific areas within the SHPI exclusive easement into perpetuity.</p>
<p>LCWA13001 Aquarium of the Pacific Memorandum of Agreement</p> <p><u>Active</u></p>	<p>The LCWA entered into a Memorandum of Agreement in order to provide a citizen science sea turtle monitoring program for the general public.</p>	<p>For updates on the citizen science sea turtle monitoring program, please visit http://www.aquariumofpacific.org/give/member-ship/seaturtles</p> <p>A long term agreement was approved by the LCWA Board on July 1, 2021.</p>
<p>LCWA13000 Los Cerritos Wetlands Land Trust Memorandum of Agreement</p> <p><u>Active</u></p>	<p>The LCWA entered into a MOA with the Los Cerritos Wetlands Land Trust for stewardship services of the Los Cerritos Wetlands Stewardship Program</p>	<p>Please see the attached Los Cerritos Wetlands Stewardship Program Summary Report.</p> <p>A long term agreement was approved by the LCWA Board on July 1, 2021.</p>

Task	Description	Status
Memorandum of Understanding/Agreements		
Memorandum of Agreement with the El Dorado Audubon Active	El Dorado Audubon conducts regular bird walks throughout the LCLWA properties.	Please see the attached El Dorado Audubon Society report for a summary of the Los Cerritos Wetlands Nature/Bird Walks. For more information, please visit http://eldoradoaudubon.org/ A long term agreement was approved by the LCWA Board on July 1, 2021.
Sea and Sage Monthly Bird Counts	Darrell Wilson conducts regular bird counts using a research permit on the Hellman Properties.	Bird counts from monthly surveys are summarized in reports submitted to LCW's Ebird account.