

**Minutes
Los Cerritos Wetlands Authority (LCWA)
Wednesday November 30, 2022**

**Held at the following location:
TELECONFERENCE MEETING VIA ZOOM**

ADDRESS:

<https://us02web.zoom.us/j/82890159204?pwd=dnhLZ0pLNTdETHFwUjJSV3lqdVJWQT09>

**Or by phone at 1-669-900-9128
Meeting ID: 828 9015 9204
Passcode: 609597**

1. Call to Order

Chair Price called the meeting to order at approximately 3:04pm.

2. Roll Call

Members Present

Ms. Suzie Price

Mr. Daryl Supernaw

Mr. Joe Kalmick

Members Absent

Ms. Megan Cooper

Mr. Roberto Uranga

3. Vote pursuant to Gov. Code section 54953

Elizabeth St. John stated staff recommends that pursuant to gov. code section 54953 the Board make the following two findings: 1) that it has reconsidered the circumstances of the state of emergency since the last meeting of the Board and 2) that it finds one or more of the two following circumstances exists: that the state of emergency continues to directly impact the ability of the members to meet safely in person and/or state or local officials continue to impose or recommend measures to promote social distancing. St. John stated a yes vote on this item indicates that the board member has made each of these findings, which are necessary to continue this meeting remotely under gov. code section 54953. Upon

a majority vote making such findings, this meeting may proceed remotely. St. John stated if no majority vote is obtained, this meeting shall be concluded and an in-person meeting will be scheduled to discuss the business agenda for today.

Suzie Price motioned to approve this item. Joe Kalmick seconded the motion.

Unanimously approved. Roll call vote—Ayes =3; Nays = 0; Abstentions = 0.

4. Public Comment

There was no public comment.

5. Chair's Report

Chair Price stated this would be her last meeting. Price noted the Board has done amazing work, specifically with the Synergy property and working together with other entities. Price stated she is proud of the work Lenny has done and the impact on the wetlands and homeless he has had. Price thanked Mark Stanley, Elizabeth St. John, and the LCWA staff for providing their expertise.

6. Approval of the Minutes, August 17, 2022.

Joe Kalmick motioned to approve this item. Suzie Price seconded the motion.

Unanimously approved. Roll call vote—Ayes =3; Nays = 0; Abstentions = 0.

Regular Calendar

7. Status Report on Work Plan Implementation

a. Land Management Update

Marcelo Ceballos Jr., Associate Restoration Ecologist for Tidal Influence, provided a land management update for July 2022 through September 2022. Ceballos stated several day camps were identified and reported to the LCWA. All of the encampments have been remediated. Ceballos stated several minor fence line breaches were found and fixed. A couple larger fence line damages occurred on the OTD Parcel, and one was fixed. The other breach will be fixed in coordination with the leaser. Ceballos stated one leaser was in breach of the OTD Parcel lease, so LCWA terminated their lease and conducted a final walkthrough of the property. Ceballos stated Tidal Influence has been working with LCWA to renew the lease for continued use of the State Lands Parcel. Ceballos stated eight locks and trail cameras were replaced where equipment is broken or missing. Ceballos stated a research application has been approved with the CCLB Small Animal Lab. Ceballos stated Tidal Influence was contacted by a Seal Beach resident bordering LCWA's property regarding upgrading their fence line and addressed that they would need to apply for a coastal development

permit. Ceballos added there have been changes to the land management team.

b. Los Cerritos Wetlands Stewardship Program Coordinator Update

Jayde Bahrami, Assistant Restoration Ecologist from Tidal Influence, gave an update on the Los Cerritos Wetlands Stewardship Program. Bahrami stated every first Saturday of the month the LCW Land Trust hosts nature walks. Bahrami stated 585 participants have been able to come and explore the wetlands. Bahrami stated every first Saturday of the month the Land Trust hosts habitat restoration events on Zedler Marsh. Bahrami stated from August 2022 to October 2022, 107 volunteers helped install 50 native plants, remove 200 pounds of non-native plant material, and 400 pounds of trash. This combined to a total of 199 volunteer hours and an in-kind estimate of \$5,680. Bahrami stated there have been a few special events, including the Be Safe program at Zedler Marsh.

c. Homeless Relocation Program Update

Lenny Arkinstall, CEO of the Los Cerritos Wetlands Stewards, gave an update on the homeless relocation program. Arkinstall stated the two bridges by the wetlands are full of homeless people. Arkinstall noted a cleanup was done on the November 25th. Arkinstall referenced a camp which has been visited and cleaned several times. Arkinstall noted the individual refused to move and doused Arkinstall's team in a liquid. Arkinstall stated the individual was arrested, and the Los Cerritos Stewards team will have to go to court in the future. Arkinstall stated the team does outreach to let people know not to trespass. Arkinstall stated the same bridge had trespassers and needed to be cleaned. Arkinstall stated services continue to be offered. Arkinstall stated the individuals moved back ten days later and refused services. Arkinstall stated there was a young pregnant lady who nearly overdosed. The woman accepted services, but she lost her baby. Arkinstall stated there are homeless remediation protocols where everyone gets a chance.

Suzie Price noted Arkinstall and his team quickly dealt with encampments with the added complication of differing priorities. Price thanked Arkinstall for his patience.

Joe Kalmick asked how long encampment items are kept before discarded. Arkinstall noted personal items are not thrown away.

d. El Dorado Audubon Update

Mary Parsell provided an El Dorado Audubon update. Parsell stated there have been walks on the Hellman and Zedler property. Parsell stated she was

unable to access the Zedler property twice because of an issue with the lock. Parsell stated there has been a good selection of bird sightings at both properties. Parsell noted there have been bicycle and shovel tracks on the drier parts of the wetlands. Parsell stated kids had been paving a pump track after being kicked out of a park. Parsell noted there were 15 kids back the next day after she had originally seen them. Parsell stated she told the kids she would call the police, and she noted this is an ongoing issue. Parsell stated she sent a letter to LCWA to pass on to DWP to potentially post a notice.

e. Expenditures Report

Salian Garcia provided an update on the expenditure report for FY 22/23 with balances as of October 31, 2022. As the Authority is one month into the current fiscal year, activity with consultant professional services of the BOMP and property management have been minimal. Garcia stated revenue is also minimal as the Authority's primary receipt of revenue is from its OTD Parcel tenant and annual JPA contributions. Administration has no activity. However, several expenditures in this category, such as Audit Services and Insurance, generally do not occur until the second and third quarters of the current fiscal year. Garcia stated staff is awaiting reimbursement from several grants and contracts. The revenue will be reflected when submitted costs expended under the grant has been approved for reimbursement and the reimbursement is received.

8. Receive and File the LCWA Annual Audit and Related Reports for Fiscal Year 2020/2021

Salian Garcia noted a correction to the board meeting date in the report. Garcia stated staff recommends the Los Cerritos Wetlands Authority (LCWA) Governing Board receive and file the Fiscal Year 2020/2021 LCWA Annual Audit and Related Reports as submitted and detailed in the attached Exhibit A.

Garcia stated attached in the board packet are the results of the FY 2020/21 LCWA Annual Financial Report for the Fiscal Year Ended September 30, 2021 (Exhibit A) and its respective Management Report (Exhibit B). Garcia stated Fedak & Brown LLP conducted the audit with the cooperation of the City of Long Beach and LCWA staff. Garcia noted during the FY 2020/2021, the Authority's net position increased by 1.63% or \$181,304 to \$11,333,803 as a result of the Authority's operations. Total revenues decreased by 9.13% or \$59,836 to \$595,896 primarily due to reduced activity in program and grants as a result of the pandemic. Hence, total expenses decreased by 41.37% or \$292,580 to \$414,592 primarily due to a decrease in consulting and grant management expenditures from the prior year. Capital assets amount to \$11,000,000 with no change from the previous fiscal year, and the Authority continues to have no long-term debt. Garcia stated two material weaknesses in internal control were identified: 2021-001: Grant revenues were not

properly recorded under the modified accrual basis of accounting in grants receivable. Remedy: deposits to the City of Long Beach will be clearly identified as receivable to ensure they are recorded properly. 2021-002: The Authority's books are materially misstated prior to the start of the audit. Remedy: The Authority will reconcile its books with the City's records on a regular basis to ensure revenues and expenditures are recorded in the correct fiscal year to reduce or eliminate the number of correcting entries. The Authority and the City will communicate more comprehensively and provide updates to each other in a timelier manner. No findings noted in the current fiscal year. Receive and file of the Fiscal Year 2020/2021 audit has no financial impact

Suzie Price motioned to receive and file this item. Joe Kalmick seconded the motion. Unanimously approved. Roll call vote—Ayes =3; Nays = 0; Abstentions = 0.

9. Consideration of a resolution entering into a Memorandum of Agreement with Studebaker Industrial, LLC for the Studebaker Road Industrial Park Land Donation Project

Sally Gee stated staff recommends the Board authorize entering into a Memorandum of Agreement (MOA) with Studebaker Industrial, LLC for the Studebaker Road Industrial Park Land Donation Project. Studebaker Industrial, LLC owns 8.5 acres of land at the intersection of Studebaker Rd and Loynes Drive in Long Beach, straddling the east and westsides of Studebaker Road. Gee stated in association with the Studebaker Road Industrial Park Development Project (Development Project), open space parcels totaling 1.81 acres on the west side of Studebaker Road are proposed to be revegetated with native habitat and then donated to the LCWA for long term use and maintenance (Donation Project). The western parcels are located adjacent to the Los Cerritos Channel and across from the proposed Upper Los Cerritos Wetlands Mitigation Bank Project. Gee stated a Memorandum of Agreement (MOA) is proposed for the LCWA to collaborate with the owner and Panattoni Development Company, Inc. (developer), to develop the necessary documents to complete the Donation Project. This includes, but is not limited to, the habitat restoration and implementation plans, donation or transfer agreements, and long-term maintenance planning documents.

The LCWA will be reimbursed for costs associated with coordinating completion of the Donation Project according to the cost proposal in Exhibit C. The final transfer agreement or other such agreement will require LCWA Governing Board approval, at a future meeting, prior to execution. Studebaker Industrial, LLC will reimburse LCWA for consultant, legal, and administrative costs associated with completion of the Donation Project for a total of \$19,316.00. Additional costs may be charged per the labor rates in the cost proposal if required.

Suzie Price asked when ground would break. Gee noted LCWA is awaiting final documents. Ryan Jones, Regional Development Manager at Panattoni Development, stated the plans are under review with the City of Long Beach. Jones noted the anticipate starting late Q1 or early Q2 of 2023.

Joe Kalmick motioned to approve this item. Suzie Price seconded the motion.

Unanimously approved. Roll call vote–Ayes =3; Nays = 0; Abstentions = 0.

10. Update on the ASCON Tarplant Mitigation Project

Marcello Ceballos provided an update on the ASCON Tarplant Mitigation Project. Ceballos stated the Southern Tarplant, a native California plant in the sunflower family, has been severely diminished by coastal development and is endangered. Ceballos gave some background to the project and noted the goal of the project is to mitigate tarplant populations impacted during remedial action at the ASCON landfill site in Huntington Beach. Ceballos stated the project has successfully reached the mitigation standards. The project has accomplished reaching two consecutive years of reaching at least 189,774 individual tarplant. Ceballos stated the team has been working with ASCON to develop a conservation easement and long-term endowment, and provided next steps on the project.

11. Closed Session: Pursuant to Government Code section 54956.8, LCWA may hold a closed session to consider the Draft Appraisal Report and the Draft Land Transfer Agreement, and related items, between Los Cerritos Wetlands Authority and Los Cerritos Wetlands, LLC for the APN 7237-019-809; 7237-017-010 thru 014; 018; 019; LCWA Negotiators: Mark Stanley and Property Owner Negotiator: John McKeown. Under Consideration: Price and Terms.

Elizabeth St. John stated the Board went into a closed session. The item was informational only, and there is nothing to report.

12. Oral Communications

- a. Statements, responses, questions or directions to staff pursuant to Section 54954.2(a) of the Government Code.**
- b. Future agenda items.**

There were no additional communications.

13. Adjournment upon completion of business.

Chair Price adjourned the meeting at approximately 4:11pm.