

August 4, 2016 – Item 8

RESOLUTION 2016 – XX

RESOLUTION OF THE LOS CERRITOS WETLANDS AUTHORITY APPROVING THE ENTERING INTO AN OPTION AGREEMENT WITH LOS CERRITOS WETLANDS, LLC, APN 7237-019-809, CITY OF LONG BEACH AND APPROVING A LAND EXCHANGE AGREEMENT FRAMEWORK.

WHEREAS, the Los Cerritos Wetlands Authority (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, On May 20, 2001 Southern California Edison made an irrevocable offer to dedicate fee title (OTD) to a 5.11 plus or minus parcel of real property known as APN 7237-019-809 (OTD Parcel) to the State Coastal Conservancy (Conservancy); and

WHEREAS, Under the terms of the OTD the Conservancy is required prior to acceptance of the OTD to make a determination that the OTD Parcel is suitable for the purpose of implementing a resource enhancement program at the Los Cerritos Wetlands; and

WHEREAS, The Conservancy Board on January 18, 2007 found that the OTD Parcel is suitable for the purpose of implementing a resource enhancement program at the Los Cerritos Wetlands and designated the Authority to accept the OTD Parcel and further authorized a grant to the Authority to prepare a feasibility analysis for use of the OTD Parcel as a natural resource for restoration purposes under the Los Cerritos Wetlands resource enhancement program; and

WHEREAS, The Authority accepted the OTD and completed the feasibility analysis; and

WHEREAS, The Authority Board on August 12, 2015 authorized the Executive Officer to enter into negotiations with Synergy Oil and Gas Company, predecessor to Los Cerritos Wetlands, LLC (LCW) the owner in fee to an approximately 154 acre operating oil field, which includes approximately 4 acres of roadway, (Synergy Oil Field) located at 6433 E. Second Street between Pacific Coast Highway and Studebaker Road along 2nd Street/Westminster Boulevard in the City of Long Beach; and

WHEREAS, LCW intends: 1) to establish a mitigation bank and public access trail on the northerly approximately 77.3 acres of the Synergy Oil Field, and implement wetlands and habitat restoration pursuant to a mitigation bank and restoration plan (Mitigation Bank Restoration Plan) to be approved by the Interagency Review Team (Mitigation Bank Site); 2) to implement a habitat restoration plan (Restoration and Revegetation Plan) on the southerly approximately 69.92 (Revegetation Site) of the Synergy Oil Field as oil operations are removed; 3) to construct a public trail along the perimeter of the Mitigation Bank Parcel and improve an existing building and rehabilitate a parking lot on approximately 3 acres of the Synergy Oil Field in support of Authority's mission (Public Access Improvements); and

WHEREAS, In order to implement the Mitigation Bank Restoration Plan on the Mitigation Bank Site, the Restoration and Revegetation Plan, and make the Public Access Improvements LCW intends to phase out oil operations on the Synergy Oil Field and relocate a portion of its oil production to the OTD Parcel; and

WHEREAS, The Authority and LCW intend to enter into the Option Agreement to set forth their respective rights to effect the Mitigation Bank Restoration Plan, Restoration and Revegetation Plan, make the Public Access Improvements, phase out oil operations on the Synergy Oil Field and exchange the OTD Parcel for the Mitigation Bank Site, Revegetation Site and Public Access Improvements; Now,

Therefore be it resolved, that the Los Cerritos Wetlands Authority hereby:

1. Approves entering into the Option Agreement and approves the Land Exchange Agreement Framework.
2. Certifies that entering into the Option Agreement is exempt from the provisions of the California Environmental Quality Act (CEQA).
3. Finds that the proposed exchange, the wetlands and habitat restoration on the Mitigation Bank Parcel, restoration and revegetation of the Revegetation Site, making the public access improvements, and phasing out of oil operations on the Synergy Oil Field will implement a resource enhancement program in the Los Cerritos Wetlands.
4. Authorizes the Executive Officer as directed by this Board, and as necessary, after consultation with the Chair, to make revisions, to the Option Agreement and Land Exchange Agreement Framework.
5. Appoints the Chair to execute the Option Agreement.
6. Adopts the staff report dated August 4, 2016.

~ End of Resolution ~

Passed and Adopted by the Board of the LOS CERRITOS WETLANDS AUTHORITY on August 4, 2016.

Sam Schuchat, LCWA Chair

ATTEST:

Terry Fujimoto
Deputy Attorney General