CALIFORNIA COASTAL COMMISSION
South Coast Area Office
200 Oceangate, Suite 1000
Long Beach, CA 90802-4302
(562) 590-5071

July 6, 2010

F9a

ADDENDUM

To: Commissioners and Interested Parties

From: John Ainsworth, Deputy Director
Gary Timm, Coastal Program Manager
Charles Posner, Staff Analyst

Re: Coastal Development Permit Application 5-10-007 (Los Cerritos Well Abandonment), County of Los Angeles & Los Cerritos Wetlands Authority.

Special Condition Two – Habitat Restoration Plan

The following Section is added to Special Condition Two:

F) All vegetation planted on the site will consist of native plants typically found in the Los Cerritos Wetlands. The seeds and cuttings employed shall be from local sources in and adjacent to the Los Cerritos Wetlands.

CALIFORNIA COASTAL COMMISSION
South Coast Area Office
200 Oceangate, Suite 1000
Long Beach, CA 90802-4302
(562) 590-5071

F9a

Filed:	5/25/2010
49th Day:	7/13/2010
180th Day:	11/21/2010
Staff:	Charles Posner - LB
Staff Report:	6/16/2010
Hearing Date:	July 9, 2010
Commission Action:	

STAFF REPORT: REGULAR CALENDAR

APPLICATION NUMBER: 5-10-007

APPLICANTS: County of Los Angeles Department of Public Works
Los Cerritos Wetlands Authority

AGENT: James Michael Keith, Water Resources Division

PROJECT LOCATION: Los Cerritos Wetlands (South of 2nd Street & East of San Gabriel River - N33º45.290', W118º05.993'), City of Long Beach, Los Angeles County.

PROJECT DESCRIPTION: Destroy and abandon an old water well (Well Site 35T'24) by perforating its steel casing and then filling the 740-foot deep hole with grout. The project includes removal of vegetation for site access and restoration of the impacted area.

SUBSTANTIVE FILE DOCUMENTS:

1. City of Long Beach Certified Local Coastal Program (LCP), 7/22/80.
2. Restoration Plan for Los Angeles County Well Site 35T'24 Abandonment, by Tidal Influence, May 2010 (Exhibit #4).

SUMMARY OF STAFF RECOMMENDATION

The project site is within the Los Cerritos Wetlands, an uncertified area in the City of Long Beach. No certified Local Coastal Program (LCP) covers the project area. Therefore, the proposed development falls within the Commission's permit jurisdiction. The Commission's standard of review for development in an uncertified area is the Chapter 3 policies of the Coastal Act.

Staff is recommending that the Commission **APPROVE** a coastal development permit for the proposed development with special conditions relating to permit compliance, mitigation of the project's impacts to sensitive habitat areas, implementation of the proposed habitat restoration plan, and protection of water quality. As conditioned, the approved development is the least environmentally damaging feasible alternative of several alternatives considered, because it minimize adverse impacts and restores the sensitive habitat areas at the project site. Therefore, as conditioned, the proposed development is consistent with the Chapter 3 policies of the Coastal Act. The applicants agree with the recommendation. **See Page Two for the motion to carry out the recommendation.**

STAFF RECOMMENDATION:

The staff recommends that the Commission adopt the following resolutions to **APPROVE** the coastal development permit application with special conditions:

MOTION: *"I move that the Commission approve with special conditions Coastal Development Permit 5-10-007 per the staff recommendation."*

The staff recommends a **YES** vote. Passage of the motion will result in **APPROVAL** of the coastal development permit application with special conditions, and adoption of the following resolution and findings. The motion passes only by an affirmative vote of a majority of Commissioners present.

I. Resolution: Approval with Conditions

The Commission hereby **APPROVES** a coastal development permit for the proposed development and adopts the findings set forth below on grounds that the development as conditioned will be in conformity with the policies of Chapter 3 of the Coastal Act and will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3 of the Coastal Act. Approval of the permit complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the development on the environment, or 2) there are no further feasible mitigation measures or alternatives that would substantially lessen any significant adverse impacts of the development on the environment.

II. Standard Conditions

1. Notice of Receipt and Acknowledgment. The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.

2. Expiration. If development has not commenced, the permit will expire two years from the date the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.

3. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.

4. Assignment. The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.

5. Terms and Conditions Run with the Land. These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

III. Special Conditions

1. Permit Compliance

Coastal Development Permit 5-10-007 permits only the development expressly described and conditioned herein. All development must occur in strict compliance with the proposal as set forth in the application for permit, subject to the special conditions. Any proposed change or deviation from the approved plans must be submitted for review by the Executive Director to determine whether an amendment to this coastal development permit is necessary pursuant to the requirements of the Coastal Act and the California Code of Regulations. No changes to the approved development shall occur without a Commission amendment to this coastal development permit or a new coastal development permit, unless the Executive Director determines that no amendment or new permit is required.

2. Habitat Restoration Plan

The permittees shall carry out the approved development and habitat restoration project under the supervision of a qualified Wetlands Ecologist consistent with the standards set forth in the Restoration Plan for Los Angeles County Well Site 35T'24 Abandonment, by Tidal Influence, May 2010, as modified to include the following additional requirements:

A. The permittees shall carry out the permitted well destruction and abandonment activities outside of the Belding Savannah sparrow's breeding and nesting season, which is March 1 through July 31.

B. The implementation of the proposed habitat restoration project shall commence prior to or simultaneous with the commencement of vegetation removal for the proposed well destruction project.

C. Vegetation removal shall be done using only hand operated equipment only (e.g., machetes, weed whackers and chain saws). No herbicides shall be used. No bird nests shall be disturbed. Removal of vegetation shall be done in a manner that minimizes destruction of native plants (e.g., transplanting individual native plants or trimming larger plants like mulefat to the bases so the plants can re-sprout shoots from the stumps).

D. All cut plant materials shall be disposed of at an appropriate off-site location within ten days of cutting. A separate coastal development permit will be required prior to the placement of any cut plant material in the coastal zone unless the Executive Director determines that no permit is required pursuant to the requirements of the Coastal Act and the California Code of Regulations.

E. Monitoring. For at least five years following the initial planting, the permittees shall employ a qualified Wetlands Ecologist to actively monitor the restoration area, remove non-native plants, and replant native vegetation that has failed. The qualified Wetlands Ecologist shall monitor and inspect the site no less than once each thirty days during the first year that follows the initial planting. Thereafter, the qualified Wetlands Ecologist shall monitor the site at least once every ninety days. Each year, for a minimum of five years from the date of permit issuance, the

qualified Wetlands Ecologist shall submit for the review and approval of the Executive Director, an annual monitoring report that describes the status of the restoration plan. The annual monitoring report shall include photographic documentation of plant species and plant coverage. If the annual monitoring report indicates the disturbed area has not been not been successfully restored and colonized by native plants as anticipated, the permittees shall submit a revised or supplemental restoration plan for the review and approval of the Executive Director. The revised restoration plan must be prepared by a qualified Wetlands Ecologist and shall specify measures to restore the project area with native vegetation. The permittee shall implement the supplemental restoration plan approved by the Executive Director and/or seek an amendment to this permit if required by the Executive Director.

The permittees shall undertake development in accordance with the approved final plans. Any proposed changes to the approved habitat restoration plan shall be reported to the Executive Director in order to determine if the proposed change shall require a permit amendment pursuant to the requirements of the Coastal Act and Title 14, Division 5.5 of the California Code of Regulations. No changes to the approved plan shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

3. Protection of Wetlands and Water Quality

The permittees shall implement the following project staging and construction best management practices in order to minimize adverse environmental impacts and the unpermitted deposition, spill or discharge of any liquid or solid:

A. Prior to grading/construction/demolition activities authorized by this permit, the permittees shall install protective flagging around all existing native vegetation and wetland areas in order to protect these areas from unpermitted disturbance.

B. Machinery, vehicles, equipment and placement of construction materials shall be restricted to the existing roadways and the workers' approach and exit route specifically approved by this permit (**as shown on Page 3 of Exhibit #4 of the Staff Report dated June 16, 2010**).

C. The storage or stockpiling of soil, silt, other organic or earthen materials, or any materials and chemicals related to the construction shall not occur where such materials/chemicals could pass into any waterway or marsh. Stockpiled fill shall be stabilized with geofabric covers or other appropriate cover.

D. Spills of construction equipment fluids or other hazardous materials shall be immediately contained on-site and disposed of in an environmentally safe manner as soon as possible. Disposal within the coastal zone shall require a coastal development permit.

E. Construction vehicles operating at the project site shall be inspected daily to ensure there are no leaking fluids. If there are leaking fluids, the construction vehicles shall be serviced immediately. Equipment and machinery shall be serviced, maintained and washed only in confined areas specifically designed to

control runoff and prevent discharges. Thinners, oils or solvents shall not be discharged into sanitary or storm sewer systems.

F. Washout from concrete trucks shall be disposed of at a location not subject to runoff and more than fifty feet away from all native vegetation, storm drains, open ditches, and surface waters.

G. All grading and excavation areas shall be properly covered and sandbags and/or ditches shall be used to prevent runoff from leaving the site, and measures to control erosion must be implemented at the end of each day's work.

H. In the event that contaminated soils or other toxins or contaminated material are discovered on the site, such matter shall be stockpiled and transported off-site only in accordance with Department of Toxic Substances Control (DTSC) rules and/or Regional Water Quality Control Board (RWQCB) regulations.

I. Adequate disposal facilities for solid waste, including excess concrete, shall be maintained. All trash generated on the construction site shall be properly disposed of at the end of each day. The permittee shall dispose of all demolition and construction debris resulting from the proposed project at an appropriate location. If the disposal site is located within the coastal zone, a coastal development permit or an amendment to this permit shall be required before disposal can take place.

The permittees shall include the requirements of this condition on all plans and contracts issued for the project. The permittees shall implement and carry out the project staging and construction best management practices during all construction, staging and cleaning activities.

4. Resource Agencies

The permittees shall comply with all requirements, requests and mitigation measures from the California Department of Fish and Game, Regional Water Quality Control Board, U.S. Army Corps of Engineers, and the U.S. Fish and Wildlife Service with respect to preservation and protection of water quality and marine environment. Any change in the approved project that may be required by the above-stated agencies shall be submitted to the Executive Director in order to determine if the proposed change shall require a permit amendment pursuant to the requirements of the Coastal Act and the California Code of Regulations.

IV. Findings and Declarations

The Commission hereby finds and declares:

A. Project Description

The proposed project involves the abandonment of an old water well (Well Site 35T'24) and restoration of the area surrounding the site in the Los Cerritos Wetlands area of southeast Long Beach (Exhibit #1). The well head is 430 feet east of the San Gabriel River, 120 feet west of the Haynes cooling channel, and about 280 feet south of the Zedler Marsh in Los Cerritos Wetlands (Exhibit #3). The property is owned by the Los Cerritos Wetlands Authority (LCWA), an agency created in 2006 through a joint powers agreement adopted among the Rivers and Mountains Conservancy, State Coastal Conservancy, City of Long Beach, and City of Seal Beach.[1]

The 740-foot deep well, which is part of the County of Los Angeles Alamitos Seawater Barrier project, needs to be destroyed in order to prevent cross-contamination of the three aquifers the well passes through. The County will destroy the well by perforating its twelve-inch diameter steel casing and then filling the hole with grout. The proposed project also includes the implementation of the specific habitat restoration measures described in the report entitled: Restoration Plan for Los Angeles County Well Site 35T'24 Abandonment, by Tidal Influence, May 2010 (Exhibit #4). The restoration project is an essential component of the project. The applicants propose to restore the project area by removing non-native, invasive plants and enhancing the area impacted by the project with native species. Seeds will be collected from native plants within the impacted area and from other plants within the Los Cerritos Wetlands and used to restore native vegetation within the project area.

The project includes removal of vegetation to allow workers and trucks to access the project site (Exhibit #4, p.3). A radius of fifteen feet will be mowed/trimmed around the well head and a six-foot diameter hole will be excavated around the well head in order to allow the top five feet of the well casing to be cut off and removed. The casing perforation process involves a drill rig and a support truck at the well-head. A cement mixer will be parked at the well head during the grouting process, when the drill rig will no longer be needed. Finally, after grouting, the excavated hole will be filled to bury the destroyed well and to restore the former contours of the land. The impacted area will be ecologically enhanced and vegetated with native plants. No wetlands will be filled by the proposed project.

The proposed workers' approach route has been designed to avoid impacts to sensitive habitat and to stay on the most ruderal areas that are in greatest need of enhancement (Exhibit #4, p.3). Vegetation removal has been limited to the minimum necessary to allow two work trucks to be at the well head at the same time. Approximately 1,800 square feet of vegetated area (mostly non-native plants) will be impacted as most of the proposed access route follows an old asphalt roadway. The well abandonment is expected to take about two weeks to complete. All proposed work will be supervised by a qualified Wetland Ecologist and completed during

[1] The purpose of the Los Cerritos Wetlands Authority is to provide for a comprehensive program of acquisition, protection, conservation, restoration, maintenance and operation and environmental enhancement of the Los Cerritos Wetlands area consistent with the goals of flood protection, habitat protection and restoration, and improved water supply, water quality, groundwater recharge and water conservation.

late summer and fall, outside of the Belding Savannah sparrow's nesting season. The proposed restoration project will enhance approximately 2,800 square feet of area: the 1,800 square feet of area impacted by the proposed workers' approach route, plus another 1,000 square feet of area that will be enhanced by re-seeding with Southern tarplant seeds pursuant to the proposed restoration plan (Exhibit #4).

B. Marine Resources and Environmentally Sensitive Habitat Areas (ESHA)

The Coastal Act contains policies that protect marine resources, water quality and sensitive habitat areas from the adverse impacts of development. The following Coastal Act policies apply to the proposed project because the project site contains marine resources including wetlands and sensitive habitat area. The purpose of the proposed project is to protect the water quality of the aquifers through which the well passes.

The applicant has considered several project alternatives and has submitted the currently proposed project (the environmentally superior feasible alternative) in an effort to comply with the following Coastal Act policies that protect marine resources, water quality and sensitive habitats.

Section 30230 of the Coastal Act states:

> Marine resources shall be maintained, enhanced, and where feasible, restored. Special protection shall be given to areas and species of special biological or economic significance. Uses of the marine environment shall be carried out in a manner that will sustain the biological productivity of coastal waters and that will maintain healthy populations of all species of marine organisms adequate for long-term commercial, recreational, scientific, and educational purposes.

Section 30231 of the Coastal Act states:

> The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.

Section 30233 of the Coastal Act states, in part:

> (a) The diking, filling, or dredging of open coastal waters, wetlands, estuaries, and lakes shall be permitted in accordance with other applicable provisions of this division, where there is no feasible less environmentally damaging alternative, and where feasible mitigation measures have been provided to minimize adverse environmental effects, and shall be limited to the following:
>
> 1) New or expanded port, energy, and coastal-dependent industrial facilities, including commercial fishing facilities.

2) Maintaining existing, or restoring previously dredged, depths in existing navigational channels, turning basins, vessel berthing and mooring areas, and boat launching ramps.

3) In open coastal waters, other than wetlands, including streams, estuaries, and lakes, new or expanded boating facilities and the placement of structural pilings for public recreational piers that provide public access and recreational opportunities.

4) Incidental public service purposes, including but not limited to, burying cables and pipes or inspection of piers and maintenance of existing intake and outfall lines.

5) Mineral extraction, including sand for restoring beaches, except in environmentally sensitive areas.

6) Restoration purposes.

7) Nature study, aquaculture, or similar resource dependent activities.

Section 30240 of the Coastal Act states:

(a) Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on such resources shall be allowed within such areas.

(b) Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade such areas, and shall be compatible with the continuance of such habitat areas.

The entire Los Cerritos Wetlands area is part of the historic delta of the San Gabriel River. Although the project site is a filled salt marsh that has no tidal influence, it is an environmentally sensitive habitat area (ESHA) because of the presence of rare native plants [Southern tarplant (*Centromadia parryi ssp. Australis*)] and endangered species (Belding Savannah sparrow). The plant community, however, is degraded and dominated by invasive non-native plant species, although Mulefat (*Baccharis salicfolia*) is abundant in the area. There is also an abundance of Southern tarplant (*Centromadia parryi ssp. Australis*), a rare native plant, growing near the well. The native plant communities at the project site are classified by the applicant's biologists as Alkali Meadow and coastal sage scrub. A list of the native plants documented at the project site is attached as Page Four of Exhibit #4.

The proposed project has been designed to minimize adverse impacts to sensitive plants and habitat. The proposed project includes the implementation of the specific habitat restoration measures described in the report entitled: Restoration Plan for Los Angeles County Well Site 35T'24 Abandonment, by Tidal Influence, May 2010 (Exhibit #4). Several project alternatives were considered and rejected because they involved significantly more impacts to the native vegetation. For example, one alternative involved one access route for entering the site and another route for exiting the site. This alternative was rejected in favor of a single access route (for entering and exiting) in order to reduce the amount of area impacted by the work trucks.

Another rejected alternative would have placed an access route through the alkali meadow, the most sensitive part of the project site. The proposed project will not affect the alkali meadow, except in the immediate vicinity of the well head where vegetation removal has been limited to the minimum necessary to accommodate two work trucks to be at the well head at the same time. The amount of vegetation removal has been further reduced by limiting the amount of area to be cleared around the well head. The original plan was to clear a sixty-foot radius, but the proposal is now only to remove vegetation from a fifteen-foot radius by trimming plants to a few inches above ground level.

The proposed restoration plan will enhance the project area, which is already degraded, by removing invasive non-native plants and re-planting native plants. The proposal involves impacting approximately 1,800 square feet of vegetated area, the minimum amount as most of the proposed access route follows an old asphalt roadway. The proposed workers' approach and exit route has been designed to avoid impacts to sensitive habitat and to stay on the most ruderal areas that are in greatest need of enhancement (Exhibit #4, p.3). Native plants will be protected (by avoidance or re-location) and the proposed project will not result in any loss of wetland area. Removal of vegetation for the workers' access will be done in a manner that minimizes the impact (e.g., transplanting individual native plants or trimming larger plants like mulefat to the bases so the plants will re-sprout shoots from the stumps). The proposed restoration project will enhance approximately 2,800 square feet of area: the 1,800 square feet of area impacted by the proposed workers' approach route, plus another 1,000 square feet of area that will be enhanced by the proposed Southern tarplant restoration/mitigation project, which involves the planting of Southern tarplant seeds in adjacent areas in order to replace the plants (approximately 500 square feet of tarplant) that will be impacted by the proposed project.

Special Condition Two requires that all work shall be supervised by a qualified Wetland Ecologist and completed during late summer and fall, outside of the Belding Savannah sparrow's nesting season. The condition also requires that the proposed restoration plan be implemented at the same time that the well destruction occurs, and that existing native vegetation on the site be protected with flagging to avoid disturbance. Following the initial planting, it is important that the permittees weed out the non-native plants in order to preserve the native vegetation that will be established at the project site under the proposed restoration plan. Therefore, **Special Condition Two** also requires the permittees to monitor the restoration project for five years in order to ensure that he restoration plan is successful.

The Commission recognizes that chemical pollution and siltation adversely affect water quality, biological productivity and coastal recreation. The proposed work is located near coastal waters (San Gabriel River, Haynes cooling channel, and Zedler Marsh) that support both sensitive species and public recreational activities. The storage or placement of construction material, debris, or waste in a location where it could be discharged into coastal waters would result in an adverse effect on the marine environment. Therefore, it is important that the work be performed in a manner that avoids or minimizes adverse impacts to water quality and marine resources. In order to minimize adverse construction impacts, the Commission imposes **Special Condition Three** to require the implementation of best management practices. The condition requires the proper storage of construction materials and the implementation of spill prevention and control measures. Only as conditioned to protect the marine habitat from adverse construction impacts does the proposed project comply with the marine resource and sensitive habitat provisions of the Coastal Act.

In addition, **Special Condition Four** requires the permittee to comply with all permit requirements and mitigation measures of the California Department of Fish and Game, Regional Water Quality Control Board, U.S. Army Corps of Engineers, and the U.S. Fish and Wildlife Service with respect to preservation and protection of water quality and marine environment. Only as conditioned will the proposed project ensure that marine resources and water quality be protected as required by the resource protection policies of the Coastal Act.

Section 30240(b) of the Coastal Act requires that development in areas adjacent to environmentally sensitive habitat areas (ESHA) and recreation areas be sited and designed to prevent impacts that would significantly degrade such areas, and shall be compatible with the continuance of such habitat areas. Special conditions (e.g., timing of the project, limits of disturbed areas, etc.) are being imposed on the project in order to prevent impacts that would significantly degrade the ESHA in the project area.

As previously stated, the applicant studied several project alternatives, and the currently proposed project is the alternative with the least impact on wetlands and habitat. The currently proposed alternative, the environmentally superior feasible alternative, will not result in loss of wetland area, and the project area will be restored and fully mitigated. Therefore, the Commission finds that the project, as conditioned, is consistent with Section 30240 of the Coastal Act because the proposed development, as conditioned, has been sited and designed to prevent impacts which would significantly degrade sensitive habitat areas, and will be compatible with the continuance of such habitat areas.

Section 30233(a) of the Coastal Act limits the diking, filling, or dredging of wetlands to specific permitted uses and only where there is no feasible less environmentally damaging alternative and where feasible mitigation measures have been provided to minimize adverse environmental effects. One of the uses allowed under Section 30233(a)(6) is “Restoration Purposes”. As stated, the project site falls within a portion of the Los Cerritos Wetlands that was previously filled in the 1950s and is devoid of any tidal influence. In this case no wetland fill is proposed (other than to fill the well casing with grout to accomplish the well abandonment and destruction). Regardless, an essential component of the project is to restore the project area by removing non-native, invasive plants and enhancing the area with the re-establishment of native species within the impacted areas. Seeds will be collected from native plants within the impacted area and from other plants within the Los Cerritos Wetlands and used to restore native plants within the project area. In addition to restoration of native species within the project area, additional restoration of an area outside of the project area containing Southern tarplant is proposed (Exhibit #4). Therefore, for the reasons stated above, the Commission finds that the proposed project, as conditioned, is consistent with Section 30233 of the Coastal Act.

All adverse environmental effects of the proposed project have been minimized by the proposed habitat restoration plans and the special conditions of approval. For the reasons discussed above, the Commission finds that the project, as conditioned, is consistent with Sections 30230, 30231, 30233 and 30240 of the Coastal Act.

C. Public Access and Recreation

One of the basic goals stated in the Coastal Act is to maximize public access to and along the coast. The Coastal Act has several policies that protect public access along the shoreline and public recreational opportunities.

Section 30210 of the Coastal Act states:

> In carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse.

Section 30211 of the Coastal Act states:

> Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.

Section 30213 of the Coastal Act states:

> Lower cost visitor and recreational facilities shall be protected, encouraged, and, where feasible, provided. Developments providing public recreational opportunities are preferred...

The proposed development will not interfere with public access or any existing public recreation uses of coastal resources as the project site is not open for public access at this time. The proposed development is about 430 feet east of the San Gabriel River and the public bicycle route that runs along the east bank of the river. The proposed development will not eliminate any potential future recreational uses at or near the site. Therefore, the Commission finds that the proposed development, as conditioned, does not conflict with any of the public access or recreation provisions of the Coastal Act.

D. Local Coastal Program

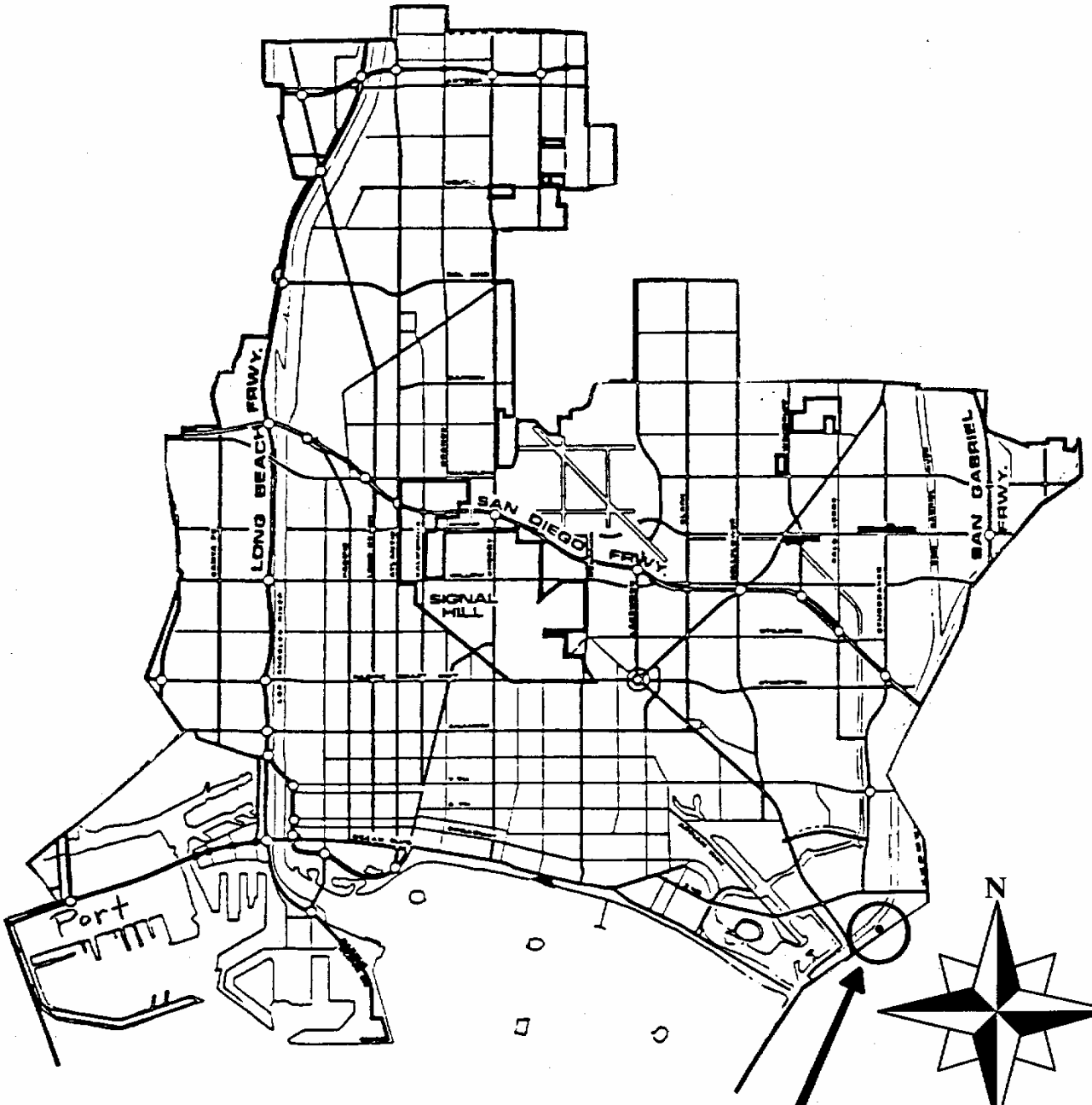
A coastal development permit is required from the Commission for the proposed development because it is located within the Commission's area of original jurisdiction. The Commission's standard of review for the proposed development is the Chapter 3 policies of the Coastal Act. Coastal Act section 30604(a) states that, prior to certification of a local coastal program ("LCP"), a coastal development permit can only be issued upon a finding that the proposed development is in conformity with Chapter 3 of the Act and that the permitted development will not prejudice the ability of the local government to prepare an LCP that is in conformity with Chapter 3. As conditioned, the proposed development is consistent with Chapter 3 of the Coastal Act. Approval of the project, as conditioned, will not prejudice the ability of the local government to prepare an LCP that is in conformity with the provisions of Chapter 3 of the Coastal Act.

E. California Environmental Quality Act (CEQA)

Section 13096 Title 14 of the California Code of Regulations requires Commission approval of a coastal development permit application to be supported by a finding showing the application, as conditioned by any conditions of approval, to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA). Section 21080.5(d)(2)(A) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect which the activity may have on the environment.

In this case, the County of Los Angeles is the lead agency and the Commission is the responsible agency for the purposes of CEQA. On December 28, 2009, the County of Los Angeles determined that the project is exempt from CEQA under the Class I Categorical Exemption set forth in State CEQA Guidelines 15301 and in County CEQA Guidelines (Existing Facilities, Class1, Section h: Maintenance of existing landscape). Further, the proposed project, as conditioned, has been found consistent with the Chapter 3 policies of the Coastal Act. All adverse impacts have been minimized by the recommended conditions of approval and there are no feasible alternatives or additional feasible mitigation measures available which would substantially lessen any significant adverse impact that the activity may have on the environment. Therefore, the Commission finds that the proposed project, as conditioned, is consistent with the requirements of the Coastal Act and CEQA.

City of Long Beach

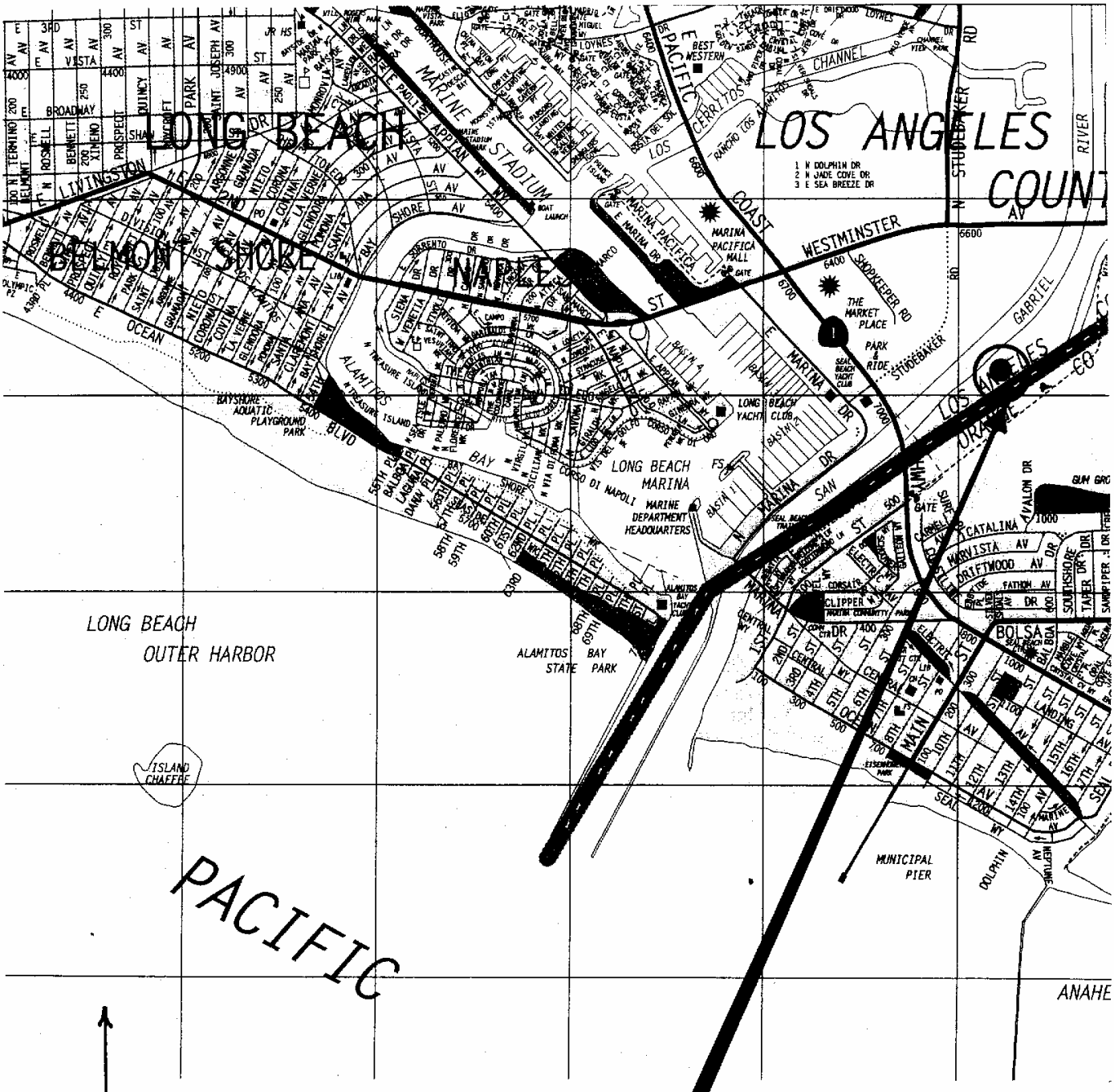


Site: Well 35T'24

COASTAL COMMISSION
5-10-007

EXHIBIT # 1

PAGE 1 OF 1



Site: Well 35 T'24

COASTAL COMMISSION
5-10-007
EXHIBIT # 2
PAGE 1 OF 1

Well No. 35T'24 Site Plan

FCD No. 504A
T.G. Ref: 826-F2

Location: Located 200' North of C.L. of Wooden Bridge Rd. and 356' East of C.L. of East levee of San Gabriel River.

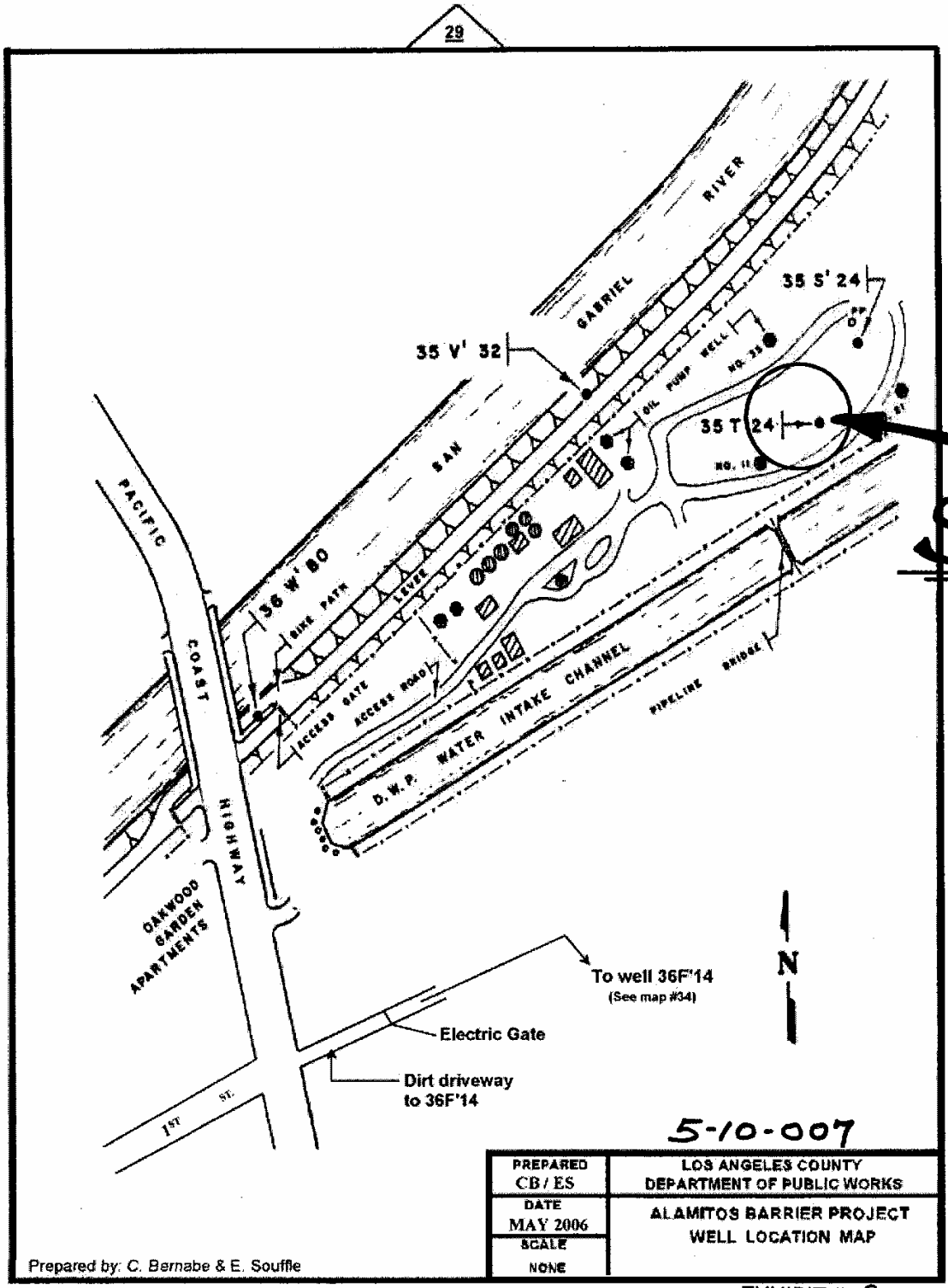


EXHIBIT # 3

PAGE 1 OF 1

Tidal Influence

Los Angeles County Well Site 35T'24 Abandonment Restoration Plan

1.0 Site Location

The geographic coordinates of well site 35T'24 are N 33°45.290', W 118°05.993' in Long Beach, California. This location is about 120 feet west of the Haynes Cooling Channel, 430 feet east of the San Gabriel River and about 280 feet south of Zedler Marsh in Los Cerritos Wetlands (**Figure 1**). Zedler Marsh is a remnant tidal salt marsh that receives tidal flushing from the San Gabriel River. The wildlife areas in and around Zedler Marsh are planned for restoration and enhancement by the land owners, the Los Cerritos Wetlands Authority.

Figure 1. Location of well site and access routes.

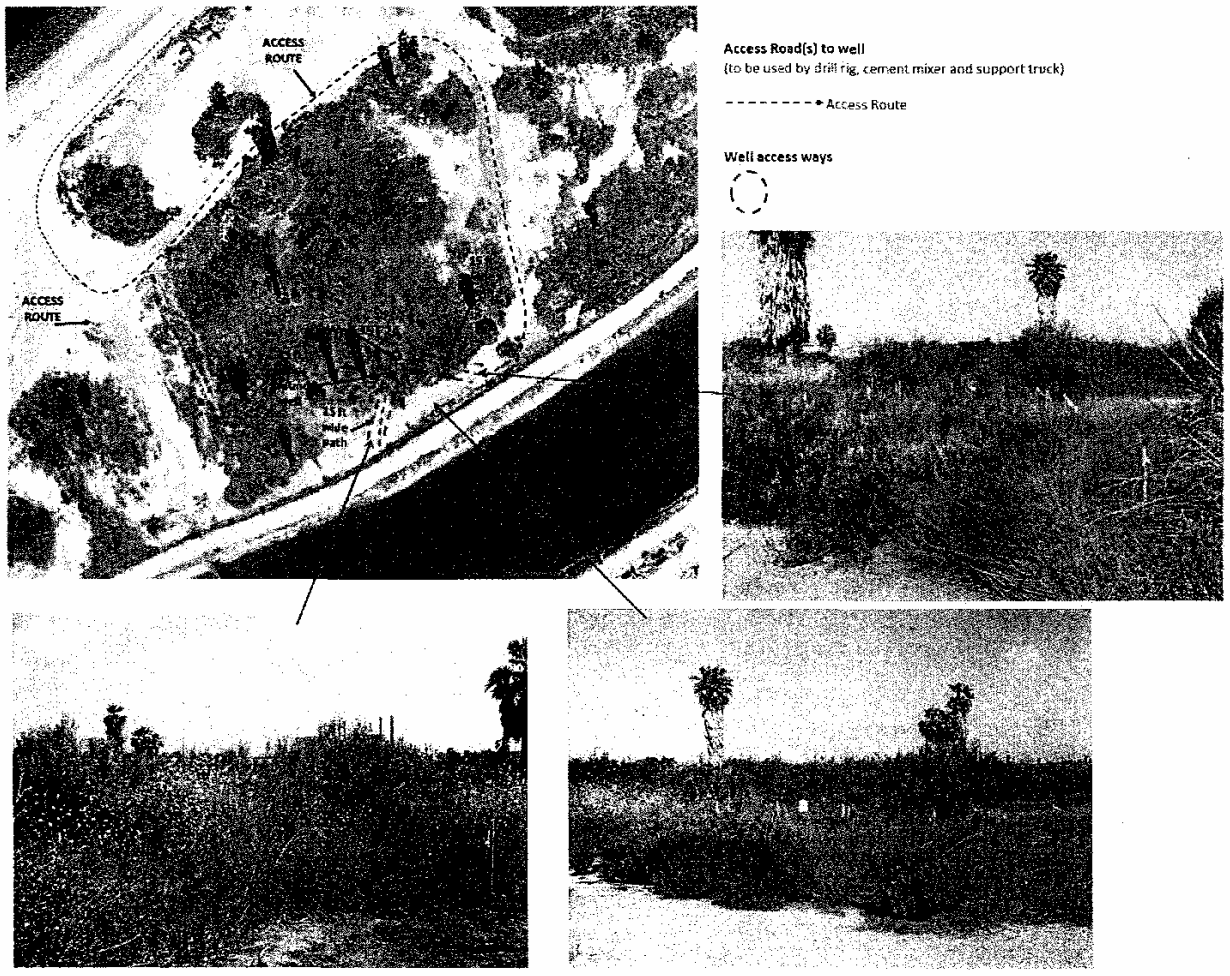


EXHIBIT # 4
PAGE 1 OF 9

2.0 Current Conditions

2.1 Plant Communities

The project area for well site 35T'24 falls in a portion of degraded southern California salt marsh. This soil in this area is composed of fill that was placed in the 1950's to accommodate industrial land use. Since being filled, the site has been completely devoid of tidal influence. Due to this alteration in tidal regime, the plant community in the project area now contains elements of Alkali Meadow (outlined in orange) and Coastal Sage Scrub (outlined in brown; **Figure 2**). These plant communities are heavily degraded, low in biodiversity, and have been invaded intensively by non-native plants species. The non-shaded portions of the project area in **Figure 2** are unvegetated. This unvegetated area includes an old asphalt roadway that the access route follows.

The existing plant communities within the project area are in need of ecological enhancement, yet are also sensitive to disturbance. The approach of the access roads have been purposefully designed to avoid impacts to sensitive habitat and are focused through the most ruderal parts of the project area that are in greatest need of enhancement.

Figure 2. Plant communities and impacted areas within project area.

Access Road(s) to well
(to be used by drill rig, cement mixer and support truck)

Access Route

Project Perimeter

Impacted Vegetation Areas

Tarplant Mitigation Area

Alkali Meadow

Coastal Sage Scrub

COASTAL COMMISSION

EXHIBIT # 4

PAGE 3 OF 9

2.2 Plant Species Abundance

In total 23 plants species were identified within the red-outlined impacted areas and the proposed access road. Of those, 8 species are native to California. The abundance of the impacted native plant species can be seen in **Table 1**. Southern tarplant is listed by the California Native Plant Society (CNPS) on List 1B.1 as "Rare, threatened, or endangered in California and elsewhere." There is an abundance of southern tarplant throughout the project area and this project has been designed to minimize impacts to this species. Though it is rare throughout the state, southern tarplant has large populations throughout Los Cerritos Wetlands and any impacts can be easily mitigated.

Table 1. Plant species documented February 1st through May 1st, 2010 within the impacted area of the proposed project. * indicates Sensitive Species

#	COMMON NAME	*Genus species*	Abundance
Native Plants			
1	MULEFAT	*Baccharis salicifolia*	5 indv.
2	GOLDENBUSH	*Isocoma menziesii*	23 indv
3	COYOTE BUSH	*Baccharis pilularis*	4 indv.
4	EMORY'S BACCHARIS	*Baccharis emoryi*	16 indv.
5	SOUTHERN TARPLANT*	*Centromadia parryi australis*	~500 sq ft
6	NARROWLEAF BEDSTRAW	*Galium angustifolium*	~3 sq ft
7	SEASIDE HELIOTROPE	*Heliotropium curassavicum*	~250 sq ft
8	COCKLEBUR	*Xanthium strumarium*	~5 sq ft
Non-Native Plants			
1	SWEET CLOVER	*Melilotus indica*	--
2	TOCALOTE	*Centaurea melitensis*	--
3	WILD RADISH	*Raphanus sativa*	--
4	RABBIT'S FOOT GRASS	*Polypogon monspeliensis*	--
5	SLENDER-LEAVED ICE PLANT	*Mesymbranthemum nodiflorum*	--
6	FIVE-HOOK BASSIA	*Bassia hyssopifolia*	--
7	BLACK MUSTARD	*Brassica nigra*	--
8	PAMPAS GRASS	*Cortaderia selloana*	--
9	MILK THISTLE	*Silybum marianum*	--
10	CURLY DOC	*Rumex crispus*	--
11	BRASS BUTTONS	*Cotula coronopifolia*	--
12	RED BROME	*Bromus diandrus*	--

2.3 Ecological Surveys

Weekly ecological surveys were performed at the proposed project site between February 1st and May 1st, 2010. During this time no bird nesting activity or other sensitive ecological processes were observed within the project area. Only one species of concern, southern tarplant, will be impacted by this project. Belding's Savannah Sparrows (*Passerculus sandwichensis beldingi*) have been documented in the adjacent tidal areas; however, they have never been documented in the project area and will not be impacted by this project. Similarly, the Salt Marsh Wandering Skipper (*Panoquina errans*) has previously been documented in the vicinity of this project; however, its host plant Salt Grass (*Distichlis spicata*) will not be disturbed as part of this project. As long as the impacted tarplant individuals are properly replaced, as described below, there will be no long term detriments to populations of sensitive species.

3.0 Restoration Plan

3.1 Vegetation Salvation Methodology

The vegetation within the red outlined areas on **Figure 2** will be removed as part of this project. Much of this vegetation can be salvaged, and if removed properly may grow back after the disturbance.

The following methods will be used for salvaging *Isocoma* and all *Baccharis* species.

1) Any seeds that are produced between now and the initiation of the project will be collected and stored.

2) Any immature individuals will be salvaged by digging them up with shovels and transplanting them outside of the project area.

3) Mature individuals will be coppiced to their base leaving no more than 3 inches of stump left above the soils surface. If treated correctly these species will re-sprout shoots from their bases after being coppiced, likely rejuvenating the plant and making it stronger. Five to ten straight branches measuring about ½ inch in diameter and 2 feet in length will be salvaged from each plant during its trimming. The branches will be pruned into stakes, treated with rooting hormone, and placed in 1 gallon pots filled with potting soil. These stakes will be placed in a nursery for 3 months and all successfully established cuttings will be returned to project site for planting in the impacted areas once the project is complete.

4) Any seeds that were collected will be spread in the impacted areas once the construction is complete.

The following methods will be used for the salvaging of *Heliotropium*, *Xanthium*, and *Galium*:

1) Any seeds that are produced between now and the initiation of the project will be collected and stored.

2) Any immature individuals that still exist 2 weeks before construction will be salvaged by digging them up with shovels and transplanting them outside of the project area.

3) Any seeds that were collected will be spread in the impacted areas once the construction is complete.

The following methods will be used for the salvaging of *Centromadia*:

1) Any seeds that are produced by plants within the impacted areas will be collected and stored between now and the initiation of construction. This is unlikely since this species sets seed in the late fall and early winter.

2) Seeds will be collected from other individuals from throughout Los Cerritos Wetlands during the project period. No more than 10% of the fruits will be sampled from one individual. Enough seed will be collected to vegetate 1000 square feet of area, which is a 2:1 ratio.

3) All seeds collected will be spread throughout the impacted areas once construction is complete, as well as in the designated tarplant mitigation area.

3.2 Restoration/Mitigation Revegetation Methodology

The area that is being impacted by this project is invaded by 13 species of non-native invasive weeds. These non-native plants cover most of the impacted area and this project will be beneficial since it will be removing these invasive plants and making room for existing native species. The impacted native species will be re-established easily within the impacted areas. Cuttings and seeds of the impacted species will be planted and spread throughout the impacted area once the construction is complete at a 1:1 ratio. In addition, nine alkali meadow and eight coastal sage scrub plant species are suggested to be planted within the impacted areas to restore the area's biodiversity (**Table 2**).

An area for tarplant mitigation has been designated outside of the project area (**Figure 2**). This area will accommodate any additional seeding and/or planting that will be necessary as part of the permit requirements.

The old asphalt road that is being used for the access road for this well site abandonment project will no longer be needed once the well is removed. Removing the degrading asphalt and planting the area with the species listed in **Table 2** is another option for mitigating impacts to native vegetation.

Tidal Influence

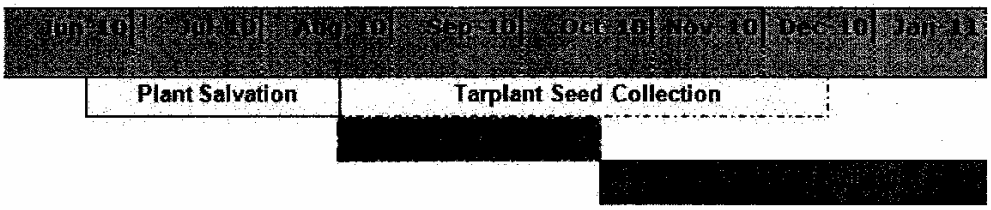
Table 2. Suggested revegetation plant palette. Plant species highlighted in gray are species that are impacted by the project.

#	COMMON NAME	*Genus species*
Alkali Meadow		
1	SEASIDE HELIOTROPE	*Heliotrpium curassivicum*
2	SOUTHERN TARPANT	*Centromadia parryi australis*
3	ALKALI SACATON	*Sporobolus airoides*
4	WHOLLY SEA BLITE	*Sueada taxifolia*
5	ALKALI MALLOW	*Malvella leprosa*
6	SEDGE	*Scirpus robustus*
7	ALKALI HEATH	*Frankenia salina*
8	COMMON PICKLEWEED	*Salicornia virginica*
9	PARISH'S GLASSWORT	*Arthrocenum subterminale*
10	SALT GRASS	*Distichlis spicata*
11	SPIKE RUSH	*Eleocharis macrostachya*
Coastal Sage Scrub		
1	MULEFAT	*Baccharis salicifolia*
2	EMORY'S BACCHARIS	*Baccharis emoryi*
3	COYOTE BUSH	*Baccharis pilularis*
4	COAST GOLDENBUSH	*Isocoma menziesii var. menziesii*
5	COCKLEBUR	*Xanthium strumarium*
6	NARROWLEAF BEDSTRAW	*Galium angustifolium*
7	CA SAGEBRUSH	*Artemisia californica*
8	CA BUCKWHEAT	*Eriogonum fasciculatum*
9	BREWER'S SALTBUSH	*Atriplex lentiformis*
10	FOUR-WINGED SALT BUSH	*Atriplex canescens*
11	BLACK SAGE	*Salvia mellifera*
12	WHITE SAGE	*Salvia apiana*
13	LEMONADEBERRY	*Rhus integrifolia*
14	COAST SUNFLOWER	*Encelia californica*

3.3 Project Schedule

The schedule for this restoration effort depends on construction initiating during the dry season and completing before planting season begins in late October. Plants will be salvaged through seed and cutting collection immediately and continue until construction begins. Tarplant seed collection in other areas of Los Cerritos Wetlands will continue through December. Vegetation installation will proceed once construction is complete and continue through January 2011.

Well Site 35T'24 Abandonment
Proposed Restoration Project Timeline



4.0 Project Implementation

This restoration project will be implemented by qualified ecologists approved by both Los Angeles County and the land owner, Los Cerritos Wetlands Authority. The restoration team will have extensive knowledge of the species listed above in the revegetation plant palette and particular expertise with the rare Southern Tarplant.

This work can be accomplished by Tidal Influence in coordination with the Los Cerritos Wetland Authority's Stewardship Program. This partnership would ensure that those working on the project are not only familiar with the project area but are also familiar with all enhancement and restoration projects occurring in Los Cerritos Wetlands.

Tidal Influence is experienced in habitat restoration design, public facility planning, public outreach, and monitoring and maintaining native vegetation for wildlife in a variety of coastal habitats including coastal salt marsh, dunes, bluffs, sage scrub and riparian woodlands. Tidal Influence has worked specifically in several natural areas in LA County (Colorado Lagoon, The Long Beach Greenbelt, Sims' Pond, Jack Dunster Marine Biological Reserve, and Los Cerritos Wetlands) and Orange County (Santa Ana River Mouth Dunes, Bolsa Chica Wetlands, and Anaheim Bay). Tidal Influence specializes in determining the proper vegetation to interact successfully within local natural urban areas. Tidal Influence's principals, Taylor Parker and Eric Zahn M.S., have been involved with vegetation surveys at 25 salt marshes in southern California, during which they have become highly familiar with the natural distribution of the salt mash plant community and the urban impacts that challenge their restoration.

Combined, Tidal Influence's principals have been performing research and engaging in education at Los Cerritos Wetlands for over 15 years. Eric Zahn has worked intimately with Los Cerritos Wetlands Authority (LCWA), the landowners of the project area, since their inception and purchase of the subject property in 2006.

EXHIBIT # 4
PAGE 8 OF 9

This project site is within the Zedler Marsh Restoration Area, one of the last remaining full tidal salt marshes in Los Cerritos Wetlands. Tidal Influence can implement this restoration plan meeting LA County's project objectives and ensuring the integrity of the surrounding sensitive habitats to the standard of the Coastal Commission.