

An Opportunity to
Acquire, Conserve &
Restore Our Wetlands



Conceptual Goals

- To acquire the 175-acre "Bixby" portion of the Los Cerritos Wetlands -- the last remaining portion of the original 2,400-acre tidal salt marsh
- To acquire the Wrigley Heights –South site for 18 acres of new, dedicated open space in West Long Beach
- To identify alternate locations for new soccer fields and improvements to existing soccer fields in West Long Beach
- To preserve and develop 18 acres of open space in Central Long Beach
- To guide the redevelopment of private and City-owned properties toward job creating and tax generating uses

Los Cerritos Wetlands

Los Cerritos Wetlands



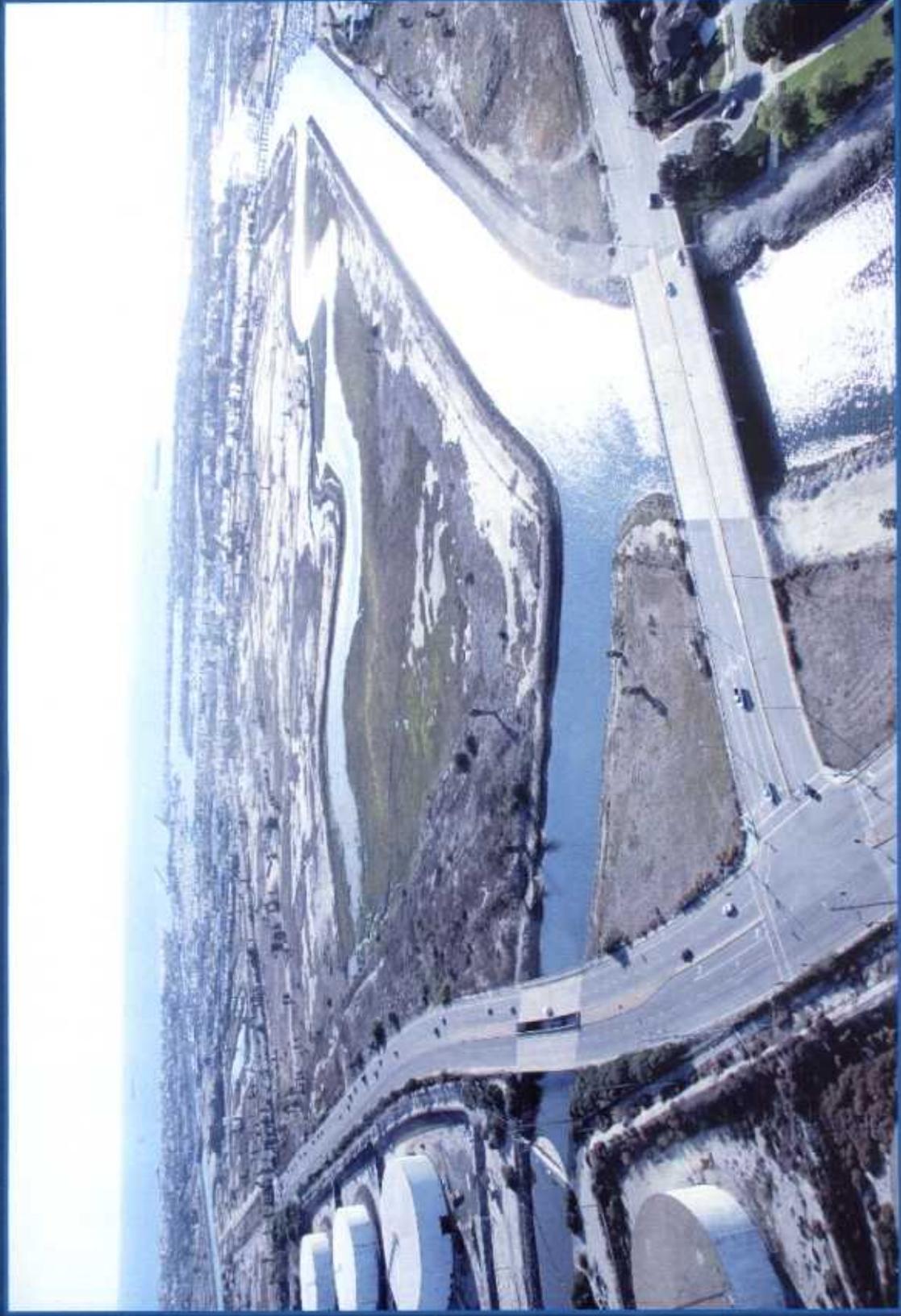
The Los Cerritos Wetlands once stretched over 2,400 acres at the mouth of the San Gabriel River

Los Cerritos Wetlands



1938

Los Cerritos Wetlands



Los Cerritos Wetlands





Los Cerritos Wetlands

Los Cerritos Wetlands

175 Acres
\$25 Million
(estimated)



Los Cerritos Wetlands

- For many years, the City and its partners have wanted to acquire the 175-acre Bixby parcel – the “heart” of the wetlands
- No progress was ever made
 - Prior ownership structure was too complicated
 - Significant oil production operations
 - Perceived entitled value: \$90 million
 - Estimated appraisal value: \$25 million
 - Funding Gap \$65 million

Underutilized City Property

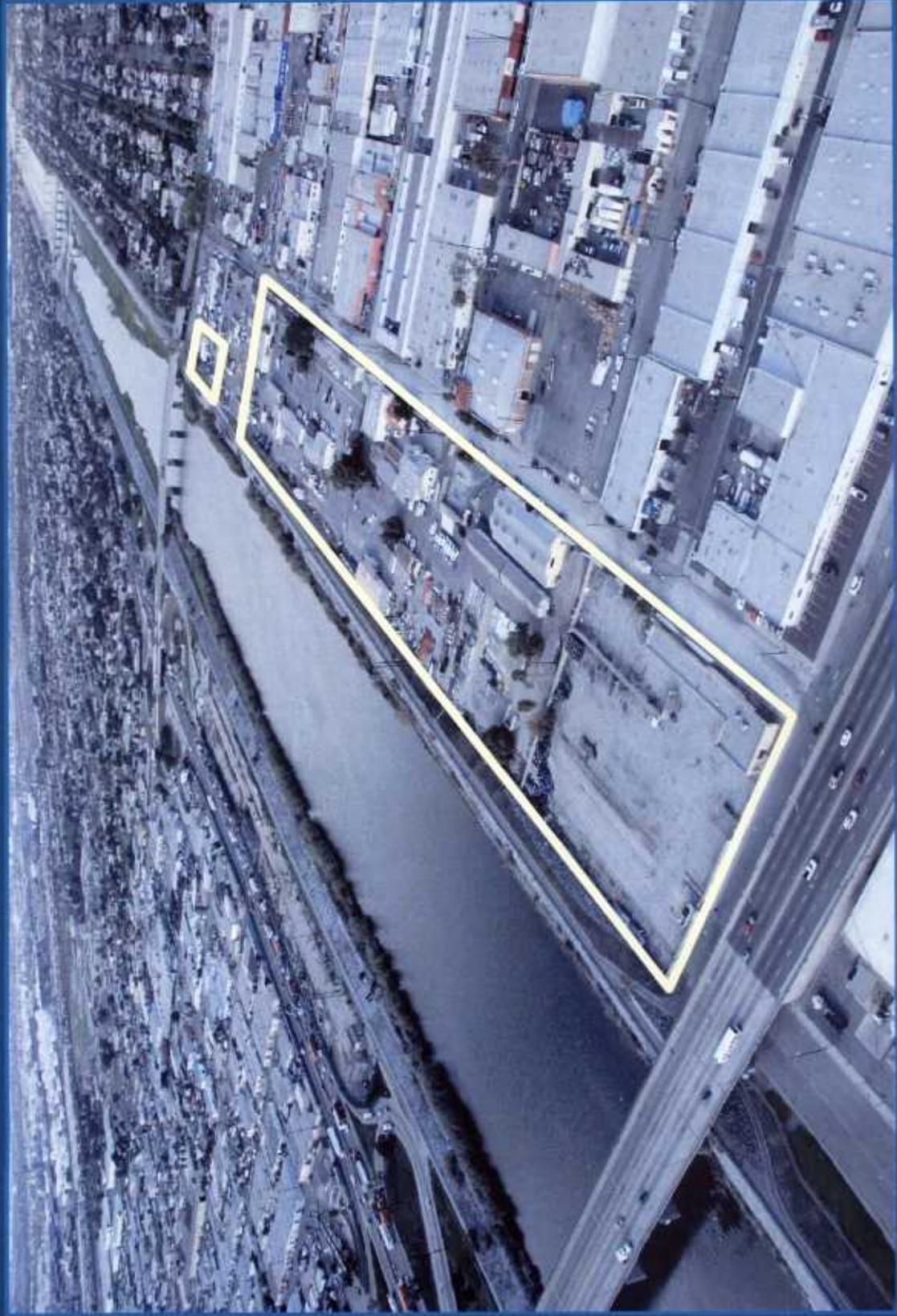
Public Service Yard

12.1 Acres

\$7.9 Million

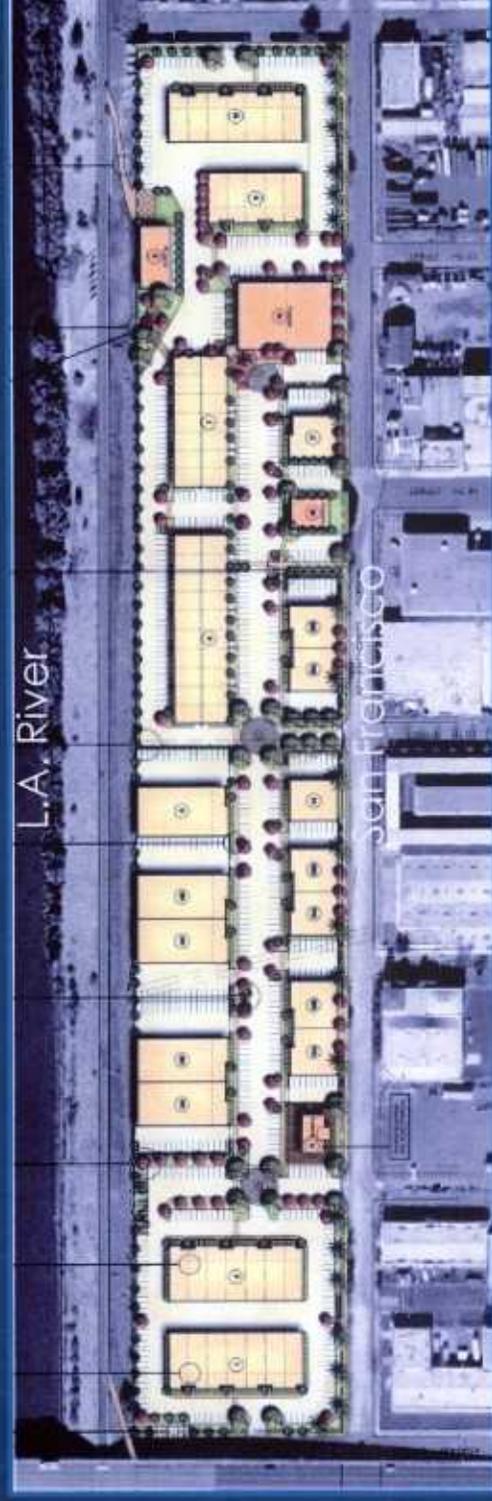


Public Service Yard



Public Service Yard

- Potential for development as an industrial park
- Consider relocation of the Public Service Bureau



Gas & Oil Property

9.47 Acres
\$6.1 Million



Gas & Oil Property



Gas & Oil Property

- Conceptual land uses include commercial or retail development
- Consider relocation of Gas & Oil administrative offices
- Fueling Facility to be preserved

Remnant Parcels

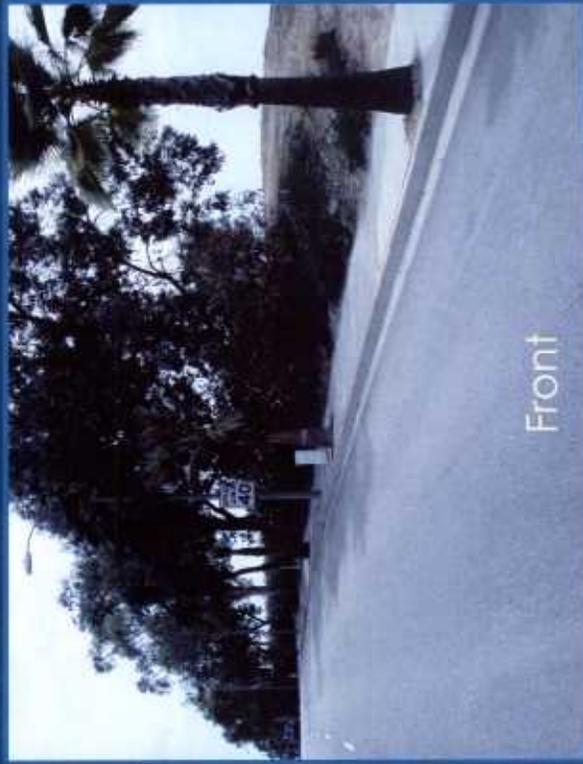
Cherry & Creston
(in Signal Hill)

1.35 Acres
\$200,000



Remnant Parcels

Cherry & Creston



Front



Rear

Remnant Parcels

Atlantic & Spring

0.30 Acres

\$150,000



Remnant Parcels

Atlantic & Spring



Hilltop Property (Sports Park)

28.9 Acres

\$12.5 Million



Hilltop Property (Sports Park)

- A vision since 1986, the Sports Park would provide 6 ball fields, 3 soccer fields, and other recreational facilities primarily for use by adults
- After development, the Sports Park was to be operated by a private vendor on a “pay to play” basis
- Though highly desirable, the resources to build the Sports Park are not currently available, nor are they anticipated any time in the future

Hilltop Property

Land use possibilities

Commercial

- Office & Retail

Light Industrial

- Distributors, Service Centers, Light Manufacturing, Etc.

Open Space

- Recreation
- Habitat/Seasonal Wetlands
- Water Collection



Land Exchange Concept

Conceptual Land Exchange Basics

- Consider exchanging City-owned properties, with development covenants, for Los Cerritos Wetlands
- Sell Los Cerritos Wetlands to the Los Cerritos Wetlands Authority (LCWA) for approximately \$25 million
- Utilize the sale proceeds to acquire and develop the Wrigley Heights property

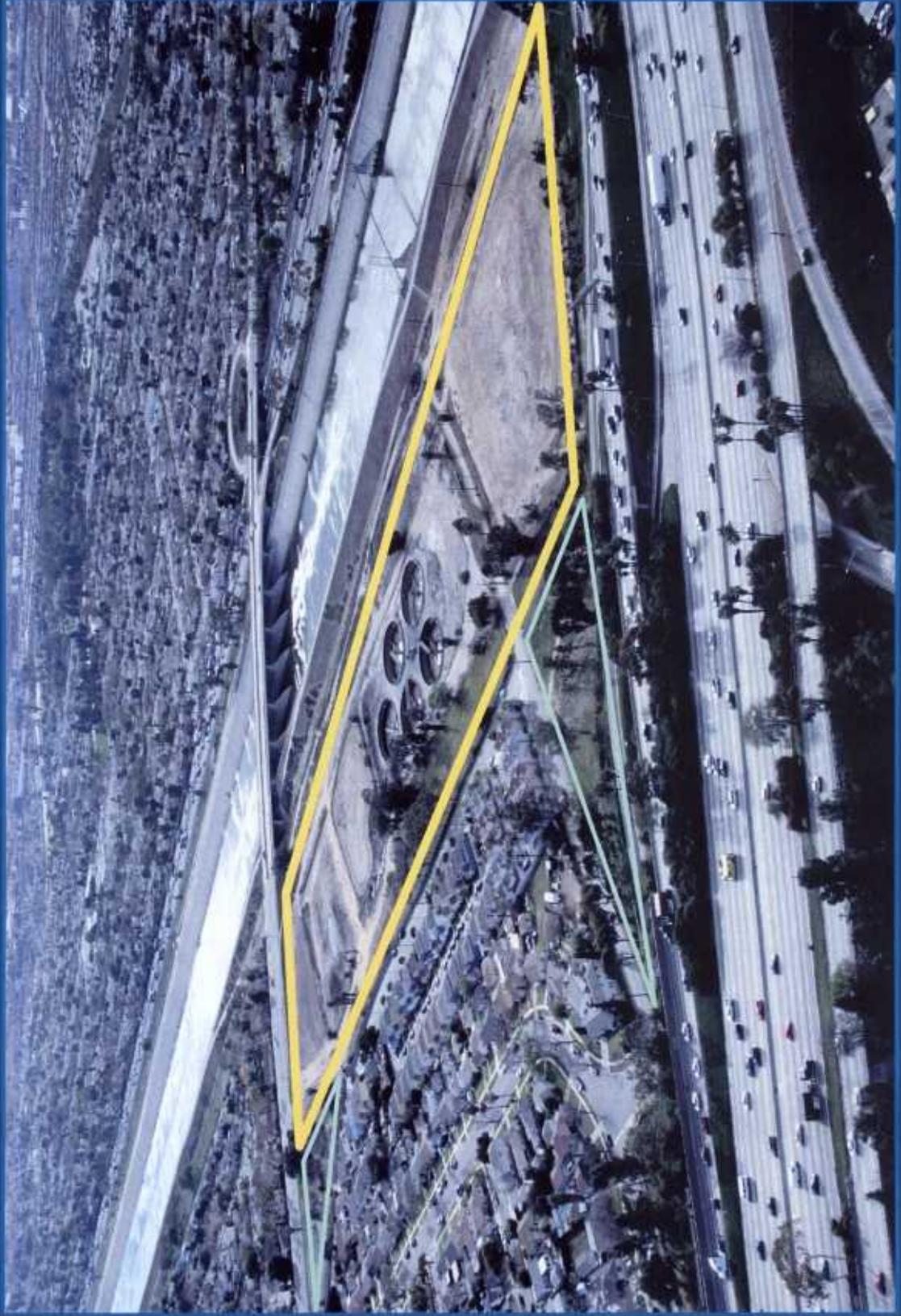
Wrigley Heights

Wrigley Heights

18.95 Acres
\$12.4 Million



Wrigley Heights



Wrigley Heights

- For several years, the City has been interested in acquiring this 19-acre property for dedicated open space in this severely park-deficient area of Long Beach
- Negotiations have not been productive
 - Perceived entitled value: \$18 million
 - State-sanctioned appraisal value: \$ 5 million
 - Funding Gap \$13 million

Conceptual Land Exchange Detail

City-Owned	Acres	\$\$
Hilltop Properties	28.9	\$12.5
Gas & Oil	9.47	\$6.1
Public Svc. Yard	12.1	\$7.9
Other Parcels	1.65	\$0.4
TOTAL	52.12	\$26.9

Privately-Owned	Acres	\$\$
Wrigley Heights	19.85	\$12.4
Los Cerritos Wetlands	175.0	\$25.0
TOTAL	194.85	\$37.4

Sports Facilities

Sports Facilities

- 9 new soccer fields west of Long Beach Blvd. have been proposed



Within 6 Months ●

- **Chavez Park:** One (1) new unlighted field on existing park

Within 1 Year ●

- **Seaside Park:** One (1) new unlighted field
- **Veterans Park:** One (1) new lighted field on existing park (in addition to existing field)

Within 1 to 2 Years ●

- **Admiral Kid Park:** One (1) new lighted field, and new lights for existing field
- **Oregon & Del Amo Site:** Three (3) new unlighted fields

More Than 2 Years ●

- **Drake/Chavez Greenbelt:** Two (2) new lighted fields

Sports Facilities

Chavez Park

Number of Fields:

1 New - Unlighted

Timeframe

Within 6 Months

Estimated Cost

\$10,000

Funding Source

County Parks Bond



Sports Facilities

Seaside Park

Number of Fields:

1 New - Unlighted

Timeframe

Within 1 Year

Estimated Cost

Part of New Park
Development

Funding Source

County Parks Bond,
State Grants



Sports Facilities

Veterans Park

Number of Fields:

1 New – Lighted
1 Existing - Lighted

(Field location plan pending)

Timeframe

Within 1 Year

Estimated Cost

\$500,000

Funding Source

County Parks Bond



Sports Facilities

Admiral Kidd Park

Number of Fields:

- 1 New – Lighted
- 1 Existing - Lighted

Timeframe

Within 1-2 Years

Estimated Cost

Part of New Park
Development

Funding Source

County Parks Bond,
CDBG Park Bond



Sports Facilities Oregon & Del Amo



Number of Fields:
3 New - Unlighted

Timeframe
Within 1-2 Years

Estimated Cost
Pending

Funding Source
RDA

Sports Facilities

Drake / Chavez Greenbelt

Number of Fields:

2 New - Lighted

Timeframe

More Than 2 Years

Estimated Cost

\$2-3 Million

Funding Source

No funding source currently identified, possible future State Parks grants



Potential City Benefits

- 175 acres of wetlands
- 19 acres of open space in Wrigley Heights
- 18 acres of open space at the Hilltop Property
- Access to Bryant Wetlands
- Maintain control of development through covenants and deed restrictions
- New commercial and industrial developments, resulting in job creation and tax generation

Next Steps

- Provide feedback to staff regarding the concept of a land exchange
- Begin a process to evaluate the effects and impacts of the proposed land exchange and return to City Council for consideration

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