



**ORMOND BEACH COASTAL RESTORATION  
AND PUBLIC ACCESS PLAN**

**Request for Services**

**September 2016**



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### **Request for Services**

The California State Coastal Conservancy (SCC) seeks the services of an environmental consultant firm (consultant) to develop a habitat restoration and public access plan for the Ormond Beach area. The consultant will be selected based on the selection criteria listed below and will be under contract to the SCC.

#### **A. PROJECT BACKGROUND AND DESCRIPTION**

The Ormond Beach Coastal area, consisting of Ormond Beach and its adjacent wetland and upland areas (collectively “Ormond Beach” or “Ormond Beach Coastal Area”), has been identified by wetland experts as the most important wetland restoration opportunity in southern California<sup>1</sup>. The Ormond Beach Coastal Area extends from the City of Port Hueneme to the west, down to Pt. Mugu Naval Air Station on the east and comprises approximately 630 acres. Figure 1 provides a map of the Ormond Beach Coastal Area, highlighting the current Ormond Beach Project Area (“Project Area”). Figure 2 provides an aerial photo of the Ormond Beach Coastal Area, including the Project Area.

The Ormond Beach Coastal Area is primarily within the jurisdictional boundaries of the City of Oxnard, but some land is within the County of Ventura’s jurisdiction. Lands are held in private, state and local government ownership; land use is mixed, consisting of open space, agricultural, and industrial uses. The western portion of the Ormond Beach Coastal Area encompasses the former Halaco facility, which is now an EPA-designated Superfund site<sup>2</sup>. The NRG Ormond Beach Generating Station is located on the coast and surrounded by wetlands and dunes owned

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<sup>1</sup> California State Coastal Conservancy Ormond Beach Wetlands Restoration Project Description available at <http://scc.ca.gov/2010/01/07/ormond-beach-wetlands-restoration-project/>

<sup>2</sup> <http://yosemite.epa.gov/r9/sfund/r9sfdocw.nsf/ViewByEPAID/CAD009688052?OpenDocument#descr>

by the SCC. The southeastern portion of Ormond Beach is adjacent to an additional 2,100-acre wetland and lagoon habitat protected at the Naval Base Ventura County/Point Mugu Naval Air Station. Most of the historic Ormond wetlands were drained and converted to agriculture and industry. Existing land use barriers have greatly reduced the hydrologic connection between the remaining Ormond Beach Wetlands and the adjacent Mugu Lagoon.

Ormond Beach is one of the few areas in southern California with an intact dune-transition zone–marsh system and surrounding upland habitat, allowing restoration of an intact wetland ecosystem and providing a buffer against sea level rise and the impacts of global climate change. Unlike most areas along the California coast, roads and railroads do not traverse the coastline, but instead veer inland providing an unbroken transition from the ocean to sand dunes to wetlands to upland open space/habitat and agriculture, eventually meeting the urban areas of the City of Oxnard and coastal farms. The largely agricultural surroundings provide an opportunity unique in Southern California to expand the current protected areas and to restore the approximate extent of the historic wetland area. The area hosts over 200 migratory bird species; more shorebird species are known to use Ormond Beach than any other site in Ventura County. Ormond Beach is located on the Pacific Flyway and is an e-Bird International Hot Spot. The state- and federally-listed endangered California least tern (*Sternula antillarum browni*) and the state-listed threatened western snowy plover (*Charadrius nivosus nivosus*) both nest and raise their young at Ormond Beach. State- and federally-listed endangered Ridgway’s rail (*Rallus obsoletus levipes*), the state-listed endangered Belding’s Savannah sparrow (*Passerculus sandwichensis beldingi*) and the federally-listed endangered tidewater goby (*Eucyclogobius newberryi*) also occur at Ormond Beach. The state- and federally-listed endangered salt-marsh bird’s beak (*Chloropyron maritimum*) is found in the Ormond Beach.

The Ormond Beach Coastal Area also provides services for people, from the residents of Oxnard, especially the economically disadvantaged South Oxnard, to the surrounding populations from Santa Barbara, Ventura and Los Angeles Counties. However, there is only one year-round access point (Arnold Road at the eastern border of the area) and another access point that often is inundated by runoff and tidal water (Perkins Road at the western border). Parking is limited at both entry points. Visitors to the Ormond Beach coast can otherwise access the beach via Port Hueneme Beach Park (a significant walk), or illegally through private property (including protected habitat areas). Despite these limitations, in 2015 over 22,500 visitors were documented at the Arnold Road entrance, which provides access to the Coastal Conservancy’s property. Access elsewhere along the coast of Oxnard and Port Hueneme is limited by private property and restrictions associated with Naval Base Ventura County and the Port of Hueneme.

The SCC targeted Ormond Beach as state priority in the early 1980s, as it was recognized as an area of biological significance and high habitat restoration potential. Through a state-wide planning process, The Nature Conservancy (TNC) also identified Ormond Beach as a conservation priority for southern California. TNC partnered with SCC in 1999 to protect and restore the area. The City of Oxnard’s (“City”) commitment to restore the Ormond Beach area is reflected in its 2030 General Plan, which identifies numerous goals and policies for the area, and the City is currently updating its Local Coastal Plan consistent with direction in its 2030 General Plan. To date, 630 acres of land have been acquired in Ormond Beach by SCC, TNC and the City (collectively, “Project Partners”).

The Project Area currently consists of a wetland-dune-beach complex and agricultural lands, including TNC’s 277-acres, the SCC’s 260-acres, the City’s 80-acres and 13 acres currently

owned by the City’s Successor Agency to the Redevelopment Agency. Planned land acquisitions could increase the eventual Project Area to over 1,000 acres.

The Project Partners seek to develop a comprehensive habitat restoration and public access plan (“Restoration Plan”) that is sufficiently detailed for environmental review and will guide restoration work. The overall goal of the restoration project is to achieve a self-sustaining ecosystem that functions within and provides ecological value to the region along with environmentally sensitive public access.<sup>3</sup> The Restoration Plan will include: 1) a review of existing studies specific to the Project Area as well as relevant studies based on work elsewhere; 2) development of restoration alternatives that achieve the identified restoration goals and are ready for CEQA analysis ; 3) results from any additional studies that are determined to be necessary; and 4) public access alternatives . The plan will include maps and descriptions of the habitat types available for restoration/enhancement and the optimal sequencing of work. The public access component of the plan will identify environmentally sensitive public use and access alternatives for the area.

The Restoration Plan will be of sufficient detail to guide restoration work and inform construction plans and environmental permitting (e.g. California Environmental Quality Act [CEQA], state and federal Endangered Species Act).

## **B. EXISTING STUDIES, PLANS and STAKEHOLDER GROUPS**

The SCC, TNC and the U.S. Environmental Protection Agency (EPA) have developed a significant body of documents evaluating baseline conditions and the feasibility of habitat restoration in the Ormond Beach area. In 2009, SCC commissioned a restoration feasibility report that documents the existing conditions, resources, sensitive species and plant communities and describes conceptual-level restoration alternatives at Ormond Beach<sup>4</sup>. The final, *Ormond Beach Wetland Restoration Feasibility Study* (Aspen 2009), provides a starting place for preparing restoration plans at Ormond Beach. In 2011, the San Francisco Estuary Institute compiled data, maps and information on the *Historical Ecology of the lower Santa Clara River, Ventura River, and Oxnard Plain* (SFEI, 2011)<sup>5</sup>.

TNC is leading Coastal Resilience Ventura<sup>6</sup> – a partnership to provide science and decision-support tools to aid conservation and planning projects and policymaking to address conditions brought about by climate change. The primary goals of Coastal Resilience Ventura are to assess the vulnerabilities of human and natural resources in coastal Ventura County to global climate change and sea level rise, and to identify solutions that help people and nature. Outputs from Coastal Resilience Ventura include a coastal hazards model for current and future storms and sea level rise scenarios, an economic assessment of nature-based vs tradition coastal armoring, and a policy review of where sea level rise intersects with state and local planning and policy. In

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<sup>3</sup> See Ormond Beach Wetland Restoration Feasibility Study Project Restoration Goals, available at <http://scc.ca.gov/webmaster/ftp/pdf/ormond/OBRestorationGoalsReport2005.pdf>.

<sup>4</sup> Report and other technical studies are available at <http://scc.ca.gov/2010/01/07/ormond-beach-wetlands-restoration-project/>

<sup>5</sup> *Historical Ecology of the lower Santa Clara River, Ventura River, and Oxnard Plain* prepared by SFEI, 2011; available for download at <http://www.sfei.org/projects/VenturaHE#sthash.f5BGqory.dpbs>

<sup>6</sup> For more information on the Coastal Resilience Ventura Project see: <http://coastalresilience.org/>

addition, TNC has current data on breeding bird presence and distribution and rare plant and vegetation mapping data for the TNC property.

In 2015, EPA released its *Baseline Ecological Risk Assessment Remedial Investigation Report* (CH2MHill 2015)<sup>7</sup>. This report includes a description of the extent of environmental contamination within the section of the Project Area that is adjacent to the Halaco facility and identifies areas with relatively high risk of ecological impacts.

The City adopted its 2030 General Plan in 2011. The 2030 General Plan identifies GOAL CD-22 (Environmentally sound Ormond Beach wetlands with appropriate public access) and implementing Policy CD-22.2 (Develop an Ormond Beach Visitor Access Plan). In addition, the 2030 General Plan includes GOAL ER-4 (Protected, restored, and enhanced sensitive habitat areas) with several implementing policies that are relevant to the Ormond Beach area, including Policy ER-4.1 (Encourage Protection of Sensitive Habitat), Policy ER-4.5 (Planning in Sensitive Areas). The 2030 General Plan also updated land use designations for the Ormond Beach area. The City is currently updating its Local Coastal Plan, consistent with direction in its 2030 General Plan, to update land use designations, include restoration of the Ormond Beach wetlands, and plan for public access.

The Ormond Beach Coastal Area has an engaged community interested in the preservation, restoration and public access of the Ormond Beach wetlands and coastline. These include the Ormond Beach Task Force, the Saviers Road Design Team, the Sierra Club, the Ventura Audubon Society, local community members and a strong and engaged social justice movement. Ventura Audubon Society conducts annual breeding surveys for western snowy plovers and California least terns.

In 2009 TNC and SCC formed the Ormond Beach Science Advisory Committee (SAC). The SAC consists of scientists from a range of scientific disciplines related to wetland ecology and ecosystem restoration. The purpose of the SAC is to provide scientific advice on issues relating to the development of restoration plans for Ormond Beach. The primary objective of the SAC is to ensure that the best available scientific expertise is brought to bear as the Project Partners work together to develop plans for wetland restoration at Ormond Beach.

The SAC advised that the restoration plan for the Ormond Beach Coastal Area should enhance the conservation value that currently exists, minimize adverse effects on existing high-quality native wetland habitat and focus more extensive restoration work on areas that are highly altered and/or retain little conservation value.

### **C. SCOPE OF WORK**

The Project Partners will select a consultant to develop a Restoration Plan for 630 acres of sand dune-wetland-upland habitat currently owned by the Project Partners at Ormond Beach in the Project Area. The restoration design should enhance the natural wetland ecosystem services available at the site, support the listed and sensitive species found at the site, allow for environmentally sensitive public access and use of the area and address public health and safety currently present. The specific location of habitats types within the site is less important than the self-sustaining function of the entire system and its adaptability to the surrounding landscapes,

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<sup>7</sup> Report available at <http://yosemite.epa.gov/r9/sfund/r9sfdocw.nsf/ViewByEPAID/CAD009688052?OpenDocument#descr>

climate change and sea level rise. The plan should minimize the need for intensive management in the future. The Restoration Plan will incorporate a phased implementation design allowing restoration work to be completed as funding becomes available and incorporating a larger area as additional properties are acquired. The Restoration Plan will connect restoration work in the Ormond Beach Coastal Area to ongoing restoration efforts at the adjacent Mugu wetlands at Naval Station Ventura County, Point Mugu to the extent such plans are publicly available.

The development of the Restoration Plan will be overseen by the Project Partners and will receive input from the SAC and the interested local community. The planning process should build on existing studies and plans as described above.

The recommended tasks to be accomplished are as follows:

### **TASK 1: EVALUATE EXISTING STUDIES**

The Restoration Plan will build on previous SCC sponsored studies<sup>8</sup> and data available since the Aspen 2009 report from SCC (historical ecology), TNC, EPA, Ventura Audubon and other sources. The consultant will synthesize existing data including: information on the historical ecology of the Project Area, sea level rise modeling through the Coastal Resilience Ventura Project, sediment and water contaminants, and special status species status and distribution. The consultant will also consider relevant information in the City's 2030 General Plan and Local Coastal Plan (including updates to Local Coastal Plan). This stage of the project planning will identify any new technical studies or surveys that may be required to create the Restoration Plan. This step also will outline restoration phases for adaptive management design criteria. Recommended actions or studies must include a clear technical rationale for the activity, a schedule and anticipated budget.

### **TASK 2: PRELIMINARY RESTORATION PLAN**

The consultant team will complete a preliminary Restoration Plan that: 1) synthesizes baseline conditions within the Project Area and 2) identifies a minimum of two (2) restoration and two (2) public access alternatives. The proposal should include any new studies the consultant feels are necessary to complete the Restoration Plan. Recommended new studies must include a clear technical rationale and a schedule. The public access component should include evaluation of potential staging/interpretive areas, parking, traffic, trails, off-trail use, constraints associated with private property and sensitive breeding habitat, illegal camping and trespass and a summary of past public outreach efforts and results.

The preliminary Restoration Plan will be presented to the Project Partners and the SAC for review and feedback.

### **TASK 3: DRAFT RESTORATION DESIGN**

Based on feedback received from the Project Partners and the SAC on the preliminary Restoration Plan, the consultant will produce a draft restoration design with a minimum of two (2) restoration alternatives and a minimum of two (2) public access alternatives for the 630-acre Project Area. This task will include plan views and typical sections drawings, preliminary cost

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<sup>8</sup> *Ormond Beach Wetland Restoration Feasibility Study*, prepared for the California State Coastal Conservancy by Aspen Environmental Group, et al., 2009; see additional studies at <http://scc.ca.gov/2010/01/07/ormond-beach-wetlands-restoration-project/>

estimates and project phasing that incorporates staged funding and expansion to a larger project footprint once additional properties are acquired or restored by others. Proposals should specify the level of engineering design for this task.

#### **TASK 4: PUBLIC PROCESS**

The consultant will lead two public outreach meetings to inform stakeholders of project goals and scope and provide opportunity for public input on the preliminary restoration design and other issues important to the community. Meetings will be held at times and locations to accommodate public participation. The consultant will provide public meeting materials that summarize the preliminary restoration design and other issues in both English and Spanish, as well as translation services at the two public meetings. The Project Partners will be responsible for advertising and sending invitations to the public.

#### **TASK 5: FINAL RESTORATION AND PUBLIC ACCESS PLAN**

Using input from SCC, TNC, the City and SAC, the consultant will prepare a final Restoration Plan for the Project Area that finalizes the draft alternatives, providing detailed engineering designs, maps and refined cost estimates for the 630-acre Project Area. The Restoration Plan will include the synthesis of baseline conditions, a minimum of two (2) restoration and a minimum of two (2) public access alternatives, identification of the type, methods and location of habitats for restoration/enhancement, optimal sequencing of the work and a description of the planning process. The public access elements of the plan will have an appropriate balance between public use and habitat protection. The final Restoration Plan will include options for phased construction of the project and future expansion of the restoration project to additional areas as future properties are acquired. The plan will also identify any additional technical studies or surveys required to develop the final construction plans.

The Restoration Plan will be of sufficient detail to guide restoration work, inform construction plans, allow agency adoption of the plan and provide a basis for environmental review and permitting (e.g. CEQA, state and federal Endangered Species Act). Proposals should include the proposed level of engineering designs.

The Restoration Plan will be designed to accommodate the impacts of predicted sea level rise, and be informed by existing local models and relevant wetland restoration projects that have addressed wetland migration associated with sea level rise. The Restoration Plan will identify any adjustments required to the existing models resulting from the plan's implementation. The Restoration Plan will include references to coastal restoration projects that have addressed the projected impacts of sea level rise.

The consultant will prepare a CEQA and Permitting Strategy Memorandum that describes the necessary permits and supporting surveys (e.g., special status species, wetland delineation, hazardous materials) required for final permitting.

Draft final Restoration Plan and draft CEQA and Permitting Strategy Memorandum will be presented to the Project Partners and the SAC for review and comment. Comments will be finalized in the final Restoration Plan and CEQA and Permitting Strategy Memorandum.

## **TASK 6: PROJECT MANAGEMENT**

Project management tasks include coordination with the SCC project manager, quarterly written status reports, staff management, and budget management and reporting. Proposals should include an outline for the bidder's recommended status report content and format.

### **D. DELIVERABLES**

- Preliminary Restoration Plan with minimum of two (2) restoration alternatives and two (2) public access alternatives and initial recommendations for restoration and public access for the Project Area. The preliminary Restoration Plan will synthesize the existing conditions, and describe existing opportunities and constraints from the 2009 plan and other existing studies and data. The preliminary Restoration Plan will provide conceptual drawings and maps for the recommended restoration alternatives, adaptive management endpoints and public access alternatives. The consultant will produce an electronic version of the preliminary Restoration Plan and present the findings to a joint meeting of the Project Partners and the SAC.
- Draft Restoration Design as described in Task 3 (electronic version and three hard-copy versions).
- Lead two public stakeholder meetings, with written materials presented in English and Spanish and a Spanish translator available to answer questions
- Draft-final and Final Restoration Plan (electronic version and three hard-copy versions) for lands currently owned by the Project Partners that contains the following elements:
  - Summary of results from the Preliminary Restoration Plan described above;
  - Designs that incorporate a minimum of two (2) restoration and two (2) public access alternatives, phased implementation of restoration of the 630-acre Project Area, provision for restoring additional lands as they become available and accommodate predictions of sea level rise, proposals should indicate the number of alternatives that will be prepared;
  - Adaptive management plan tailored from guidance provided by the SAC
  - Public access alternatives that address access to and within the Project Area and provides for protection of sensitive areas and species while promoting coastal access and public education;
  - Design drawings, preliminary plans and specifications for the Project Area, including a memorandum of engineering assumptions and calculations that inform the design;
  - Project phasing timeline for the Project Area;
- Draft and Final CEQA and Permitting Strategy Memorandum.
- Quarterly status reports over the duration of the work contemplated in this RFS.

- Four (total) SAC meetings for project kickoff (1 meeting), identify uncertainties and framework for the adaptive management plan (1 meeting) and present plans (2 meetings).
- Progress conference calls/webinars with the Project Partners (proposals should specify the number). A kick-off meeting in Ventura County with the Project Partners should be included in the schedule.

#### **E. SCHEDULE**

- September 21, 2016: mandatory pre-proposal site visit for bidders
- October 10, 2016: proposal due
- Week of October 24, 2016: interviews of top three firms
- June 29, 2018: Final Restoration Plan

#### **F. INFORMATION FOR CONSULTANTS**

##### **Information to Be Included in Consultant’s Submittal**

The total proposal package should be no more than 15 pages.

1. A more detailed scope of work for Tasks 1 through 6 of this project, including detailed information on approach, subtasks, and interim milestones. In addition, the consultant may propose to the SCC to eliminate or add project tasks in the interest of improving the success of the project. Please explain any deletions or additions of tasks. (5 pages maximum)
2. A proposed schedule to complete all the tasks identified in the Scope of Work. (2 pages maximum)
3. Description of past and/or current involvement with three relevant projects completed by the consultant within the past five years. These descriptions must specify what work was performed by which individuals, the client name and contact information, a brief description of the project, and how the project relates to this proposed scope of work, particularly Tasks 1 through 6. (2 pages maximum)
4. A project organization chart showing how your project team is organized including roles of the project manager and other key team members and level of participation of each team member. Please specify if team members and/or subcontractors have worked together on

projects in the past. Provide availability of key team members to participate in the project work. (1 page maximum)

5. Resumes for the project manager and key team members. (1 page maximum each, 3 resumes maximum)
6. Contact information for three references familiar with consultant's performance on comparable projects. (1 page maximum)
7. Any potential conflicts of interest that the firm/team may have in carrying out the tasks described herein, including with Public Contracts Code section 10411, regarding former state employees. (1 page maximum)

### **Selection Process and Criteria**

SCC may request supplemental information and will conduct interviews with at least three firms/teams. Potential contractors will be ranked based on the following criteria, which will be weighed according to the nature of the project, the needs of the SCC, and the complexity and special requirements of the project.

1. Consultant's understanding of the nature of the proposed work, as demonstrated by the scope of work, including specific approaches, recommended actions and proposed products;
2. Demonstrated capability and competence to perform the work including the consultant's past experience with similar projects, the education and experience of key personnel, and the nature and quality of the firm(s)'s past completed work;
3. Certified Small Business (SBE) or Disabled Veteran Business Enterprise (DVBE) status of the consultant submitting a statement of qualification or use of SBE or DVBE subcontractors providing a commercially useful function in the performance of this contract. Additional information on the SBE/DVBE program can be found at <http://www.dgs.ca.gov/pd/Programs/OSDS.aspx>. Please provide DVBE [Declarations Std. Form 843](#), and [DGS Bidder Declaration Form GSPD-05-105](#) with your proposal to receive credit toward these incentives.

TNC and the City will assist the SCC in the evaluation of proposals and selection of the consultant. The consultant will be hired under contract to the SCC. The SCC will attempt to negotiate a contract with the best qualified firm/team at compensation, which the SCC determines is fair and reasonable to the State of California. If the SCC is unable to do so, negotiation with that firm/team will be terminated and negotiations will then proceed in the same manner with the other firms/teams on the list in order of ranking. If the SCC is unable to negotiate a satisfactory contract with any of the selected firms/teams, the SCC may select additional firms and continue the negotiation process.

The consultant will be paid for its actual time and expenses up to the amount provided for each task in the final project budget. Billing rates should be guaranteed for the life of the contract. The consultant should anticipate that ten percent (10%) will be withheld until all work is completed to the satisfaction of the SCC. The SCC must also approve all interim work products before payment.

**Pre-Proposal Site Visit:** A mandatory pre-proposal meeting/site visit is scheduled for Wednesday, September 21 from 1:00 pm – 2:30 pm to answer questions from interested firms/teams. Please confirm your attendance at the meeting by September 19 to the SCC project manager, Christopher Kroll, at [Chris.Kroll@scc.ca.gov](mailto:Chris.Kroll@scc.ca.gov). The pre-proposal meeting will be held at Ormond Beach, meet at the parking lot at the end of Arnold Road.

**Proposal Submittal:** Interested firms/teams should send three hard copies and one electronic copy in Microsoft Word or PDF format (via email to [Chris.Kroll@scc.ca.gov](mailto:Chris.Kroll@scc.ca.gov)) of proposals to:

Christopher Kroll  
California State Coastal Conservancy  
1330 Broadway, Suite 1300  
Oakland, CA 94612-2530  
(510) 286-4169

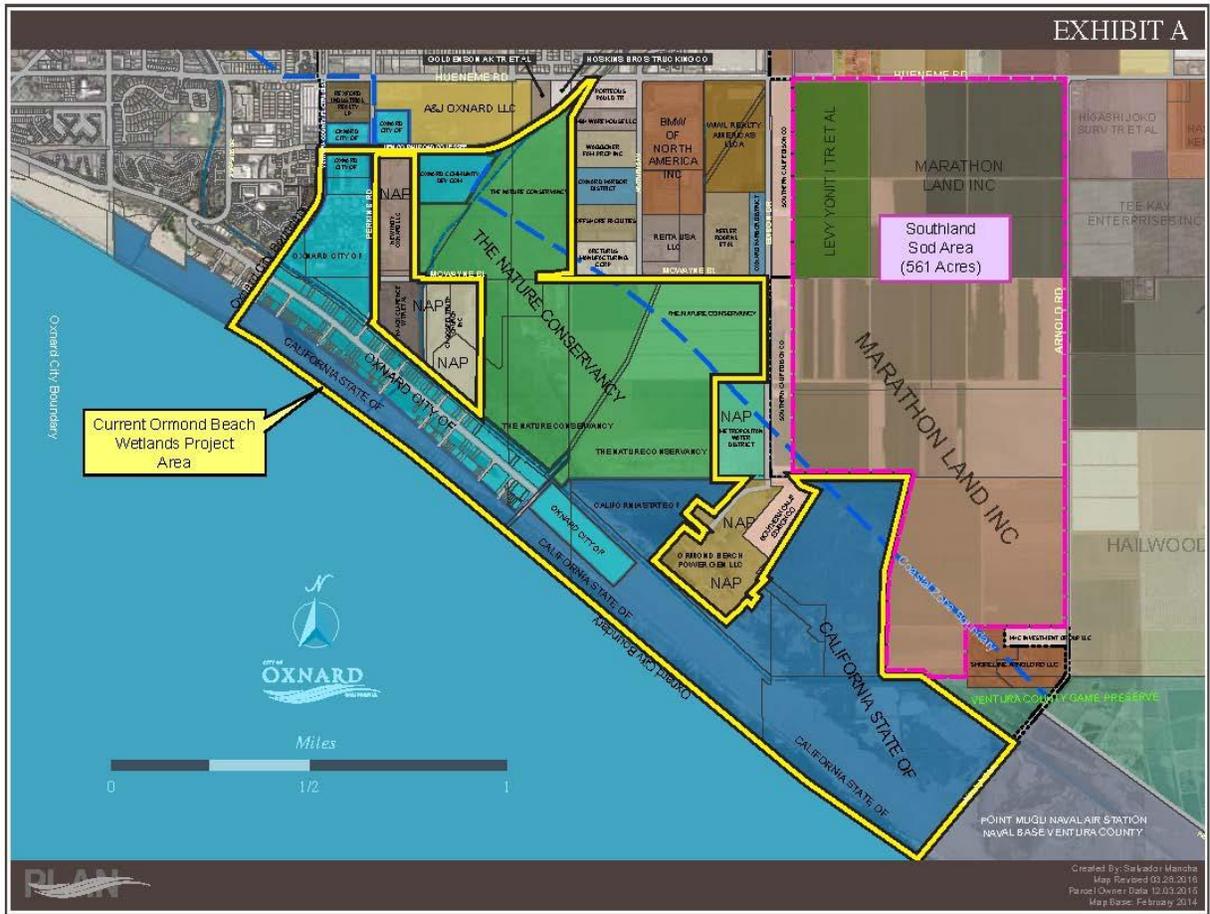
**The deadline for receipt of hard copy and electronic proposals to the SCC is 5:00 p.m. on October 10, 2016.**

#### **G. CONTACT**

There will be an opportunity to ask questions about the project at the pre-submittal meeting on September 21, 2016. Prospective bidders should attend this meeting.

Questions about the project, proposal process or submittal requirements should be directed to Christopher Kroll, State Coastal Conservancy, 510 286 4169, [chris.kroll@scc.ca.gov](mailto:chris.kroll@scc.ca.gov),

Figure 1: Project Area



**Figure 2: aerial photo of the Ormond Beach Wetlands Project Area and surrounding agricultural and urban areas.**

