



## MOUNTAINS RECREATION & CONSERVATION AUTHORITY

Los Angeles River Center & Gardens  
570 West Avenue Twenty-Six, Suite 100  
Los Angeles, California 90065  
Phone (323) 221-9944 Fax (323) 221-9934

February 6, 2024

### Addendum #02

## Questions and Answers to RFP for Resource Management Plan, Public Access Plan, & Coastal Resilience Strategy

The Mountains Recreation and Conservation Authority (MRCA) as titleholder and Coastal Corridor Alliance (CCA) (dba Banning Ranch Conservancy) as a project partner, request proposals from professional, highly experienced consultants to develop a (1) Resource Management Plan (RMP) which contains a Public Access Plan (PAP) and (2) Coastal Resilience Strategy (CRS) for the Frank and Joan Randall Preserve/Genga [Tribal Name To Be Determined] located in Newport Beach, CA. Below is a recollection of questions received during the site visit on Friday, February 2, 2024.

The proposal deadline has been extended to **Thursday, February 15, 2024, by 5:00 PM**, submitted to Isabela Noriega via email to [isabela.noriega@mrca.ca.gov](mailto:isabela.noriega@mrca.ca.gov). **\*\*NOTE THE CHANGE of MRCA contact.\*\***

**1. Can you provide the attendance list for the site visit on Friday 2/2/24?**

A: These are the firms present at the Randall Preserve Site visit: Studio MLA, ICF, GHD, OLIN, Psomas, SWCA Environmental, BJD Services, ESA, SWA, Placeworks, Burns & McDonnell, Ultrasystems Environmental, MIG, Dudek, Moffatt + Nichol.

**2. Is there a soil management plan or will one be available in the future?**

A: Neither MRCA nor CCA are aware of any soil management plan that exists for the property.

**3. What agency has been engaged for the planning process?**

A: No agencies have been engaged for feedback on the subject matter of any of the plans making up the Property Management Plan. This task will be fulfilled as part of the scope in this RFP.

**4. Is there more information on the degree of remediation taking place for the well i.e. well depth?**

A: The remediation process is following the California Geologic Energy Management (CalGEM) regulations and requirements. This is overlaid by the Santa Ana River Regional Water Quality Control Board's (SARWQCB) approved Remedial Action Plan (RAP) for the site.

Resources:

[https://www.conservation.ca.gov/calgem/idle\\_well](https://www.conservation.ca.gov/calgem/idle_well)

<https://www.conservation.ca.gov/calgem/Pages/State-Abandonments.aspx>

[https://geotracker.waterboards.ca.gov/profile\\_report?global\\_id=T10000020576](https://geotracker.waterboards.ca.gov/profile_report?global_id=T10000020576)

**5. Is a detailed site infrastructure map available?**

A: A map of the wells on-site can be found here:

<https://maps.conservation.ca.gov/doggr/wellfinder/>

**6. Is there a map of restoration areas where infrastructure is being removed?**

A: See map included in Field Protocol Document (FPD/protocols), linked below.

**7. What is the field protocol for the remediation process?**

A: This FPD/protocols has been developed by Newport Banning Ranch, LLC (NBR), in coordination with the United States Fish and Wildlife Service (Service) and the California Department of Fish and Wildlife (CDFW) (hereafter Resource Agencies), to outline measures to avoid and minimize the potential for impacts to sensitive resources including Federal and State listed species and migratory birds during the implementation of abandonment and remediation (A&R) activities by NBR on the 387-acre Newport Banning Ranch site (site).

Resources:

[https://documents.geotracker.waterboards.ca.gov/esi/uploads/geo\\_report/6377766311/SL0605921271.PDF](https://documents.geotracker.waterboards.ca.gov/esi/uploads/geo_report/6377766311/SL0605921271.PDF)

**8. Will site case closure be received from the SARWQCB before the project restoration work?**

A: The site is currently under remediation, which requires some remediated areas to be restored. The SARWQCB will only issue a “no further action” or closure when all areas have met the standards issued by SARWQCB. Restoration work from a Coastal Commission violation is occurring while remediation work is completed, but this activity is separate from any potential sitewide restoration to occur in the future after remediation and the RMP is completed.

**9. Will impacted soils remain following closure (or when the restoration work begins)?**

A: MRCA is not handling the remediation work, the previous oil owner oversees remediation work, which includes some restoration. AERA Energy must abide by certain standards issued by the SARWQCB and have a field protocol document that highlights the steps necessary to complete remediation.

**10. Should the restoration work include tasks associated with coordination with the SARWQCB regarding contamination at the site or will that be handled by another party?**

A: MRCA does not lead the remediation scope, the previous oil owner oversees the remediation work. The focus of this RFP is for a consultant to put together a RMP, PAP and CRS that will structure how the Randall Preserve/Genga is operated. Restoration is outside the scope of this RFP. However, the MRCA will be able to provide the RMP project team with quarterly remediation process updates from AERA Energy as it relates to area access and overall progress.

**11. Will there be a Soil Management Plan (prepared by others) that will need to be followed during the restoration work?**

A: MRCA does not lead the remediation work, the previous oil owner is in charge of remediation work, which includes restoration in some defined areas. They have to abide by certain standards within the RAP approved by the SARWQCB and have a field protocol document that highlights the steps necessary to complete remediation. Restoration is outside the scope of this RFP.

**12. Will all the oil pipelines be removed, and will all the wells be abandoned and cut off below 10 ft below ground surface?**

A: The soil remediation process follows CalGEM requirements. Wells are to be cut and capped at varying depths; these depths vary on the site's elevation and groundwater levels. Wells in the lowlands are cut at shallower depths (between 3'-5'). Wells in the uplands are cut at 10'.