



AGENDA
CITY OF CARSON
REGULAR MEETING OF THE ENVIRONMENTAL COMMISSION
701 East Carson Street, Carson, CA 90745
EXECUTIVE CONFERENCE ROOM, 2ND FLOOR
Wednesday, December 3, 2014
6:30 p.m.

1. CALL TO ORDER:

2. PLEDGE OF ALLEGIANCE:

3. ROLL CALL:

Environmental Commissioners:
Burr, Hellerud, Hopson, Jimenez, Love,
Mack, Muckey, Perry, Silva, Taylor

4. AGENDA POSTING CERTIFICATION:

In accordance with the Americans with Disabilities Act of 1990, if you require a disability related modification or accommodation to attend or participate in this meeting, including auxiliary aids or services, please call the City Clerk's office at 310-952-1720 at least 48 hours prior to the meeting. (Government Code Section 54954.2)

5. AGENDA APPROVAL:

6. ORAL COMMUNICATIONS:

For items **NOT** on the agenda.
Speakers are limited to three minutes.

7. MINUTES APPROVAL:

a. November 5, 2014

8. UNFINISHED BUSINESS

a. City of Carson Public Health Initiative

9. NEW BUSINESS

a. Notice of Preparation of Draft Environmental Impact Report, Harbor-UCLA Medical Center Campus Master Plan Project

b. Ground Vibrations and Noise Near Stevenson Park

10. WRITTEN COMMUNICATIONS

a. None

11. ORAL COMMUNICATIONS

a. Audience

b. Commissioners

c. Staff

i. No Meeting in January

ii. Staffing for the Environmental Commission

12. ADJOURNMENT

Upcoming Meetings: January 7 (Dark), February 4, March 4, April 1

CITY OF CARSON

STAFF COMMUNICATION TO
THE ENVIRONMENTAL COMMISSION

UNFINISHED BUSINESS

December 3, 2014

SUBJECT: City of Carson Public Health Initiative

REQUEST: Review, discuss, and provide feedback on potential projects to improve Public Health

I. Introduction

On November 5, 2014, the Commission discussed this item and continued it to the next meeting, refer to Exhibit 1. At the previous meeting, Staff distributed the eligible projects list for the Strategic Growth Council grant, Exhibit 2. Staff requested the Commission to review the list and determine which projects could potentially improve the public health in Carson.

II. Background and Analysis

The Commission should provide feedback on type of projects that they feel would most improve public health in Carson.

III. Recommendation

Review, discuss, and provide ideas to develop the City of Carson Public Health Initiative

IV. Exhibits

1. Strategic Growth Council, Eligible Projects

Prepared by: _____

Saied Naaseh, Planning Manager

Table 5
Eligible Costs by Eligible Use Category

* All applications must include at least one Primary Infrastructure Related Use	Primary Infrastructure-Related Uses				Secondary Uses			
	Affordable Housing	Housing-Related Infrastructure	Transportation or Transit Related Infrastructure	Green Infrastructure	Planning Implementation	Active Transportation	Transit Ridership	Criteria Pollutant Reduction
Eligible Use of Funds Include, but are not limited to the following:	CAPITAL USES				PROGRAM USES*			
Construction								
Construction, rehabilitation, demolition, relocation, preservation, acquisition or other physical improvement of affordable housing	X							
Site Acquisition related to a Capital Use, including easements and rights of way		X ¹	X	X				
Site Preparation, including required remediation, and demolition		X ¹	X					
Water, sewer, or other utility service improvements and relocation		X ¹	X	X				
Required environmental remediation necessary for the capital activity ²	X	X ¹	X	X				
Engineering, construction management, architectural and/or design work related to a Capital Use	X	X ¹	X	X				
Drainage basins, storm water detention basins, culverts or similar drainage features. Includes bioswales, and capture/store/infiltration of stormwater		X ¹	X	X				
Parking spaces/structures ³		X ¹	X					
Relocation costs	X	X ¹	X	X				
Updated infrastructure or project-specific financing analysis					X			
Analysis to update adopted General or Specific/Area Plan, zoning ordinances, etc. which are required to implement a capital project					X			
Implementation of anti-displacement strategies					X			
Complete Streets and Non-Motorized Transportation								
Development and/or improvement of walkways or bikeways that improve mobility, access or safety			X					

Table 5
Eligible Costs by Eligible Use Category

* All applications must include at least one Primary Infrastructure Related Use	Primary Infrastructure-Related Uses				Secondary Uses			
	Affordable Housing	Housing-Related Infrastructure	Transportation or Transit Related Infrastructure	Green-Infrastructure	Planning Implementation	Active Transportation	Transit Ridership	Criteria Pollutant Reduction
Eligible Use of Funds Include, but are not limited to the following:	CAPITAL USES				PROGRAM USES*			
Development or improvement of frequent and safe crossing opportunities			X					
Sidewalk or streetscape improvements, including, but not limited to, the reconstruction or resurfacing of sidewalks and streets or the installation of lighting, signage, or other related amenities		X ¹	X					
Street crossing enhancements including installation of accessible pedestrian signals		X ¹	X					
Traffic calming projects including development of curb extensions, roundabouts, median islands, "road diets," lane narrowing projects			X					
Signage and way-finding markers			X					
Installation of traffic control devices to improve safety of pedestrians and bicyclists		X ¹						
Street furniture including benches, shade structures, etc.			X					
Bicycle repair kiosks			X					
Bicycle lanes and paths			X					
Secure bicycle storage or parking			X					
Bicycle carrying structures on public transit			X					
Transit and Station Areas								
Development of special or dedicated bus lanes			X					
Development and/or improvement of transit facilities or stations		X ¹	X					
Necessary relocation of transportation related infrastructure or utilities			X					
Capital purchases of transit related equipment which will increase transit service and/or reliability			X					
Transit Signal Priority technology systems			X					
Real-time arrival/departure information systems			X					

Table 5
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	Affordable Housing	Housing-Related Infrastructure	Transportation or Transit Related Infrastructure	Green Infrastructure	Planning Implementation	Active Transportation	Transit Ridership	Criteria Pollutant Reduction
Eligible Use of Funds Include, but are not limited to the following:	CAPITAL USES				PROGRAM USES*			
Installation of at-grade boarding infrastructure			X					
Development or improvement of bus and transit shelters or waiting areas		X ¹	X					
Add or improve lighting of station area and pedestrian walkways and bicycle access and storage areas			X					
Transit ticket machine purchase or improvements			X					
Transit passenger amenities - e.g. WiFi access			X					
Station area signage			X					
Noise mitigation projects		X ¹	X					
Removal of access barriers to transit stations			X					
Safety related intersection improvements		X ¹	X					
Required replacement of transit station parking spaces ²			X					
Facilities that support pedestrian and bicycle transit		X ¹	X					
Urban Greening and Conservation								
Tree Canopy or shade trees along walkable and/or bikeable corridors		X ¹	X	X				
Heat island mitigation measures (e.g. vegetated roofs)	X		X	X				
Community demonstration or outdoor education gardens or orchards				X				
Creation, development or rehabilitation of parks and open space		X ¹		X				
Flow and filtration systems including rain gardens, vegetated swales, bioretention basins, infiltration trenches and integration with riparian buffers		X	X	X				
Rainwater recycling devices including rain barrels and cisterns		X	X	X				
Stormwater planters and filters		X	X	X				

Table 5
Eligible Costs by Eligible Use Category

* All applications must include at least one Primary Infrastructure Related Use	Primary Infrastructure-Related Uses				Secondary Uses			
	Affordable Housing	Housing-Related Infrastructure	Transportation or Transit Related Infrastructure	Green Infrastructure	Planning Implementation	Active Transportation	Transit Ridership	Criteria Pollutant Reduction
Eligible Use of Funds Include, but are not limited to the following:	CAPITAL USES				PROGRAM USES*			
Site preparation strategies including soil amendments and permeable surfaces		X	X	X				
Programs								
Pedestrian and bicycle safety education programs						X		
Development and publishing of community walking and biking maps, include school route/travel plans						X		
Development and implementation of "walking School Bus" or "bike train" programs						X		
School crossing guard training programs						X		
Bicycle clinics						X		
Public outreach efforts to increase awareness and understand the needs of active transportation users						X		
Bike sharing programs						X		
Transit subsidy programs							X	
Education and marketing of transit subsidy programs							X	
Transportation Demand Management (TDM) programs							X	
Outreach and marketing of Consolidated Transportation Service Agency (CTSA) programs							X	
E-Mobility programs which include the expansion or development of internet based applications that allow customers, clients and/or the public to conduct transactions online, circumventing vehicle travel								X

¹ Where the cost of the remediation does not exceed 50 percent of requested Program grant funds.

² Must be required by a local governmental entity, transit agency or special district as a condition to the approval of a development of an affordable housing development.

³ Only the minimum residential per unit parking spaces in parking structures as required by local land-use approval, not to exceed one parking space per residential unit and not to exceed \$40,000 per permitted space.

CITY OF CARSON

STAFF COMMUNICATION TO
THE ENVIRONMENTAL COMMISSION

New BUSINESS

December 3, 2014

SUBJECT: Notice of Preparation of Draft Environmental Impact Report, Harbor-UCLA Medical Center Campus Master Plan Project

REQUEST: Receive and File

I. Introduction

The County of Los Angeles has issued a Notice of Preparation of Draft Environmental Impact Report for the above project. The comment period ends on December 2, 2014. On November 5, 2014, staff distributed the Notice of Preparation to the Commission. Staff requested the Commission to provide comments to staff since the comment period ends prior to the December 3rd meeting. Staff has not received comments from the Commissioners.

II. Background and Analysis

Staff has prepared and sent the attached letter to the County in response to the Notice of Preparation.

III. Recommendation

Receive and File.

IV. Exhibits

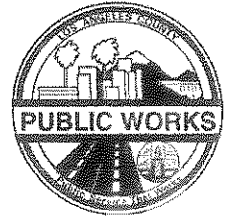
1. Notice of Preparation
2. Comments on the Notice of Preparation

Prepared by: _____

Saied Naaseh, Planning Manager



COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS



NOTICE OF PREPARATION OF AN
ENVIRONMENTAL IMPACT REPORT AND
NOTICE OF PUBLIC SCOPING MEETING

Date: November 3, 2014

To: State Clearinghouse, Responsible and Trustee Agencies, and Interested Individuals

From: County of Los Angeles c/o Department of Public Works
900 S. Fremont Ave, Alhambra, California 91803

Subject: Notice of Preparation of an Environmental Impact Report, Harbor-UCLA Medical Center Campus Master Plan Project and Notice of Public Scoping Meeting Date and Location

The County of Los Angeles (County), as the lead agency, has prepared an Initial Study and will be preparing an Environmental Impact Report (EIR) for the proposed project described below. The County of Los Angeles Department of Public Works (DPW), on behalf of the County, is soliciting input from responsible and trustee agencies, other agencies required to receive this notice, and the State Office of Planning and Research, and is also extending the outreach for early public consultation to other interested parties, members of the public, and organizations, on the scope and content of the information to be included and analyzed in the EIR. Agencies should comment on the elements of the environmental information that are relevant to their statutory responsibilities in connection with the proposed project. The EIR will be the environmental document for responsible and trustee agencies when considering any discretionary approvals.

The project description, location, and potential environmental effects of the proposed project are described in this Notice of Preparation and attached Initial Study.

The County requests that any potential responsible or trustee agencies responding to this NOP reply in a manner consistent with Section 15082(b) of the CEQA Guidelines, which allows for the submittal of any comments and/or inputs in response to this notice no later than 30 days after receipt of the NOP. The County will accept written comments from these agencies and others regarding this NOP through the close of business on **Tuesday, December 2, 2014**. Please send all written comments, including e-mailed comments, to Clarice Nash at the address below. Comments should include the name of a contact person.

Project Location: The Harbor-UCLA Medical Center Campus ("Medical Campus") is located at 1000 West Carson Street on approximately 72 acres of land owned by the County of Los Angeles and is surrounded by the City of Torrance, City of Carson, and the Harbor-Gateway community of the City of Los Angeles, in Los Angeles County. Specifically, the Medical Campus is bounded by Carson Street, Vermont Avenue, 220th Street, and Normandie Avenue. The Medical Campus is located west of the I-110 (Harbor) Freeway and south of the I-405 (San Diego) Freeway. Refer to **Figure 1, Regional and Vicinity Map**.

Project Description: Los Angeles County proposes the Harbor-UCLA Medical Center Campus Master Plan Project ("Project") to consider current conditions and future needs of the Harbor-UCLA Medical Center Hospital and Clinics, the LA Biomed Research Foundation ("LA Biomed") and the Department of Health Services at the Medical Campus. The purpose of the Project is to enhance the interactive relationship between the clinical, educational, and research components of the Medical Campus and to update it concurrent with growth in the region. The County-owned Medical Campus is a 72-acre property, located in unincorporated south Los Angeles County. The Project would incorporate the expansion of current services, the upgrading of aging facilities and buildings, redesign of the Medical Campus to improve access and internal circulation, and provide a cohesive design that would enhance the experience of staff, patients, and visitors to the Medical Campus. Implementation of the Project is expected to meet short-term needs as well as long-term needs beyond 2030. The Surgery and Emergency Building Replacement Project, totaling approximately 190,000 square feet, was recently completed on the Medical Campus and has been considered in the proposed Project.

The Project includes construction of additional new facilities, including a New Hospital Tower, outpatient facilities, other services, and Medical Campus support. These new facilities would increase the existing floor area of the Medical Campus from approximately 1,050,000 square feet to approximately 1,900,000 square feet of floor area. The New Hospital Tower, which would be connected to the Surgery and Emergency Room Replacement Project building, is proposed to be the primary focal point of the Medical Campus. Outpatient facilities would be consolidated to allow proximity of these services to each other and the New Hospital Tower. LA BioMed would also develop new facilities, which would represent approximately 200,000 square feet of the overall proposed Project development program and which would be consolidated into an interior sub-campus near the proposed outpatient facilities and the New Hospital Tower. Open plazas, landscaped areas, and paths and sidewalks for pedestrian circulation would form the core of the Medical Campus and join the New Hospital Tower, LA BioMed, and outpatient facilities. The west side of the Medical Campus would remain vacant in the proposed Project.

Potential Environmental Effects: The Initial Study contains a preliminary analysis of the environmental impacts of the proposed Project in accordance with the CEQA Guidelines that identify 16 areas where impacts could occur. These impacts, which will be analyzed in detail in the EIR, include: aesthetics, air quality, energy, geology/soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, population and housing, public services, recreation, utilities and service systems, transportation/traffic, utilities and service systems, and mandatory findings of significance. The topical areas for which the Initial Study determined there would be no potentially significant impacts and which are therefore proposed not to be addressed in the EIR include: agriculture and forestry resources, biological resources, cultural resources, and mineral resources.

Copies of the Notice of Preparation/Initial Study are available for electronic download at <http://dpw.lacounty.gov/landing/publicBuildings.cfm> and for public review of hard copies at the following Public Library locations:

Carson Library 151 E. Carson Street Carson, CA 90745 (310) 830-0901	Harbor Gateway City Library 1555 Sepulveda Boulevard Torrance, CA 90501 (310) 548-7791	Southeast Branch Library 23115 Arlington Avenue Torrance, CA 90501 (310) 530-5044
Harbor Gateway Library 24000 S. Western Avenue Harbor City, CA 90710 (310) 534-9520	Lomita Library 24200 Narbonne Avenue Lomita, CA 90717 (310) 539-4515	Dr. Martin Luther King, Jr. Library 17906 S. Avalon Boulevard Carson, CA 90746 (310) 327-4830
Katy Geissert Civic Center Library 3301 Torrance Boulevard Torrance, CA 90503 (310) 618-5959	Wilmington Library 1300 N. Avalon Boulevard Wilmington, CA 90744 (310) 834-1082	Harbor-UCLA Medical Center Inpatient Tower Information Desk 1000 Carson Street Torrance, CA 90509-2910 (323) 409-1000

Interested parties may submit their written comments to:

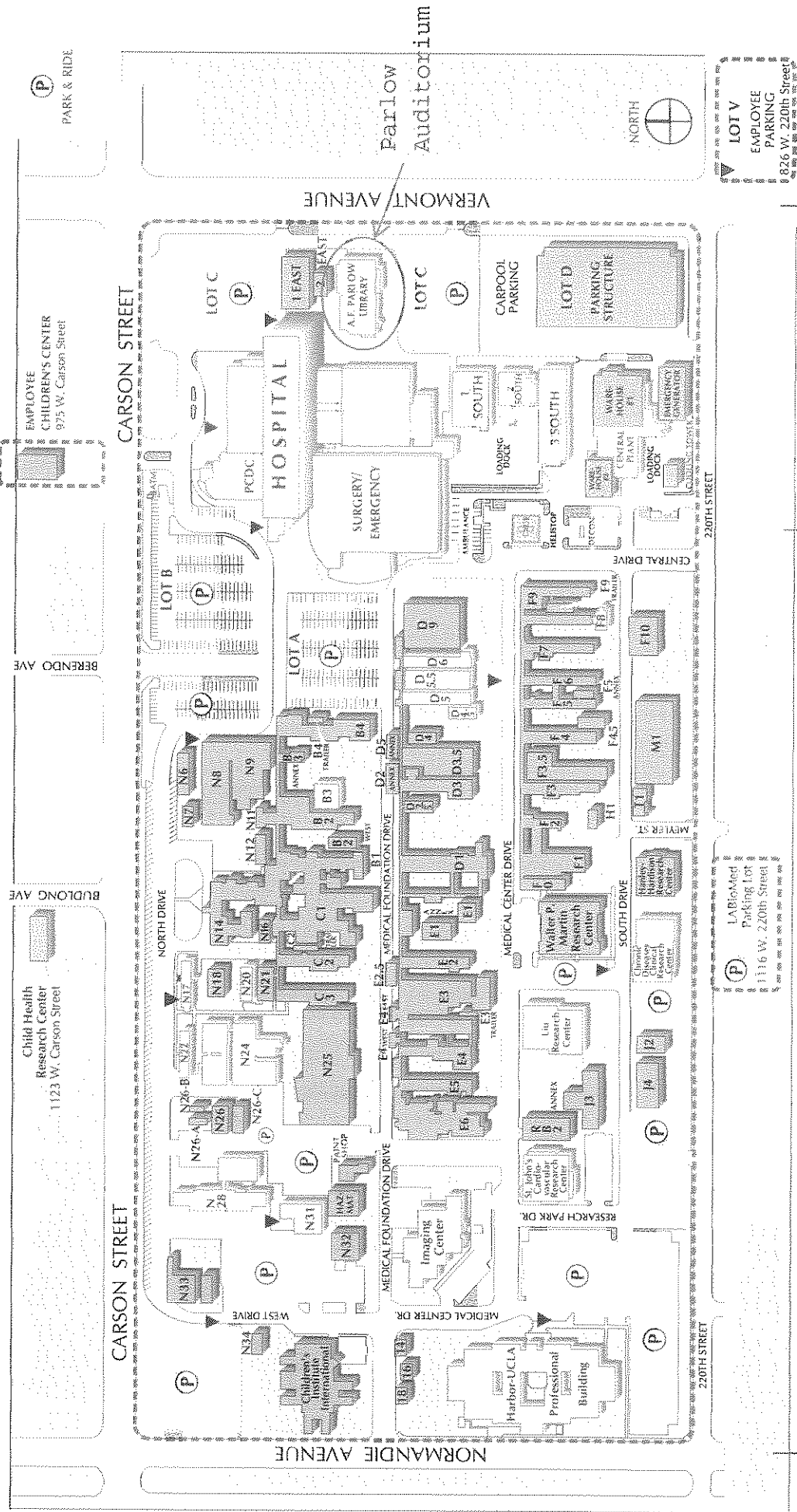
Clarice Nash, Project Manager
County of Los Angeles Department of Public Works
Project Management Division I
900 S. Fremont Ave.
Alhambra, CA 91803-1331
E-mail: cnash@dpw.lacounty.gov

Questions regarding this notice should be directed to Clarice Nash at (626) 300-2363 or at the e-mail shown above, Monday through Thursday, between 7:30 a.m. and 6:00 p.m. All parties that are interested in receiving information in the future related to the Project may submit their name and mailing address with that request to the Project Manager listed above.

Public Scoping Meeting: A public scoping meeting will be held on November 12, 2014, from 5:30 p.m. to 7:30 p.m., to solicit input from the public, trustee and responsible agencies and other interested parties on the scope and

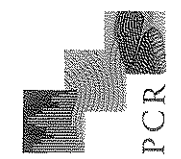
content of the Environmental Impact Report in conformance with Section 21083.9 of the Public Resources Code on scoping meetings. You may send a written response by the deadline date of December 2, 2014, without attending the scoping meeting, which provides an additional opportunity to discuss the EIR to be prepared for the proposed Project.

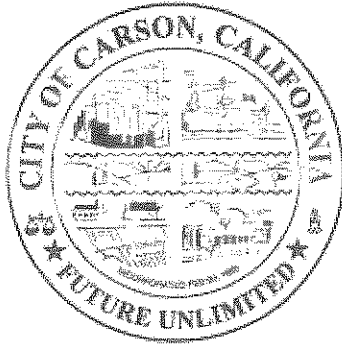
Location: Harbor-UCLA Medical Center
Parlow Library (to the north and east of the existing Hospital building)
1000 West Carson Street
Torrance, California 90509-2910
Free Parking in Lots A, B, and C (Refer to **Figure 2, Existing Medical Campus Map**)
(Please note that all visitors are subject to screening prior to entry)



Existing Medical Campus Map

Harbor-UCLA Medical Center Campus Master Plan Project
Source: Harbor-UCLA Medical Center, 2014.





Calrice Nash, Project Manager
County of Los Angeles Department of Public Works
Project Management Division I
900 Fremont Ave.
Alhambra, CA 91803-1331

November 26, 2014

Subject: City of Carson Comments on Harbor-UCLA Medical Center Campus
Master Plan Initial Study

Dear Ms. Nash,

City of Carson appreciates the opportunity to comment on this Initial Study. We believe this is great project for the area; however, because of proximity and scale of this project, the project will have impacts on the City of Carson. The following are our comments:

The impacts on the City of Carson infrastructure and services need to be properly addressed in the DEIR. Specifically, fire, and police services will be impacted within the City. The DEIR needs to clearly state how the project is proposing to mitigate impacts to City services, facilities, and infrastructure. Alternative means of transportation needs to be explored in the DEIR to reduce traffic and air quality impacts from the project and to reduce reliance on single occupant automobiles. The DEIR needs to provide a complete package of all modes of transportation to encourage the employees not to use their cars including but not limited to necessary infrastructure and/or programs for pedestrians, bicycles, personal transportation vehicles, neighborhood electric vehicles, car sharing services, and transit services. There have been preliminary discussions on the future connection of the Blue Line to the proposed South Bay Metro Green Line extension through the City of Carson. The DEIR should discuss this potential connection and study possible alignments and stations.

The DEIR should include a discussion to identify, construct, establish, connect, use, manage, maintain, and promote a complete mobility package for the employees. In addition, the infrastructure, equipment, and management of this comprehensive network need to be discussed in the DEIR. If this complete transportation network is not established, managed, and used, this intensification would translate to more automobiles on City streets and associated impacts from this increase.

City of Carson appreciates the opportunity to comment on the General Plan Update DEIR. I can be reached at (310) 952-1761 or snaaseh@carson.ca.us if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Saied Naaseh', with a stylized flourish at the end.

Saied Naaseh
Planning Manager

CITY OF CARSON

STAFF COMMUNICATION TO
THE ENVIRONMENTAL COMMISSION

NEW BUSINESS

December 3, 2014

SUBJECT: Ground Vibrations and Noise Near Stevenson Park

REQUEST: Review and discuss

I. Introduction

On November 5, 2014, Commissioner Perry informed the Commission regarding vibrations and noise at her residence near Stevenson Park. Commissioner Perry reported that these vibrations and noise started approximately three (3) years ago and usually occur during late night and early morning hours resulting in loss of sleep.

II. Background and Analysis

The vibrations and noise reported by Commissioner Perry could come from a number of sources that are difficult to pin point. These sources could include but are not limited to:

- Freeway noise and vibration from cars and heavy trucks (approximately 600' from Commissioner Perry's residence)
- Water or sewer pumps
- SCE transformers

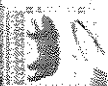
Staff has no information regarding the locations of the water and sewer pumps and SCE transformers. Since the vibrations and noise started approximately three (3) years ago these may not be the cause of the issue.

In addition, the entire neighborhood includes a number of abandoned oil wells, refer to Exhibits 1 and 2. It is staff's opinion that these oil wells should not cause vibration and noise since they are not active. The disclosures that provided at the time of purchase may provide some clues regarding the cause for these vibrations and noise.

The only other possible source of the vibrations and noise that staff can has been able to identify are the CRC test wells at Dominguez Technology Center. CRC has no mineral rights north of Victoria and west of Central; therefore, the CRC test wells should not be the cause of this issue, refer to Exhibit 3. The CRC operations site is over one mile away from Commissioner Perry's residence. Therefore, staff does not believe the source of this issue could be from the CRC operations center.



Division of Oil, Gas & Geothermal Resources Well Finder



Department of Conservation

Accessibility | Disclosure | About

Ext: 351889/5, Int: 118 25398



Find By Location

Street

City

Zip

Display a 150ft buffer

Find By API

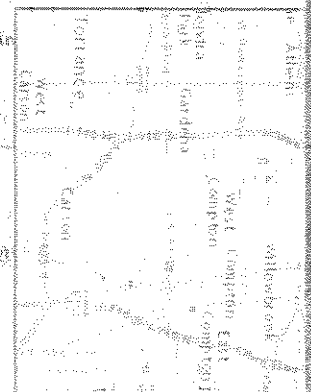
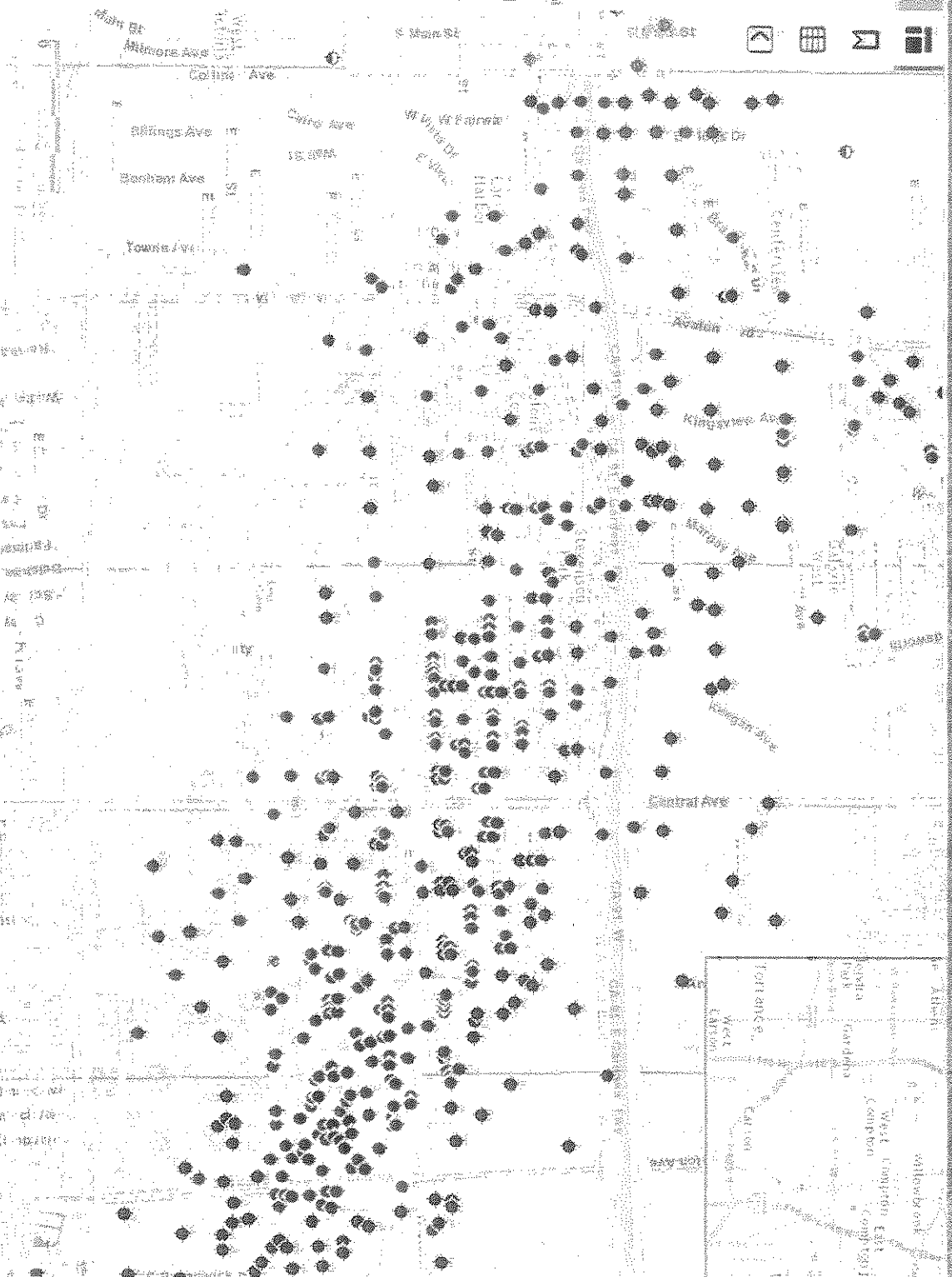
Find By Lat / Long

Find By PESS

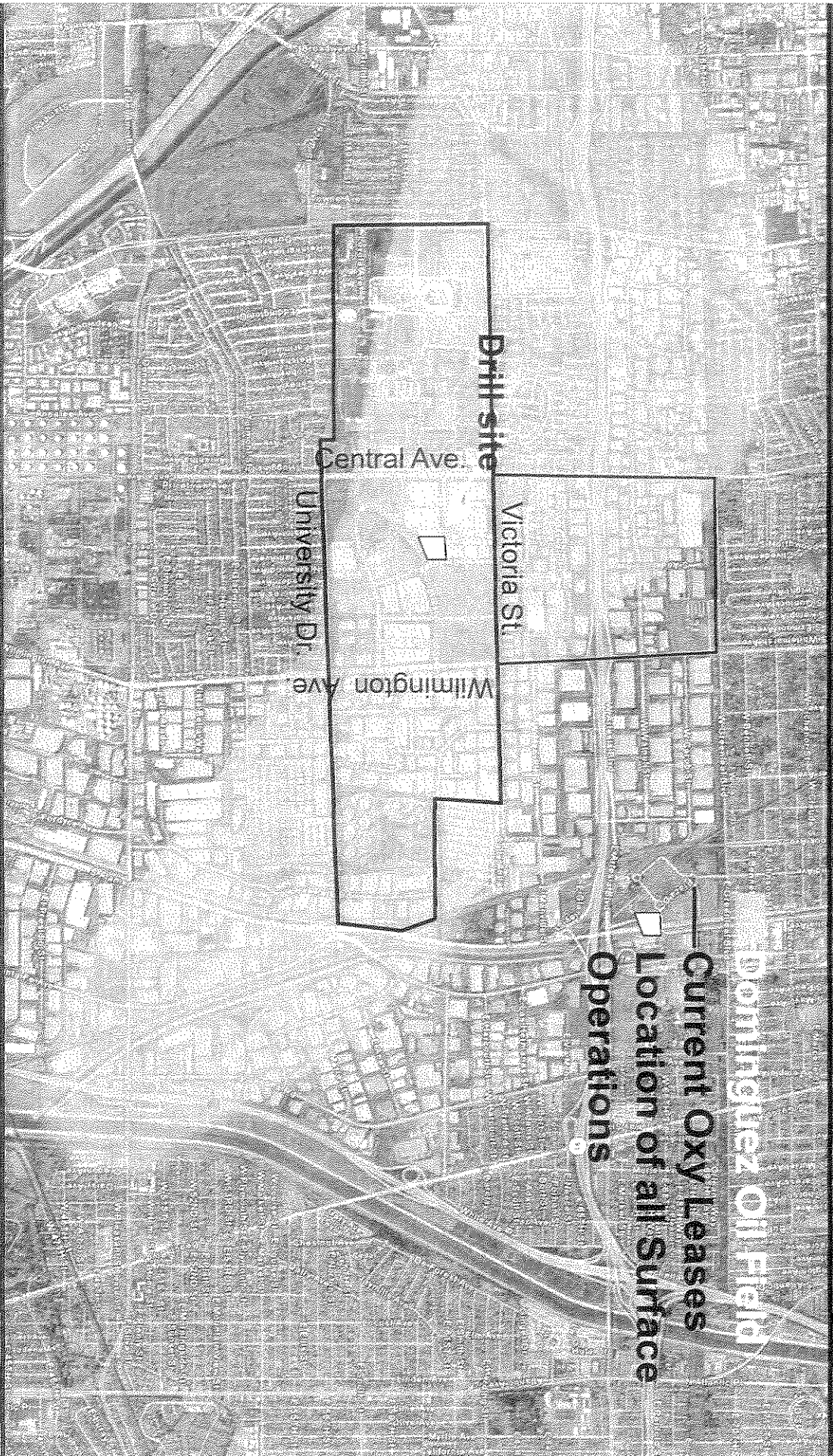
Find By Oil/Gas Field

Data Layers

- California Assembly District
- California County District
- California Congressional District
- Oil/Gas Field
- Public Land Survey System
- SOGGS District
- City
- County
- State



Historical Dominguez Oil Field



Staff recommends that Commissioner Perry contact the water, sewer, and power providers to find out if there are any above or underground facilities near her residence.

III. Recommendation
Review and discuss.

IV. Exhibits

1. Abandoned Oil Wells, Dominguez Hills Village Neighborhood
2. Abandoned Oil Wells, Dominguez Hills Village Neighborhood, Close-up
3. CRC Mineral Rights

Prepared by: _____

Saied Naaseh, Planning Manager