



**AGENDA**  
**CITY OF CARSON**  
**REGULAR MEETING OF THE ENVIRONMENTAL COMMISSION**  
701 East Carson Street, Carson, CA 90745  
EXECUTIVE CONFERENCE ROOM, 2<sup>ND</sup> FLOOR  
Wednesday, May 7, 2014  
6:30 p.m.

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**1. CALL TO ORDER:**

**2. PLEDGE OF ALLEGIANCE:**

**3. ROLL CALL:**

Environmental Commissioners:  
Burr, Hellerud, Hopson, Jimenez, Love,  
Mack, Muckey, Perry, 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. April 2, 2014

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**8. UNFINISHED BUSINESS**

a.

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**9. NEW BUSINESS**

- a. Proposed Update to Stormwater Regulations for Low Impact Development and Green Streets
- b. Brick yard Commerce Center Development in Compton, Between 1,000,000 and 1,500,000 square feet

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**10. WRITTEN COMMUNICATIONS**

a. None

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**11. ORAL COMMUNICATIONS**

- a. Audience
- b. Commissioners
- c. Staff

i. Ethics Training video for Commissioners who did not attend the training

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**12. ADJOURNMENT**

Upcoming Meetings: June 4, July 2, August 6, September 3, October 1, November 5, December 3

**MINUTES  
ENVIRONMENTAL COMMISSION  
April 2, 2014**

**6:30 PM**

**CALL TO ORDER:** 6:33 pm

**PLEDGE OF ALLEGIANCE:** Chairperson Love

**ROLL CALL:** Planner Saied Naaseh called the roll as follows:  
Present: Commissioners: Burr, Hellerud, Hopson,  
Jimenez, Love, Mack, Muckey, Perry,  
Taylor.  
Absent: None  
Staff Present: Planner Saied Naaseh

**SECRETARY'S REPORT**

N/A

**AGENDA APPROVAL**

Approved 6-0

**MINUTES APPROVAL**

a. March 5, 2014, Approved 5-0,

**UNFINISHED BUSINESS**

a. Commission feedback on Shell CRP Draft EIR Joint Workshop with Planning Commission, (9-0 Receive and File) Commission determined to provide letter to the City Council opposing the project.

**NEW BUSINESS**

a. Energy Efficiency Climate Action Plan presentation by South Bay Cities Council of Governments and Atkins, (9-0 Receive and File) Commission expressed concern regarding the industries subject to cap and trade.

**WRITTEN COMMUNICATIONS**

a. Water Conservation Measures, Staff provided the Commission handouts.

**ORAL COMMUNICATIONS**

- a. Audience, None
- b. Commissioners,
  - i. Planning Commissioner Piñon provided information regarding a CEQA Workshop.
  - ii. Commission requested an update on the Web Page. Staff responded that it has not prioritized.
  - iii. Commission requested staff to for ideas for projects. Staff indicated that the facilities manager will be contacted.
  - iv. Commission requested staff to provide schedule of events for the recreation department. Staff indicated that those are available online.
- c. Staff
  - i. Ethics Training video for Commissioners who did not attend the training, Commissioners Taylor and Mack have not completed their training.
  - ii. New City badges for Commissioners, Staff distributed badges to commissioners. The rest of the commissioners will receive new badges at a later time.

### AJOURNMENT

At 8:22 pm, the meeting was adjourned to May 7, 2014, 6:30 pm.

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CHAIRPERSON LOVE

ATTEST:

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SAIED NAASEH, ASSOCIATE PLANNER

CITY OF CARSON

STAFF COMMUNICATION TO  
THE ENVIRONMENTAL COMMISSION

NEW BUSINESS

May 7, 2014

**SUBJECT:** Proposed Update to Stormwater Regulations for Low Impact Development and Green Streets

**REQUEST:** Receive and File, provide input and direction to staff on the proposed ordinance

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I. Introduction

The City's current stormwater regulations need to be updated to reflect the recent updates in the State Law. This update is modeled after the County of Los Angeles standards and regulations. This update is being presented to the Environmental Commission prior to being presented to the City Council for approval on June 3, 2014.

II. Background/Analysis

New development and redevelopment projects are currently subject to Standard Urban Stormwater Mitigation Program (SUSMP) to establish consistency with the Municipal NPDES Permit. Low Impact Development (LID) and Green Street policies are designed to reduce runoff from impervious surfaces including new development, redevelopment of existing developments, and new streets. This will be accomplished by:

- Reducing the amount of impervious area of projects;
- Promote the use of infiltration and other controls that reduce runoff;
- Best management practices used to prevent runoff contact with pollutant materials that would otherwise be discharged to storm drains;
- Address pollutant discharges from certain uses such as retail gasoline outlets, automotive-related facilities, restaurants, and industrial and commercial facilities where pollutant materials are disposed, stored, or handled.

III. Recommendation

Receive and File, provide input and direction to staff on the proposed ordinance.

IV. Exhibits

1. Draft Ordinance

Prepared by: \_\_\_\_\_

  
Saied Naaseh, Associate Planner

ORDINANCE NO. 14 -1537

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA AMENDING SECTION 5809 OF THE CARSON MUNICIPAL CODE TO UPDATE STORMWATER REGULATIONS FOR LOW IMPACT DEVELOPMENT AND GREEN STREETS

WHEREAS, the City is authorized by Article XI, Section 5 and Section 7 of the State Constitution to exercise the police power of the State by adopting regulations to promote public health, public safety and general prosperity; and

WHEREAS, the federal Clean Water Act establishes Regional Water Quality Control Boards in order to prohibit the discharge of pollutants in stormwater runoff to waters of the United States; and

WHEREAS, the City is a Permittee under the California Regional Water Quality Control Board, Los Angeles Region Order No. R4-2012-0175, issued on November 8, 2012, which establishes Waste Discharge Requirements for Municipal Separate Storm Sewer Systems (“MS4”) Discharges within the Coastal Watersheds of Los Angeles County, Except those Discharges Originating from the City of Long Beach MS4; and

WHEREAS, Order No. R4-2012-0175 contains requirements for municipalities to establish a Low Impact Development (“LID”) Ordinance and a Green Streets Policy in order to participate in a Watershed Management Program; and

WHEREAS, the Regional Board has adopted Total Maximum Daily Loads (“TMDLs”) for pollutants, which are numerical limits that must be achieved effectively through LID implementation; and

WHEREAS, the City has the authority under the California Water Code to adopt and enforce ordinances imposing conditions, restrictions, and limitations with respect to any activity that might degrade waters of the State; and

WHEREAS, the City is committed to a stormwater management program that protects water quality and water supply by employing watershed-based approaches that balance environmental and economic considerations; and

WHEREAS, urbanization has led to increased impervious surface areas resulting in increased water runoff and less percolation to groundwater aquifers causing the transport of pollutants to downstream receiving waters; and

WHEREAS, the City intends to expand the applicability of the existing LID requirements by providing stormwater LID strategies for Development and Redevelopment projects, as defined herein.

NOW, THEREFORE, the City Council of the City of Carson, California, does hereby ordain as follows:

**Section 1.** Section 5809 of the Carson Municipal Code is hereby repealed and replaced with a new Section 5809 to read, in its entirety, as follows:

**“5809 Stormwater Pollution Control Measures for New Development and Redevelopment Projects.**

(a) Standard Urban Stormwater Mitigation. The Planning and Land Development Program is a compliance component under Municipal NPDES Permit. Subject new Development and Redevelopment projects are required to comply with Standard Urban Stormwater Mitigation Program (“SUSMP”) conditions assigned by the City that shall consist of: (1) low impact development (“LID”) structural and non-structural best management practices (“BMPs”); (2) source control BMPs; and (3) structural and non-structural BMPs for specific types of uses. LID controls effectively a reduced area of impervious area for a project site and promotes the use of infiltration and other controls that reduce runoff. Source control BMPs prevent runoff contact with pollutant materials that would otherwise be discharged to the MS4. Specific controls are also required to address pollutant discharges from certain uses including but not limited to housing developments, retail gasoline outlets, automotive-related facilities, restaurants, and industrial and commercial facilities where pollutant materials are disposed, stored, or handled.

(b) Stormwater Management/Watershed Management Program. The City’s stormwater management program (“SWMP”) or watershed management program (“WMP”), whichever is in effect at the time of review, is hereby incorporated by reference and shall contain specific conditions and procedures for meeting Planning and Land Development Program and SUSMP requirements. The program plans shall reference guidance documents to facilitate compliance, including, but not limited to, an updated Los Angeles County BMP guidebook, Los Angeles County SUSMP guidance manual, Los Angeles County LID impact design manual, and USEPA’s Green Street guidance manual. These guidebooks and manuals shall be made available for review by the public in the Public Works Department Office.

(c) Applicability. The following Development and Redevelopment projects, termed “Planning Priority Projects,” shall comply with the requirements of this Section and the Municipal NPDES Permit:

- (1) All development projects equal to one (1) acre or greater of disturbed area and adding more than ten thousand (10,000) square feet of impervious surface area;
- (2) Industrial parks ten thousand (10,000) square feet or more of impervious surface area;
- (3) Commercial malls ten thousand (10,000) square feet or more of impervious surface area;
- (4) Retail gasoline outlets five thousand (5,000) square feet or more of impervious surface area;
- (5) Restaurants (Standard Industrial Classification (“SIC”) 5812) five thousand (5,000) square feet or more of impervious surface area;
- (6) Parking lots five thousand (5,000) square feet or more of impervious surface area, or with twenty-five (25) or more parking spaces;

(7) Street and road construction of ten thousand (10,000) square feet or more of impervious surface area;

(8) Automotive service facilities (SIC 5013, 5014, 5511, 5541, 7532-7534 and 7536-7539) five thousand (5,000) square feet or more of surface area;

(9) Redevelopment projects in subject categories that meet Redevelopment thresholds identified in sub-section (d) below;

(10) Projects located in or directly adjacent to, or discharging directly to a Significant Ecological Area (SEA), where the development will:

(i) Discharge stormwater runoff that is likely to impact a sensitive biological species or habitat; and

(ii) Create two thousand five hundred (2,500) square feet or more of impervious surface area;

(11) Single-family hillside homes;

(12) Redevelopment Projects;

(i) Land-disturbing activity that results in the creation or addition or replacement of five thousand (5,000) square feet or more of impervious surface area on an already developed site on Planning Priority Project categories.

(ii) Where Redevelopment results in an alteration to more than fifty (50) percent of impervious surfaces of a previously existing development, and the existing development was not subject to post-construction stormwater quality control requirements, the entire project must be mitigated.

(iii) Where Redevelopment results in an alteration of less than fifty (50) percent of impervious surfaces of a previously existing development, and the existing development was not subject to post-construction stormwater quality control requirements, only the alteration must be mitigated, and not the entire development.

(iv) Redevelopment does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, original purpose of facility or emergency redevelopment activity required to protect public health and safety. Impervious surface replacement, such as the reconstruction of parking lots and roadways which does not disturb additional area and maintains the original grade and alignment, is considered a routine maintenance activity. Redevelopment does not include the repaving of existing roads to maintain original line and grade.

(v) Existing single-family dwelling and accessory structures are exempt from the Redevelopment requirements unless such projects create, add, or replace ten thousand (10,000) square feet of impervious surface area.

(13) Any other project as deemed appropriate by the Director.

(d) Stormwater Pollution Control Requirements. The Site for every Planning Priority Project shall be designed to control pollutants, pollutant loads, and runoff volume to the maximum extent feasible by minimizing impervious surface area and controlling runoff from impervious surfaces through infiltration, evapotranspiration, bioretention and/or rainfall harvest and use.

(1) A new single-family hillside home development shall include mitigation measures to:

(i) Conserve natural areas;

(ii) Protect slopes and channels;

(iii) Provide storm drain system stenciling and signage;

(iv) Divert roof runoff to vegetated areas before discharge unless the diversion would result in slope instability; and

(v) Direct surface flow to vegetated areas before discharge, unless the diversion would result in slope instability.

(2) Street and road construction of ten thousand (10,000) square feet or more of impervious surface shall follow USEPA guidance regarding Managing Wet Weather with Green Infrastructure: Green Streets (December 2008 EPA-833-F-08-009) to the maximum extent practicable.

(3) The remainder of Planning Priority Projects shall prepare a SUSMP plan subject to City review and approval to comply with the following:

(i) Retain stormwater runoff onsite for the Stormwater Quality Design Volume (SWQDv) defined as the runoff from:

(A) The eighty-fifth (85th) percentile twenty-four (24) hour runoff event as determined from the Los Angeles County eighty-fifth (85th) percentile precipitation isohyetal map; or

(B) The volume of runoff produced from a three-quarter (0.75) inch, twenty-four (24) hour rain event, whichever is greater.

(ii) Minimize hydromodification impacts to natural drainage systems as defined in the Municipal NPDES Permit. Hydromodification requirements are further specified in the SUSMP guidance manual and the LID impact design manual.

(iii) When, as determined by the City, one hundred (100) percent onsite retention of the SWQDv is technically infeasible, partially or fully, the infeasibility shall be



demonstrated in the submitted SUSMP plan. The technical infeasibility may result from conditions that may include, but are not limited to:

(A) The infiltration rate of saturated in-situ soils is less than three-tenths (0.3) inch per hour and it is not technically feasible to amend the in-situ soils to attain an infiltration rate necessary to achieve reliable performance of infiltration or bioretention BMPs in retaining the SWQDv onsite.

(B) Locations where seasonal high groundwater is within five (5) to ten (10) feet of surface grade;

(C) Locations within one hundred (100) feet of a groundwater well used for drinking water;

(D) Brownfield development sites or other locations where pollutant mobilization is a documented concern;

(E) Locations with potential geotechnical hazards;

(F) Smart growth and infill or redevelopment locations where the density and/ or nature of the project would create significant difficulty for compliance with the onsite volume retention requirement.

(iv) If partial or complete onsite retention is technically infeasible, the project Site may biofiltrate one and one-half (1.5) times the portion of the remaining SWQDv that is not reliably retained onsite. Biofiltration BMPs must adhere to the design specifications provided in the Municipal NPDES Permit.

(A) Additional alternative compliance options such as offsite infiltration may be available to the project Site. The project Site should contact the City to determine eligibility. Alternative compliance options are further specified in the SUSMP guidance manual and the LID impact design manual.

(v) The remaining SWQDv that cannot be retained or biofiltered onsite must be treated onsite to reduce pollutant loading. BMPs must be selected and designed to meet pollutant-specific benchmarks as required per the Municipal NPDES Permit. Flow-through BMPs may be used to treat the remaining SWQDv and must be sized based on a rainfall intensity of:

(A) Two-tenths (0.2) inches per hour; or

(B) The one year, one hour rainfall intensity as determined from the most recent Los Angeles County isohyetal map, whichever is greater.

(vi) A Multi-Phased Project may comply with the standards and requirements of this section for all of its phases by: (a) designing a system acceptable to the City to satisfy these standards and requirements for the entire Site during the First phase, and (b)

implementing these standards and requirements for each phase of Development or Redevelopment of the Site during the first phase or prior to commencement of construction of a later phase, to the extent necessary to treat the stormwater from such later phase. For purposes of this section, "Multi-Phased Project" shall mean any Planning Priority Project implemented over more than one phase and the Site of a Multi-Phased Project shall include any land and water area designed and used to store, treat or manage stormwater runoff in connection with the Development or Redevelopment, including any tracts, lots, or parcels of real property, whether Developed or not, associated with, functionally connected to, or under common ownership or control with such Development or Redevelopment.

(e) Issuance of Discretionary Permits. No discretionary permit may be issued for any new Development or Redevelopment project identified in subsection (c) of this Section until the authorized enforcement officer confirms that either:

(1) The project plans comply with the applicable SUSMP requirements; or

(2) Compliance with the applicable SUSMP requirements is impractical for one (1) or more of the reasons set forth in subsection (g) of this Section regarding issuance of waivers.

(f) Issuance of Certificates of Occupancy. As a condition for issuing a Certificate of Occupancy for new Development or Redevelopment project identified in subsection (c) of this Section, the authorized enforcement officer shall require facility operators and/or owners to build all the stormwater pollution control Best Management Practices and structural or treatment control BMPs that are shown on the approved project plans and to submit a signed certification statement stating that the site and all structural or treatment control BMPs will be maintained in compliance with the SUSMP and other applicable regulatory requirements.

(g) Granting of Waiver. The authorized enforcement officer shall have the authority to grant a waiver to a development or redevelopment project from the requirements of the SUSMP, if impracticality for a specific property can be established by the project applicant. A waiver of impracticality may be granted only when all structural or treatment control BMPs have been considered and rejected as infeasible. Recognized situations of impracticality are limited to the following, unless approved by the Regional Board:

(1) Extreme limitations of space for treatment on a redevelopment project;

(2) Unfavorable or unstable soil conditions at a site to attempt infiltration; and

(3) Risk of ground water contamination because a known unconfined aquifer lies beneath the land surface or an existing or potential underground source of drinking water is less than ten (10) feet from the soil surface.

(h) Transfer of Properties Subject to Requirement for Maintenance of Structural and Treatment Control BMPs.

(1) The transfer or lease of a property subject to a requirement for maintenance of structural and treatment control BMPs shall include conditions requiring the transferee and its successors and assigns to either (i) assume responsibility for maintenance of any existing structural or treatment control BMP, or (ii) to replace existing structural or treatment control BMPs with new control measures or BMPs meeting the then current standards of the City and the SUSMP. Such requirement shall be included in any sale or lease agreement or deed for such property. The condition of transfer shall include a provision that the successor property owner or lessee conduct maintenance inspections of all structural or treatment control BMPs at least once a year and retain proof of inspection.

(2) For residential properties where the structural or treatment control BMPs are located within a common area which will be maintained by a homeowner's association, language regarding the responsibility for maintenance shall be included in the project's conditions, covenants and restrictions (CC&Rs). Printed educational material will be required to accompany the first deed transfer to highlight the existence of the requirement and to provide information on what stormwater management facilities are present, signs that maintenance is needed, and how the necessary maintenance can be performed. The transfer of this information shall also be required with any subsequent sale of the property.

(3) If structural or treatment control BMPs are located within an area proposed for dedication to a public agency, they will be the responsibility of the developer until the dedication is accepted.

(i) CEQA. Provisions of this Section shall be complementary to, and shall not replace, any applicable requirements for stormwater mitigation required under the California Environmental Quality Act.”

**Section 2.** The City Council hereby finds that it can be seen with certainty that there is no possibility the adoption and implementation of this Ordinance may have a significant effect on the environment. The Ordinance is therefore exempt from the environmental review requirements of the California Environmental Quality Act pursuant to Section 15061(b) (3) of Title 14 of the California Code of Regulations.

**Section 3. Severability.** If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this section, or its application to any person or circumstance, is for any reason held to be invalid or unenforceable, such invalidity or unenforceability shall not affect the validity or enforceability of the remaining sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases of this section, or its application to any other person or circumstance. The City Council declares that it would have adopted each section, subsection, subdivision, paragraph, sentence, clause or phrase hereof, irrespective of the fact that any one or more other sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases hereof be declared invalid or unenforceable.

**Section 4.** The City Clerk shall cause this ordinance to be published at least once in a newspaper of general circulation published and circulated in the City within fifteen (15) days after its passage, in accordance with Section 36933 of the Government Code, and shall certify to the adoption of this ordinance.

**Section 5.** This Ordinance shall be in full force and effect thirty (30) days after its second reading and adoption.

**PASSED, APPROVED and ADOPTED** at a regular meeting of the City Council on this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

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Mayor Jim Dear

ATTEST:

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City Clerk

APPROVED AS TO FORM:

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City Attorney

CITY OF CARSON

STAFF COMMUNICATION TO  
THE ENVIRONMENTAL COMMISSION

NEW BUSINESS

May 7, 2014

**SUBJECT:** Brickyard Commerce Center Development in Compton, Between  
1,000,000 and 1,500,000 square feet

**REQUEST:** Receive and File, provide input and direction to staff on the  
proposed project

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I. Introduction

Planning staff received a community meeting notice from the City of Compton to for a large industrial development in Compton located at 13633, 13801, and 13805 South Central Avenue. Staff believes this is a significant enough project, just outside the city limits, that merits close observation by the Commission. Unfortunately, the community meeting is on the same night as the Commission meeting. According to the flier, Compton City staff will use the information gathered during this meeting to initiate the environmental review process for the project.

II. Background/Analysis

To provide perspective on the scale of the proposed project, the Dominguez Technology Center (DTC) is approximately 4,000,000 square feet. Therefore, this 1,500,000 square foot project is approximately about 37% of the DTC. No much is known about the project other than that shown on the community meeting flier. The anticipated impacts from the project will arise mainly from truck trips. Associated impacts from the truck trips would be air quality and noise impacts. Additional impacts could include increase in cost of on-going street maintenance. Staff has informed the City of Compton to provide additional information on the project as the environmental review process continues. According to the City of Compton staff, truck traffic is planned to head west on Rosecrans to I-110; therefore, diverting traffic from City of Carson Streets. Staff will keep the Commission informed as the environmental documents are prepared and published.

III. Recommendation

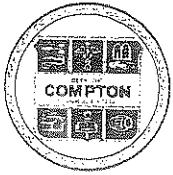
Receive and File, provide input and direction to staff on the proposed project.

IV. Exhibits

1. Flier
2. Location Map

Prepared by: \_\_\_\_\_

Saied Naaseh, Associate Planner



## Planning & Economic Development Department - Planning Division

205 S. Willowbrook Ave., Compton, CA 90220 (310) 605-5532 Fax: (310) 761-1488 [www.comptoncity.org](http://www.comptoncity.org)

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### **NOTICE OF COMMUNITY MEETING CONDITIONAL USE PERMIT CASE NO. 2752**

This is to notify you that an application for development of the Brickyard site has been filed with the Planning and Economic Development Department. The project is a request of the Brickyard Commerce Center to develop either:

- 1) Two light industrial buildings with truck loading doors totaling 1.43 million-square feet with the largest building located on the northern portion of the property and a smaller 70,000-square foot building located on the southern portion of the property; or
- 2) Three light industrial buildings with truck loading doors. The two larger buildings are 525,400 and 481,600 square feet and would be located on the northern portion of the property. The smaller 70,000-square foot building would be located on the southern side of the property.

The proposed development is located at 13633, 13801, and 13805 South Central Avenue, Compton, CA in the M-H (Heavy Manufacturing) zone. Planned industrial developments require approval of a conditional use permit in accordance with Section 30-26 of the Compton Municipal Code.

If you are interested in learning more about this proposed project, you are encouraged to attend a community meeting on **Wednesday, May 7, 2014**, from **6:00 p.m. to 8:00 p.m.**, in the recreational building at Gonzales Park, located at 1101 W. Cressey Street, Compton, CA. This meeting will also be used to gather information to help formulate a comprehensive environmental review per CEQA Section 15082.

ROBERT DELGADILLO, INTERIM DIRECTOR OF PLANNING  
PLANNING & ECONOMIC DEVELOPMENT

