



COMMUNITY ADVISORY COMMITTEE Meeting #4

Southeast Area Specific Plan | August 13, 2014

Agenda

- ❖ Introduction
 - Recap of Workshop and Pop-Up
 - Homework
- ❖ Opportunities and Constraints Workbook
 - Infrastructure
 - Wetlands
- ❖ Vision
- ❖ Mapping Discussion: Setting the Foundation for the Conceptual Land Use Alternatives
- ❖ Public Comment
- ❖ Next Steps

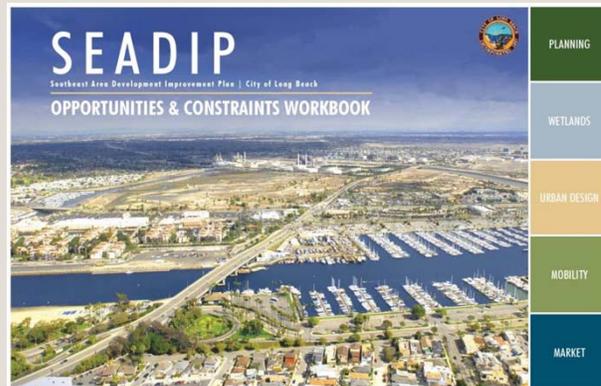
Recap of Outreach

- ❖ Pop-Up Event
 - July 20th Farmers Market
- ❖ Workshop August 6th
 - LBTH Topic



Opportunities and Constraints Workbook

- ❖ Infrastructure
- ❖ Wetlands



Infrastructure

- ❖ Storm Drain
- ❖ FEMA
- ❖ Water Quality
- ❖ Sewer
- ❖ Water
- ❖ Sea Level Rise

Infrastructure Overview

- ❖ GIS Data
- ❖ Master Plans
- ❖ Capital Improvement Plans
- ❖ Public Works

Storm Drain Overview



FEMA Overview



Zone A: Subject to 100-year flood but detailed flood elevation unknown
Zone AE: Subject to 100-year flood with known flood elevation

Water Quality Overview

STATE OF CALIFORNIA
REGIONAL WATER QUALITY CONTROL BOARD
LOS ANGELES REGION

320 West 4th Street, Suite 200, Los Angeles, CA 90013
Phone (213) 578-6600 - Fax (213) 578-6686
<http://www.waterboards.ca.gov/losangeles>

ORDER NO. R4-2014-0024
NPDES PERMIT NO. CA504003

WASTE DISCHARGE REQUIREMENTS FOR MUNICIPAL SEPARATE STORM SEWER SYSTEM DISCHARGES FROM THE CITY OF LONG BEACH

The City of Long Beach is subject to waste discharge requirements for its municipal separate storm sewer system (MS4) discharges originating within its jurisdictional boundaries composed of storm water and non-storm water as set forth in this Order:

I. FACILITY INFORMATION

Table 1. Discharge Information

Discharger	City of Long Beach		
Facility Name	Municipal Separate Storm Sewer System owned and operated by the City of Long Beach		
The U.S. Environmental Protection Agency (EPA) and the California Regional Water Quality Control Board, Los Angeles Region (Regional Water Board) have classified the City of Long Beach MS4 as part of the Greater Los Angeles County MS4 and as a large MS4 pursuant to 40 CFR section 122.26(b)(4) and a major facility pursuant to 40 CFR Section 122.2.			

Table 2. Facility Information

Permittee (WQID)	City of Long Beach		Contact Information
WQID No. (019532)	Mailing Address	333 West Ocean Blvd. 9 th Floor	Long Beach, CA 90802
	Facility Contact	Storm Water Environmental Compliance Officer	

Table 3. MS4 Discharge Locations¹

Major Outfall Locations	Outfall Size	Discharge Point Latitude	Discharge Point Longitude	Receiving Water
Alamitos Bay / Basin No. 3	36" Discharge	33.753	-118.100	Alamitos Bay
Alamitos Bay / Basin No. 2	36" Discharge	33.750	-118.112	Alamitos Bay
30th P/Ocean Blvd	54" Discharge	33.76	-118.151	Beach
38th Pl / Alton St	36" Discharge	33.759	-118.148	Beach
39th Pl / Ocean Blvd	36" Discharge	33.766	-118.114	Beach

¹ Table 3 identifies the major outfall locations based on the best available information at the time of permit adoption and may not be an complete inventory of all the major outfalls.

Part 1

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2014 CODE AMENDMENTS TO THE LABC - CHAPTER 1674

CHAPTER 1674 LOW IMPACT DEVELOPMENT STANDARDS

16.74.010 - Purpose.

The purpose of this chapter is to require the use of low impact development (LID) standards in the planning and construction of development projects. LID standards promote the goal of environmental sustainability by helping improve the quality of receiving waters, protecting the Los Angeles and San Gabriel River watersheds, maintaining natural drainage paths, and protecting potable water supplies within the City. The LID objective of controlling and maintaining flow rate is addressed through land development and stormwater management techniques that imitate the natural hydrology (or movement of water) found on the site, using site design and best management practices that allow for storage and infiltration, filtration, filtering, and biologic adjustments across the goal of LID, advanced sustainability and reduces the overall cost of stormwater management. The use of engineering systems, structural devices, and vegetated natural designs structures stormwater and urban runoff across a development site maintaining the effectiveness of LID.

16.74.020 - Definitions.

"Brownfield" means a piece of industrial or commercial property that is abandoned or underused and often environmentally contaminated, especially one considered as a potential site for redevelopment.

"Development" means any construction built any new public or private residential projects (whether single-family, multi-unit or planned unit development); new industrial, commercial, retail and other nonresidential projects, including public agency projects; new impervious surface area; or mass grading for future construction. It does not include routine maintenance to maintain original line and grade, hydraulic capacity, or original purpose of facility, nor does it include emergency construction activities required to immediately protect public health and safety.

"LID Best Management Practices Manual" means a manual of LID standards and practices for stormwater pollution mitigation, including technical feasibility and implementation parameters, alternative compliance for technical infeasibility, as well as other rules, requirements and procedures as the City deems necessary, for implementing the provisions of this section of the Long Beach Municipal Code.

"Multi-Phase Project" shall mean any Development or Redevelopment implemented over more than one phase and the Site of a Multi-Phase Project shall include any land and water area designed and being 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.

"Onsite Storm Mitigation Fee" means the paid to the City for the management of storm water runoff generated from the 0.75-inch water quality storm in excess of the storm water runoff that is infiltrated, evaporated and/or stored for site. The Onsite Storm Mitigation Fee shall be used by the City to construct or apply towards the construction of an offsite mitigation project within the same sub-watershed that will achieve at least the same level of water quality protection as if all of the runoff was retained on site.

"Redevelopment" means land disturbing activities that result in the replacement of more than fifty percent (50%) of an existing building, structure or impervious surface area on an already developed site. It does not include routine maintenance to maintain original line and grade, hydraulic capacity, or original purpose of facility, nor does it include emergency construction activities required to immediately protect public health and safety or grading/leveling and replacement of existing parking lots.

"Site" means the land or water area where any "facility or activity" is physically located or conducted.

Water Quality Overview



SUSTAINABLE
LONG BEACH

Sustainable City Action Plan

HISTORIC PRESENT INNOVATIVE FUTURE SUSTAINABLE



Low Impact Development (LID) Best Management Practices (BMP) Design Manual

LONG BEACH
DEVELOPMENT SERVICES
BUILDING A BETTER LONG BEACH

Water Quality Overview

- ❖ Site Design/Source Control
- ❖ Infiltration
- ❖ Capture & Use
- ❖ Biofiltration (1.5x)
- ❖ Offsite Mitigation Fee



2nd & Orange Parklet



Example LID BMP



Whole Foods Bioswale





Water Quality Opportunities



Source: Moffatt & Nichol

- ❖ Green Street Features
- ❖ Catch Basin Screens
- ❖ Redevelopment Retention & Biofiltration

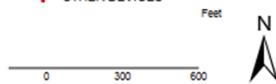
- ❖ LCWA Restoration
- ❖ Wetland Buffers

Sewer / Water Overview

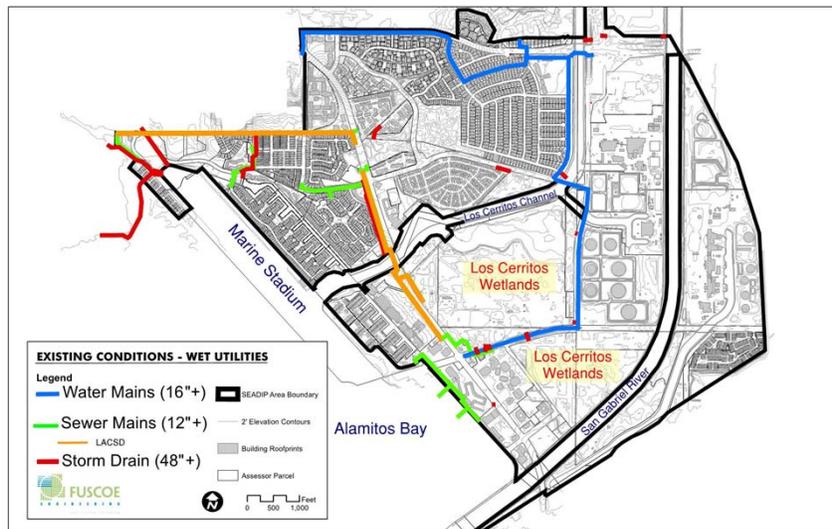
SEADIP

Legend

SEADIP Area Boundary	Sewer Mains	Storm Drain	39	72	STORM DRAIN DEVICES	Water Mains
2' Elevation Contours	8	18	42	84	CATCH BASIN	12"
Assessor Parcel	10	21	45	88	CLARIFIER	16"
Building Roofprints	12	24	48	108	CULVERT	20"
	15	27	50	133	MANHOLE	24"
	18	30	54	144	PUMP STATION	30"
	21	33	60	168	TIDE GATE	
	24	36	64		OTHER DEVICES	
	27					



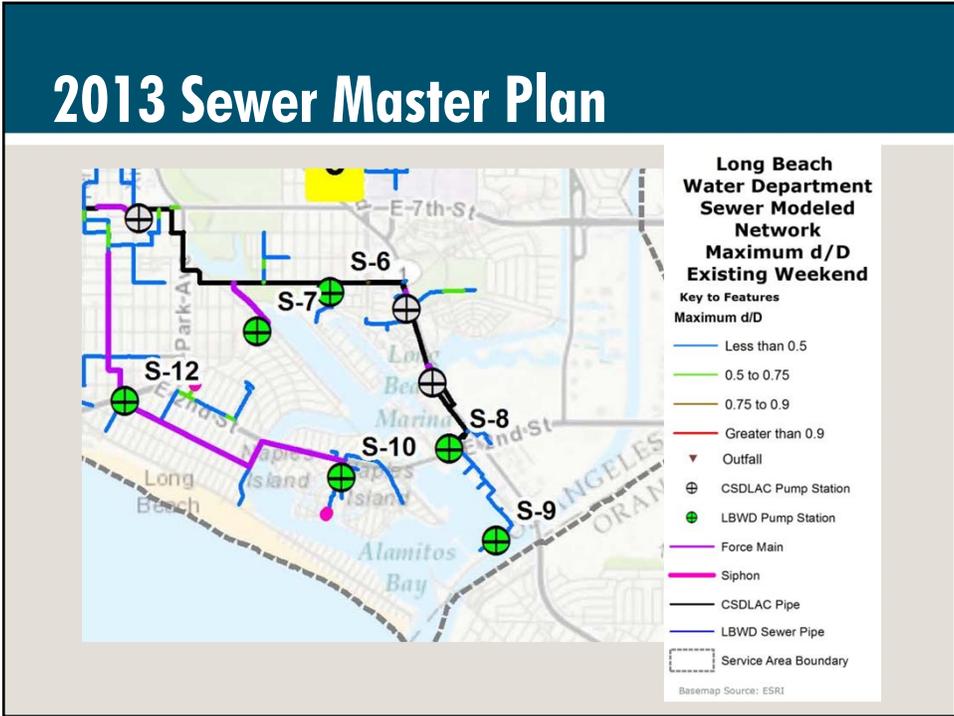
Sewer / Water Overview



EXISTING CONDITIONS - WET UTILITIES

Water Mains (16"+)	SEADIP Area Boundary
Sewer Mains (12"+)	2' Elevation Contours
LACSD	Building Roofprints
Storm Drain (48"+)	Assessor Parcel



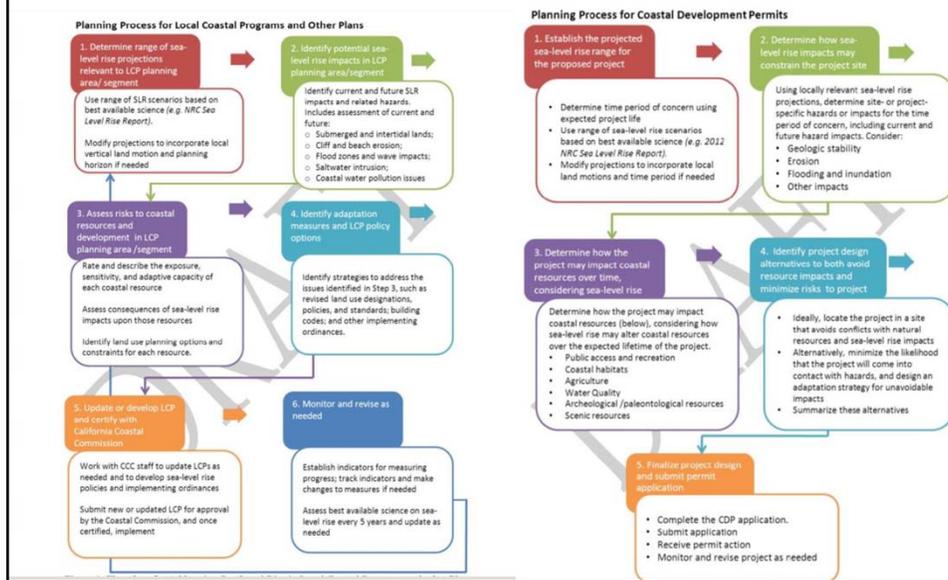


Sea Level Rise

- ❖ Consensus from variety of Federal & State studies that Sea Level Rise will occur over next 100 years
- ❖ Estimates range from 2' – 5' over 100 years
- ❖ Coastal Commission Requirement

CALIFORNIA COASTAL COMMISSION
DRAFT SEA-LEVEL RISE POLICY GUIDANCE
 Public Review Draft
 Comment Period:
 October 14, 2013 - January 15, 2014

Planning Process for LCP / CDP



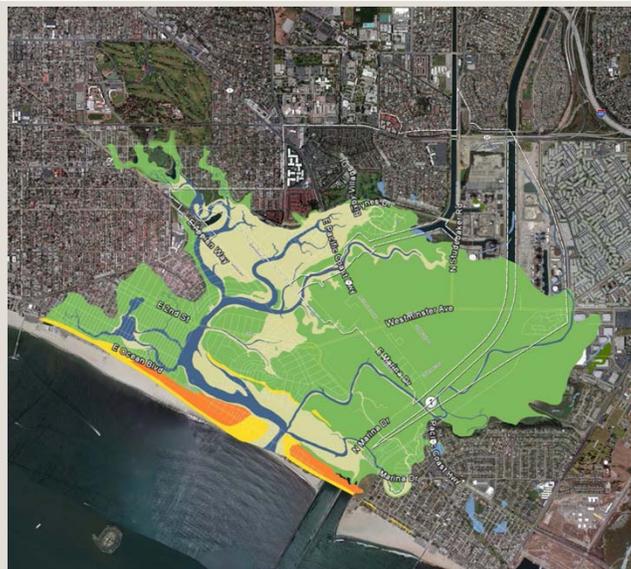
Sea Level Rise Strategies

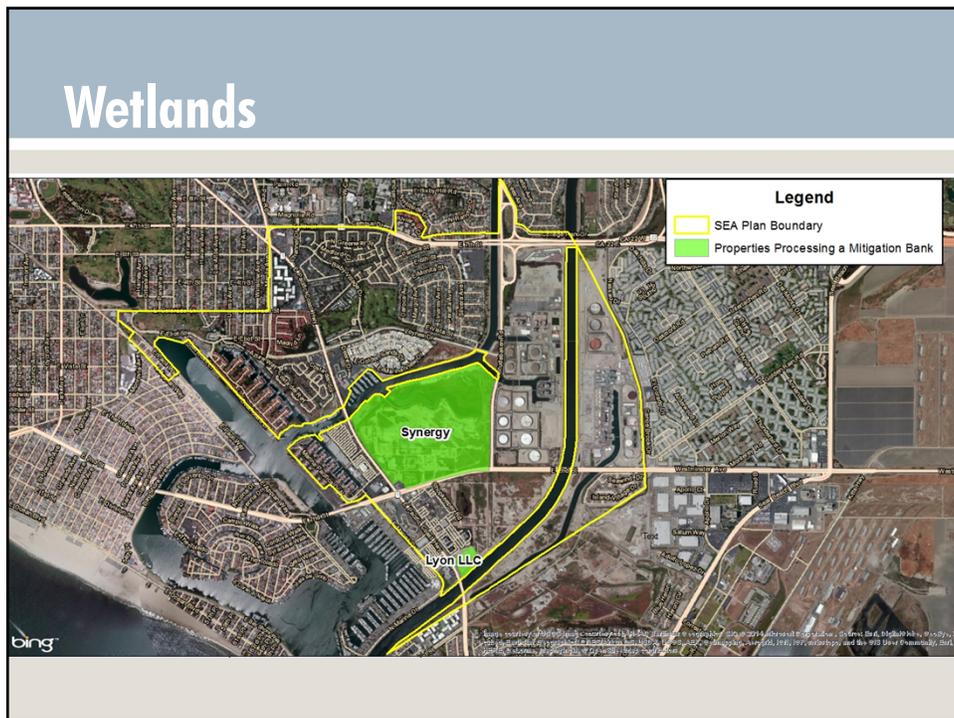
- ❖ **Hard defense**
 - Bulkhead / Seawall
 - Levee
- ❖ **Soft defense**
 - Wetland Restoration/Enhancement
 - LID/Green Infrastructure
- ❖ **Accommodation**
 - Elevated Grade & Structures
 - Buffers & Setbacks
- ❖ **Retreat**
 - Withdrawal

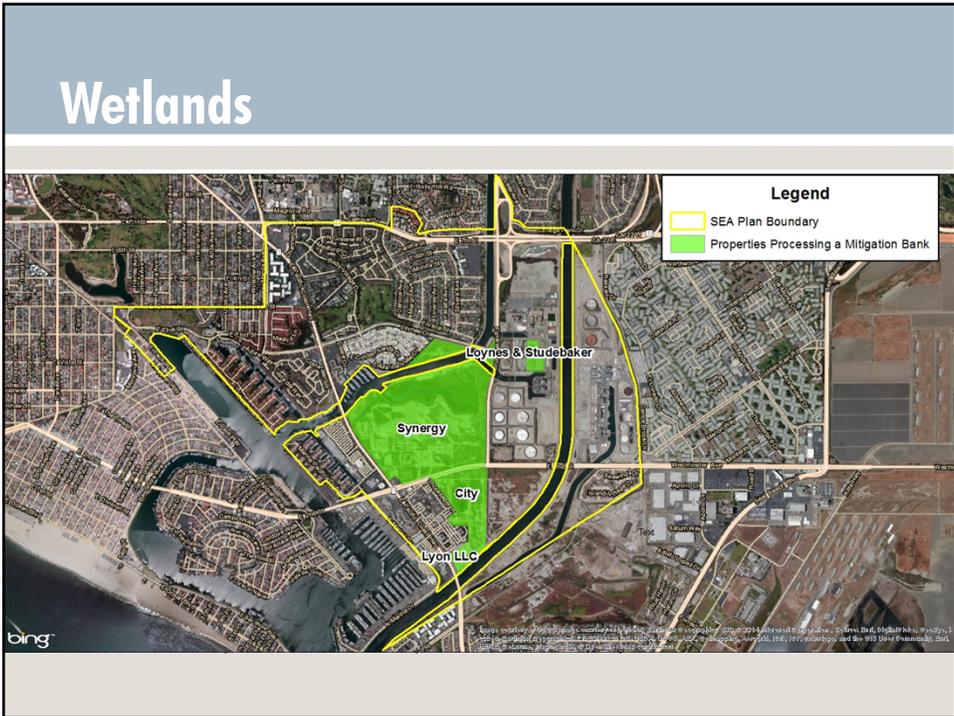
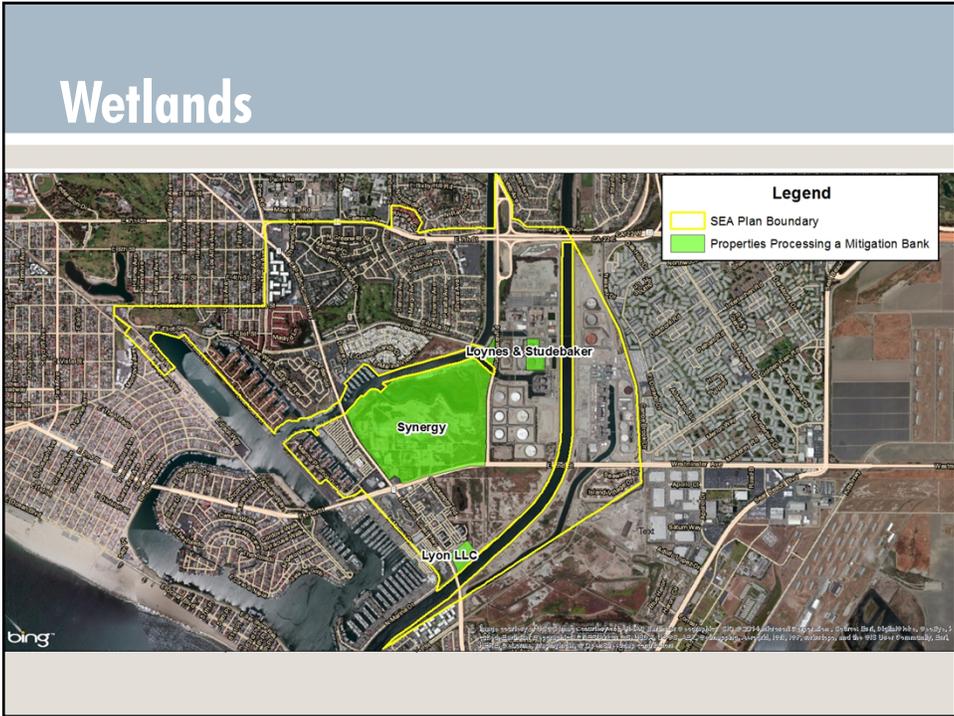
Infrastructure

Questions

Wetlands







Wetlands

KEY OPPORTUNITIES

- ❖ **Regulatory Considerations**
- ❖ Obtaining delineations and the process of Local Coastal Program certification must all be considered early in the Specific Plan process.
- ❖ Start communication early with the Coastal Commission regarding the Local Coastal Program update.
- ❖ Coordinate/Integrate proposed wetland banking efforts that would preserve key properties in perpetuity and enable development or public projects elsewhere in need of mitigation.

Wetlands

KEY OPPORTUNITIES

- ❖ **Planning**
- ❖ Analyze wetlands resources relative to:
 - regulatory climate
 - restoration opportunities
 - ownership
 - buffers/public access
 - trails
 - wildlife corridors
- ❖ Seek opportunities to balance development with wetlands preservation through the use of buffers.
- ❖ Determine location and need for City infrastructure improvement projects.

Wetlands

CONSTRAINTS

- ❖ Existing oil operations with wetland areas
- ❖ Limited access to potential wetlands properties



Wetlands

Planning -- Buffers

- ❖ What is a “buffer”?
- ❖ Uses for buffer include water quality treatment, wildlife corridors, trails, and other public amenities.
- ❖ Buffers reduce the area available for restoration and for development.
- ❖ One size does not fit all.

Wetlands- Buffers



Wetlands

Planning -- Trails

- ❖ CCC requires access to the wetlands and coast.
- ❖ Public input on trail connections/routes is encouraged.
- ❖ Protection of wildlife (perimeter vs. interior).

Wetlands- Trails



Wetlands

Questions

Vision

Southeast Long Beach is a livable, thriving and sustainable gateway destination in the City of Long Beach and the Southern California region.



Vision

Southeast Long Beach is an attractive, active, and important gateway and destination in the City of Long Beach and Southern California region. People enjoy living, working and visiting here because of the diversity of uses in close proximity to one another.

Our established residential neighborhoods continue to anchor the area and are complimented by businesses, restaurants, hospitality uses and recreational amenities that are frequent destinations for locals and visitors.

Vision

We have developed connections to and with the VA Medical Center of Long Beach and California State University, Long Beach; both provide significant social resources to our area that positively contribute to our sense of community. The energy providers in the area have upgraded their facilities and seek to use the most current technologies available.

Vision

We are home to one of the largest thriving wetlands in Southern California due to the ongoing efforts of the community and City to restore, maintain and preserve wetland areas and coastal habitat.

The wetlands, the San Gabriel River and marina contribute considerably to the character of the area. We have protected and encouraged views to these areas and the mountains in the distance; creating a landscape that cannot be found anywhere else.

Vision

Southeast Long Beach is clearly defined by attractive streetscapes that create an immediate impression that you have arrived someplace special.

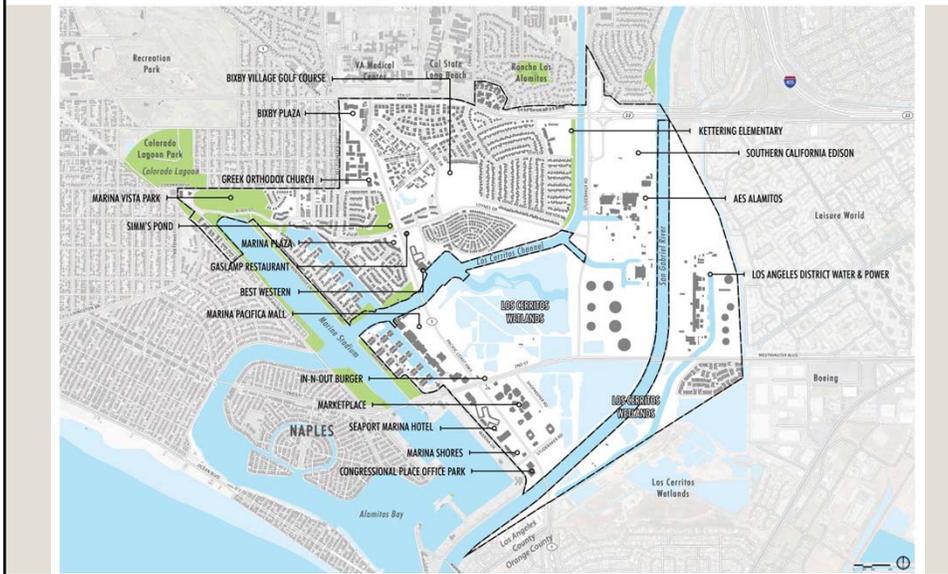
Bike lanes and pedestrian walkways are carefully integrated in our safe and efficient network of roadways, and along with our transit system, provide attractive alternatives to the car in this active area of town.

Vision

Buildings are designed at a scale and with form that allows for variety in the appearance of the streetscape, encourages the pedestrian environment and creates central gathering areas to generate lively spaces.

Great care has also been taken to implement thoughtful and carefully designed transitions between urbanized areas and natural areas and waterways so they are complimentary of one another.

Mapping Discussion



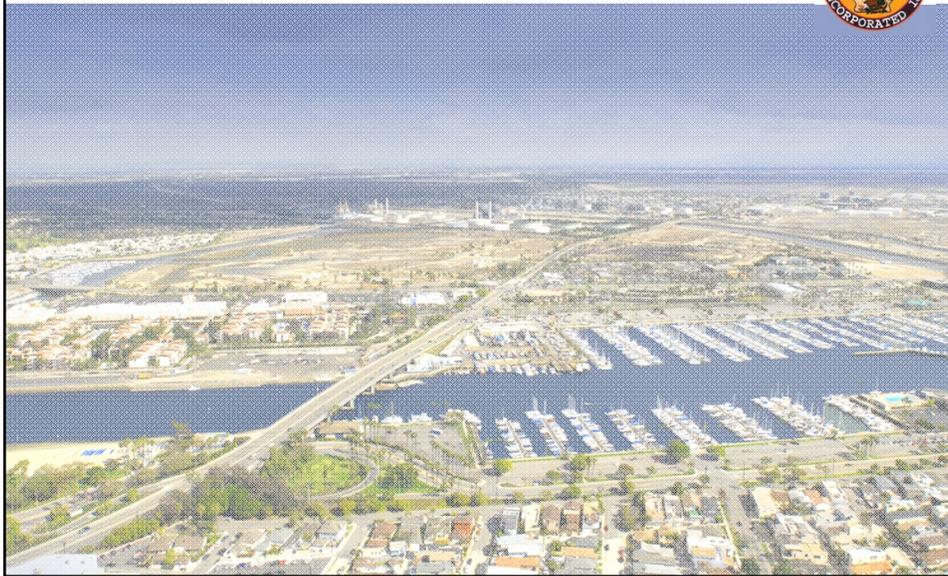
Mapping Discussion

- ❖ Setting the Foundation for the Conceptual Land Use Alternatives



Public Comment

City of Long Beach



Administration & Next Steps

- ❖ Next CAC meeting approximately 6-8 weeks from now
 - Topic: Conceptual Land Use Plans
- ❖ Stakeholder Interviews
- ❖ Wetlands Tour
- ❖ Homework: Wetlands and Infrastructure questions