



Los Angeles Regional Water Quality Control Board

December 21, 2015

Mr. Anthony Arevalo
Storm Water/Environmental Compliance Officer
City of Long Beach
333 W. Ocean Blvd., 9th Floor
Long Beach, CA 90802

TENTATIVE APPROVAL OF THE CITY OF LONG BEACH'S REQUEST FOR LOCAL LOW IMPACT DEVELOPMENT ORDINANCE EQUIVALENCY UNDER PART VII.J.5.i OF THE CITY OF LONG BEACH MUNICIPAL SEPARATE STORM SEWER SYSTEM (MS4) PERMIT (NPDES PERMIT NO. CAS004003; ORDER NO. R4-2014-0024)

Dear Mr. Arevalo:

The Long Beach MS4 Permit provides that if the City of Long Beach (City) adopted a local low impact development (LID) ordinance prior to the adoption of Order No. R4-2014-0024, which includes a retention requirement numerically equal to the 0.75-inch, 24-hour rain event or the 85th percentile, 24-hour rain event, whichever is greater, the City may submit documentation to the Regional Water Board that the alternative requirements in the local ordinance will provide equal or greater reduction in storm water discharge pollutant loading and volume as would have been obtained through strict conformance with Part VII.J.4.i (Integrated Water Quality/Flow Reduction/Resources Management Criteria) or Part VII.J.4.ii (Alternative Compliance Measures for Technical Infeasibility or Opportunity for Regional Ground Water Replenishment) of the MS4 Permit. Local ordinances that do not strictly conform to the provisions of the MS4 Permit must be approved by the Regional Water Board Executive Officer as being "equivalent" in effect to the applicable provisions of the MS4 Permit in order to substitute for the requirements in Part VII.J.4.i.

Pursuant to Part VII.J.5.i, the City has requested that the implementation of its current local LID ordinance is deemed equivalent to implementation of the provisions of the Planning and Development Program of the MS4 Permit.

We have reviewed your request for Regional Water Board approval of the implementation of the City's current LID ordinance in lieu of strict compliance with the provisions of the Planning and Development Program of the MS4 Permit. Based on our review of the documentation provided by the City, we have determined that the implementation of the current LID ordinance provides equivalent, if not greater, water quality benefits than those that would be derived from implementation of the provisions of the Planning and Development Program.

The Regional Water Board is required to provide public notice of the proposed equivalency determination with a minimum 30-day period for public comment. All comments must be received by **5:00 PM on January 20, 2016**. Interested persons are encouraged to submit comments electronically. Send comments by email to: losangeles@waterboards.ca.gov. Please

CHARLES STRINGER, CHAIR | SAMUEL UNGER, EXECUTIVE OFFICER

320 West 4th St., Suite 200, Los Angeles, CA 90013 | www.waterboards.ca.gov/losangeles

indicate in the subject line, "Comment Letter – Long Beach MS4 Permit, LID Equivalency." Written comments submitted through email are requested to be transmitted in Microsoft Word format. Written comments sent by mail should be addressed to:

California Regional Water Quality Control Board
Los Angeles Region
ATTN: Erum Razzak
320 W. 4th Street, Suite 200
Los Angeles, CA 90013

In the event that data is provided that demonstrates the City's LID Ordinance is not providing equivalent water quality benefits as implementing the default Planning and Development Program, the Regional Board Executive Officer reserves the right and ability to rescind the approval.

If you have any questions, please contact Ms. Erum Razzak of the Storm Water Permitting Unit by electronic mail at Erum.Razzak@waterboards.ca.gov or by phone at (213) 620-2095. Alternatively, you may also contact Mr. Ivar Ridgeway, Chief of the Storm Water Permitting Unit, by electronic mail at Ivar.Ridgeway@waterboards.ca.gov or by phone at (213) 620-2150.

Sincerely,



Samuel Unger, P.E.
Executive Officer

Enclosures: Request for Local Ordinance Equivalency
Request for Local Ordinance Equivalency – Local Ordinance Analysis
Chapter 18.74 of the Long Beach Municipal Code
City of Long Beach Distribution List

cc: Jennifer Fordyce, Office of Chief Counsel, State Water Resources Control Board



CITY OF LONG BEACH
DEPARTMENT OF PUBLIC WORKS



333 W. Ocean Blvd., 9th Floor | Long Beach, CA 90802 | (562) 570-6289 FAX: (562) 570-6012

STORM WATER/ENVIRONMENTAL COMPLIANCE DIVISION

October 28, 2015

Mr. Samuel Unger, P.E.
Executive Officer
Los Angeles Regional Water Quality Control Board
320 W. 4th Street, Suite 200
Los Angeles, CA 90013

RE: Local Ordinance Equivalency per section VII.D.7.J.5 of Order No. R4-2014-0024– Local Ordinance Analysis

Dear Mr. Unger:

The City of Long Beach has completed a comparison of the application of our Low Impact Development Standards Ordinance (Section 18.74 of the Long Beach Municipal Code) against the theoretical application of the Low Impact Development Ordinance requirements prescribed in the MS4 permit on new development and redevelopment projects in the City from January 2014 to September 2015.

The analysis is based on available and assumed data. Details on the assumptions made to perform the analysis, as well as the complete list of projects are provided as an attachment to this letter. The analysis consistently demonstrates that the city's ordinance is at least as equivalent in volume mitigated to the MS4 permit. The City of Long Beach will collect the necessary data beginning November 1, 2015 to perform future equivalency analysis, replacing assumptions with recorded data. A subsequent analysis with project specific data collected over a one year period will be performed and submitted to the Regional Board no later than December 15, 2016, as part of the Annual Report. Additional analysis can be performed at the request of the Regional Board.

City of Long Beach is confident that the application of our ordinance will result in a higher volume of urban runoff mitigated due to the larger quantity of developments that our ordinance applies to.

We are submitting the analysis and Chapter 18.74 of the Long Beach Municipal Code for your review. With this information, we request that the Los Angeles Regional Water Quality Control Board make a determination that Chapter 18.74 of the Long Beach Municipal Code is equivalent to the Planning and Land Development Program identified by Order No. R4-2014-0024.

We look forward to your response. Please feel free to contact me at 562-570-6023 if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Anthony Arevalo".

Anthony Arevalo,
Storm Water/Environmental Compliance Officer

cc: Ara Maloyan, P.E. Director of Public Works
Arturo Sanchez, Deputy City Manager
Sean Crumby, Deputy Director of Public Works/City Engineer

**Summary of Results - 0.75 inch, 24-hour rain event or 85th percentile, 24-hour rain event , whichever is greater
 BMP Mitigation Volume Analysis
 Comparison of Current City of Long Beach Ordinance and Long Beach MS4 Permit**

	January 2014 - December 2014		100%
	Current Long Beach Ordinance	Long Beach MS4 Permit	
Number of Projects	55	7	
Total Project Area (sq. ft.)	383,099	307,297	
Total Impervious Area (sq. ft.)	404,863	324,583	
Mitigation Volume (cu. ft.)	23,954	19,244	

	January 2014 - December 2014		75%
	Current Long Beach Ordinance	Long Beach MS4 Permit	
Number of Projects	41	5	
Total Project Area (sq. ft.)	207,901	127,480	
Total Impervious Area (sq. ft.)	226,495	144,766	
Mitigation Volume (cu. ft.)	13,735	9,129	

	January 2014 - December 2014		50%
	Current Long Beach Ordinance	Long Beach MS4 Permit	
Number of Projects	27	3	
Total Project Area (sq. ft.)	186,267	73,129	
Total Impervious Area (sq. ft.)	205,876	90,415	
Mitigation Volume (cu. ft.)	12,567	5,716	

	January 2014 - December 2014		25%
	Current Long Beach Ordinance	Long Beach MS4 Permit	
Number of Projects	14	2	
Total Project Area (sq. ft.)	164,021	54,484	
Total Impervious Area (sq. ft.)	182,801	71,770	
Mitigation Volume (cu. ft.)	11,269	4,668	

	January 2014 - December 2014		10%
	Current Long Beach Ordinance	Long Beach MS4 Permit	
Number of Projects	5	1	
Total Project Area (sq. ft.)	112,733	38,760	
Total Impervious Area (sq. ft.)	131,513	56,046	
Mitigation Volume (cu. ft.)	8,384	3,783	

**Summary of Results - 0.75 inch, 24-hour rain event or 85th percentile, 24-hour rain event , whichever is greater
 BMP Mitigation Volume Analysis
 Comparison of Current City of Long Beach Ordinance and Long Beach MS4 Permit**

	January 2015 - September 2015		100%
	Current Long Beach Ordinance	Long Beach MS4 Permit	
Number of Projects	23	8	
Total Project Area (sq. ft.)	1,311,493	1,287,708	
Total Impervious Area (sq. ft.)	1,286,385	1,256,212	
Mitigation Volume (cu. ft.)	76,000	74,184	

	January 2015 - September 2015		75%
	Current Long Beach Ordinance	Long Beach MS4 Permit	
Number of Projects	17	6	
Total Project Area (sq. ft.)	517,456	447,785	
Total Impervious Area (sq. ft.)	526,844	447,785	
Mitigation Volume (cu. ft.)	31,446	28,539	

	January 2015 - September 2015		50%
	Current Long Beach Ordinance	Long Beach MS4 Permit	
Number of Projects	11	4	
Total Project Area (sq. ft.)	498,415	420,061	
Total Impervious Area (sq. ft.)	502,689	420,061	
Mitigation Volume (cu. ft.)	30,087	26,845	

	January 2015 - September 2015		25%
	Current Long Beach Ordinance	Long Beach MS4 Permit	
Number of Projects	6	2	
Total Project Area (sq. ft.)	483,530	342,620	
Total Impervious Area (sq. ft.)	485,956	342,620	
Mitigation Volume (cu. ft.)	29,146	22,268	

	January 2015 - September 2015		10%
	Current Long Beach Ordinance	Long Beach MS4 Permit	
Number of Projects	2	1	
Total Project Area (sq. ft.)	342,620	228,126	
Total Impervious Area (sq. ft.)	342,620	228,126	
Mitigation Volume (cu. ft.)	20,557	13,688	

**Summary of Results - 0.75 inch, 24-hour rain event or 85th percentile, 24-hour rain event , whichever is greater
 BMP Mitigation Volume Analysis
 Comparison of Current City of Long Beach Ordinance and Long Beach MS4 Permit**

	January 2014 - September 2015		100%
	Current Long Beach Ordinance	Long Beach MS4 Permit	
Number of Projects	78	15	
Total Project Area (sq. ft.)	1,694,592	1,595,005	
Total Impervious Area (sq. ft.)	1,691,248	1,580,795	
Mitigation Volume (cu. Ft.)	97,717	91,191	

	January 2014 - September 2015		75%
	Current Long Beach Ordinance	Long Beach MS4 Permit	
Number of Projects	59	11	
Total Project Area (sq. ft.)	383,449	304,418	
Total Impervious Area (sq. ft.)	413,431	326,704	
Mitigation Volume (cu. Ft.)	24,816	19,889	

	January 2014 - September 2015		50%
	Current Long Beach Ordinance	Long Beach MS4 Permit	
Number of Projects	39	8	
Total Project Area (sq. ft.)	220,221	129,831	
Total Impervious Area (sq. ft.)	248,218	152,117	
Mitigation Volume (cu. Ft.)	14,948	9,543	

	January 2014 - September 2015		25%
	Current Long Beach Ordinance	Long Beach MS4 Permit	
Number of Projects	20	4	
Total Project Area (sq. ft.)	187,212	75,329	
Total Impervious Area (sq. ft.)	211,275	92,615	
Mitigation Volume (cu. Ft.)	12,870	5,840	

	January 2014 - September 2015		10%
	Current Long Beach Ordinance	Long Beach MS4 Permit	
Number of Projects	8	2	
Total Project Area (sq. ft.)	129,831	116,694	
Total Impervious Area (sq. ft.)	152,117	116,694	
Mitigation Volume (cu. Ft.)	9,543	6,993	

City of Long Beach - Qualifying Project List (January 2014 - September 2015)

Permit Number	Number	Dir.	Street	City	Zip	Building Area	Disturbed Area	LID Required	Latitude	Longitude	Rainfall (inches)	Calculated DCV (cu. ft.)
	0					5000		LID required & meets NPDES permit			0.6	281
	2200					2200		LID required & meets NPDES permit			0.6	124
	5190					5190		LID required & meets NPDES permit			0.7	292
	8185					8185		LID required & meets NPDES permit			0.7	460
	4700					4700		LID required & meets NPDES permit			0.7	264
	58796					58796		LID required & meets NPDES permit			0.8	3528
	12000					12000		LID required & meets NPDES permit			0.9	810
	38760					56046		LID required & meets NPDES permit			0.9	3783
	15724					15724		LID required & meets NPDES permit			0.4	884
	18645					18645		LID required & meets NPDES permit			0.5	1049
	140218					140218		LID required & meets NPDES permit			0.8	7887
	114494					114494		LID required & meets NPDES permit			0.8	6870
	228126					228126		LID required & meets NPDES permit			0.8	13688
	786,795					750,299		LID required & meets NPDES permit			0.3	42204
	161,172					161,172		LID required & meets NPDES permit			0.3	9066
	1301					3195		LID Required			0.4	180
	1876					1476		LID Required			0.4	83
	4701					4701		LID Required			0.4	264
	4969					4969		LID Required			0.4	280
	1048					1048		LID Required			0.5	59
	2815					2815		LID Required			0.5	158
	1713					1713		LID Required			0.5	96

Location information removed for privacy

City of Long Beach - Qualifying Project List (January 2014 - September 2015)

3450	3450	LID Required	194
724	724	LID Required	41
415	698	LID Required	39
1200	1313.75	LID Required	74
1192	2946	LID Required	166
2085	2240	LID Required	126
692	1118	LID Required	63
1976	1976	LID Required	111
3021	3021	LID Required	170
2228	2288	LID Required	129
1947	1947	LID Required	110
916	916	LID Required	52
975	975	LID Required	55
1916	1935	LID Required	109
835	835	LID Required	47
1333	1367	LID Required	77
1472	1844	LID Required	104
2288	2288	LID Required	129
2161	2161	LID Required	122
3522	3522	LID Required	198
0	1000	LID Required	56
3250	3250	LID Required	183
664	664	LID Required	37
3524	1509	LID Required	85

Analysis of the City of Long Beach's Low Impact Development ordinance and the Low Impact Development requirements prescribed in the 2014 Long Beach MS4 permit.

Project List - January 2014 - September 2015

- The city's database was obtain and information from a period of January 2014 - September 2015 extracted. 78 projects fell under the requirements of the LID ordinance. 15 of the 78 (<20%) triggered the 2014 MS4 Permit LID provisions.
- Projects were sorted based on category designation of "LID Required & Meets Proposed NPDES Permit," "LID Required," or "Exempt From LID Requirements."
 - "LID Required & Meets Proposed NPDES Permit" are projects subject to the LID ordinance and subject to the MS4 Permit requirements
 - "LID Required" are projects subject to the LID ordinance but below the MS4 Permit threshold
 - "Exempt From LID Requirements" are projects below the LID ordinance and MS4 Permit thresholds
- Based on the Building Area and Project Description, the project area for each individual project was determined.
- Approximately 5 projects did not have information on building area or disturbed area. To determine the project area for these sites, the following assumptions were made:
 - Sites classified as "LID Required" were given a project area of 1,000 square feet
 - Sites classified as "LID required & meets proposed NPDES" were given a project area of 5,000 square feet

BMP Mitigation Volume Analysis

- Projects were mapped by location (using the address and coordinates) with the Los Angeles County Isohyetal Map to determine the project's rainfall zone (Figure 1).

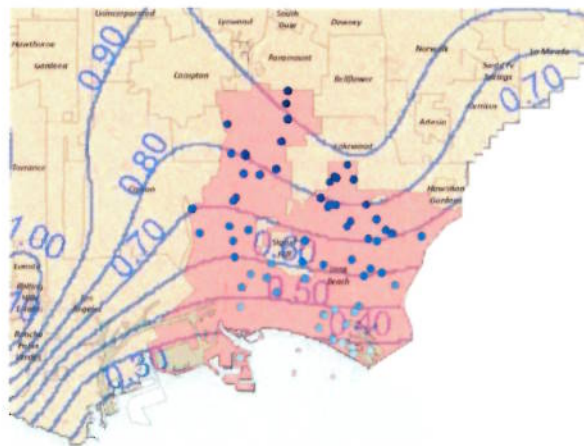


Figure 1: Los Angeles County Isohyetal Map and projects located in City of Long Beach

- Using the tributary area (in acres), the design storm depth (according to the rainfall zone), and the runoff coefficient (C), the mitigated volume (DCV) was calculated using the following equation:

$$DCV (ft^3) = C \times d \times A \times 43,560 \times 1/12$$

With:

$$C = (0.75 \times \text{Impervious Area}) + 0.15 \text{ (assume the project site is 100\% impervious)}$$

d = Design Storm Depth (assume 0.75 inch, 24-hour rain event or 85th percentile, 24-hour rain event, whichever is greater based on project location)

A = Tributary Area

- The following assumptions were made where specific data was not available:
 - Project sites located in an area identified on the Los Angeles County Isohyetal Map as 0.75 inches or below, were given a value of 0.75". Project sites located in an area identified on the Los Angeles County Isohyetal Map as above 0.75 inches, were given the respective 85th percentile value based on the Los Angeles County Isohyetal map (e.g. 0.8", 0.9").
 - Project sites were assumed 100% impervious, the runoff coefficient (C) used is 0.9.
- The mitigated volume (DCV) was calculated for all qualifying projects and analyzed assuming different rates of infiltration potential. A comparison analysis of the LID ordinance to the MS4 Permit requirements was performed assuming 10%, 25%, 50% 75% and 100% of the projects infiltrated the stormwater volume.
- Projects were randomly selected along with the subsequent project area and mitigated volume for those particular projects. The same projects, where possible, were selected for each analysis.

Results

The summary of results demonstrates that for 2014, 2015, and combined 2014-2015 projects, the City of Long Beach's LID ordinance results in a higher volume of urban runoff mitigated due to the larger quantity of developments that the ordinance applies to.

CHAPTER 18.74 - LOW IMPACT DEVELOPMENT STANDARDS

18.74.010 - 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 storm water 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 retention, infiltration, filtering, and flow rate adjustments achieve the goals of LID, advances sustainability and reduces the overall cost of storm water management. The use of engineered systems, structural devices, and vegetated natural designs distributes storm water and urban runoff across a development site maximizing the effectiveness of LID.

(ORD-13-0024, § 1(exh. A), 2013)

18.74.020 - 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 to build 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 storm water 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-Phased Project" shall mean any Development or Redevelopment implemented over more than one phase and the Site of a Multi-Phased Project shall include any land and water area designed and being used to store, treat or manage storm water 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.

"Off-site Runoff Mitigation Fee" means fee 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, evapotranspired and/or stored for use. The Off-site Runoff Mitigation Fee shall be used by

the City to construct or apply towards the construction of an off-site 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 grinding/overlaying and replacement of existing parking lots.

"Site" means the land or water area where any "facility or activity" is physically located or conducted, including adjacent land use in connection with the facility or activity.

(ORD-13-0024, § 1(exh. A), 2013)

18.74.030 - LID requirements and applicability.

- A. The provisions of this section set forth the requirements for and shall apply to all new Development and Redevelopment projects in the City of Long Beach. The following Development or Redevelopment projects are exempt from the requirements of this chapter:
1. Any Development or Redevelopment projects that creates, adds or replaces less than five hundred (500) square feet of impervious surface area;
 2. Any Development or Redevelopment projects involving emergency construction activities required to immediately protect public health and safety;
 3. Any Development or Redevelopment projects involving the grinding/overlaying and replacement of existing parking lots;
 4. Any Development or Redevelopment projects where land disturbing activities result in the replacement of fifty percent (50%) or less of an existing building, structure or impervious surface area; or
 5. Any Development or Redevelopment projects that are technically infeasible pursuant to Subsection 18.74.040.B; or
 6. Any Development or Redevelopment projects that do not require a building permit.
- B. LID requirements for new Development or Redevelopment projects:
1. Residential Development of four (4) units or less:
 - a. For new Development less than one (1) acre, or if Redevelopment alters more than fifty percent (50%) of existing buildings, structures or impervious surfaces of an existing developed site, comply with the standards and requirements of this chapter and implement at least two (2) adequately sized LID BMP alternatives from the LID Best Management Practices Manual.
 - b. For new Development that is one (1) acre and greater, the entire Site shall comply with the standards and requirements of this chapter and the LID Best Management Practices Manual.
 2. Residential Developments of five (5) units or more and nonresidential Developments:

For new Development, or if Redevelopment alters more than fifty percent (50%) of existing buildings, structures or impervious surfaces of an existing developed site, the entire Site shall comply with the standards and requirements of this chapter and of the LID Best Management Practices Manual.

3. Nonresidential Developments in the Port of Long Beach Harbor District:

For new Development or Redevelopment projects located in the Port of Long Beach Harbor District as designated in Title 21 Zoning Regulations, the site shall comply with the LID BMP alternatives set forth in the Port of Long Beach Post-Construction Design Guidance Manual and in the LID Best Management Practices Manual.

- C. This chapter shall not apply to those projects for which a building permit application has been filed for and deemed complete by the Building Official prior to February 19, 2013.

(ORD-13-0024, § 1(exh. A), 2013)

18.74.040 - LID plan review.

- A. Compliance with the LID standards of this chapter shall be demonstrated through a LID plan review. Permit applicant shall be required to submit a LID plan for review to the Building Official. The LID plan shall demonstrate how the project will meet the standards and requirements of this chapter and of the LID Best Management Practices Manual. A submitted LID plan shall indicate compliance with the following standards:
1. Storm water runoff will be infiltrated, captured and reused, evapotranspired, and/or treated on-site through storm water best management practices allowed in the LID Best Management Practices Manual.
 2. The on-site storm water management techniques must be properly sized, at a minimum, to infiltrate, evapotranspire, and/or store for use without any storm water runoff leaving the site to the maximum extent feasible, for at least the volume of water produced by a storm event that results from:
 - a. The volume of runoff produced from a 0.75 inch storm event; or
 - b. The eighty-fifth (85th) percentile twenty-four (24) hour runoff event determined as the maximized capture storm water volume for the area using a forty-eight (48) to seventy-two (72) hour draw down time, from the formula recommended in Urban Runoff Quality Management, WEF Manual of Practice No. 23/ASCE Manual of Practice No. 87, (1998); or
 - c. The volume of annual runoff based on unit basin storage water quality volume, to achieve eighty percent (80%) or more volume treatment by the method recommended in the California Storm Water Best Management Practices Handbook - Industrial/Commercial, (2003).
- B. When the on-site LID requirements are technically infeasible, the infeasibility shall be demonstrated in the submitted LID plan and shall be reviewed in consultation with the Building Official. The technical infeasibility may result from conditions that may include, but are not limited to:
1. Locations where seasonal high groundwater is within ten (10) feet of surface grade;
 2. Locations within one hundred (100) feet of a groundwater well used for drinking water;
 3. Brownfield Development sites or other locations where pollutant mobilization is a documented concern;

- 4. Locations with potential geotechnical hazards; or
 - 5. Locations with impermeable soil type as indicated in applicable soils and geotechnical reports.
- C. If complete on-site compliance of any type is technically infeasible, a Development or Redevelopment project shall be required to comply with, at a minimum, all applicable Standard Urban Storm Water Mitigation Plan (SUSMP) requirements of Chapter 18.61 in order to maximize on-site compliance. For the remaining runoff that cannot feasibly be managed on-site, one (1) or a combination of the following shall be required:
- 1. An Off-site Runoff Mitigation Fee pursuant to Subsection 18.74.050.B shall be paid to the City of Long Beach's Storm Water Pollution Abatement Fund for off-site mitigation, as described in the LID Best Management Practices Manual. The funding will be applied towards the construction of an off-site mitigation project(s) 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.
 - 2. To provide an incentive for on-site management of storm water runoff, Development and Redevelopment projects will receive the following reduction in the Off-site Runoff Mitigation Fee based on the percentages of storm water runoff that is managed on site through infiltration, evapotranspiration, and/or capture and use:

Storm Water Runoff Managed On-site	Fee Reduction
Between 90% and 99%	75%
Between 75% and 89%	50%
Between 50% and 74%	25%

- 3. A Multi-Phased Project must design a system acceptable to satisfy these standards and requirements for the entire Site during the first phase and will implement these standards and requirements for each phase of Development or Redevelopment projects of the Site during the first phase or prior to commencement of construction of a later phase, to the extent necessary to treat the storm water from such later phase.

(ORD-13-0024, § 1(exh. A), 2013)

18.74.050 - LID plan review, permit, and Off-Site Runoff Mitigation fees.

- A. Permit applicants who seeks to engage in new Development or Redevelopment as defined in this chapter by obtaining a building permit shall pay the required plan examination and permit fees as set forth in Chapter 18.06.
- B. Permit applicants who seeks to engage in new Development or Redevelopment as defined in this chapter by obtaining a building permit and does not demonstrate complete on-site compliance as described in the LID Best Management Practices Manual are required to pay an Off-site Runoff Mitigation Fee in the manner and amount as set forth in the schedule of fees and charges established by City Council resolution.

- C. Any Development or Redevelopment projects that are exempted from this chapter shall have the option to voluntarily opt in and incorporate into the project the LID requirements of this chapter. In such case, the LID plan review, permit and Off-site Runoff Mitigation fees associated with the project shall be waived.

(ORD-13-0024, § 1(exh. A), 2013)

18.74.060 - LID Best Management Practices Manual.

- A. The Building Official shall prepare, maintain, and update, as deemed necessary and appropriate, the LID Best Management Practices Manual to include LID standards and practices and standards for storm water pollution mitigation. The LID Best Management Practices Manual shall also include 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 chapter.
- B. The Building Official shall develop, as deemed necessary and appropriate, in cooperation with other City departments and stakeholders, informational bulletins, training manuals and educational materials to assist in the implementation of the LID requirements.

(ORD-13-0024, § 1(exh. A), 2013)

18.74.070 - Hardship determination.

Whenever there are practical difficulties involved in carrying out the provisions of this chapter, the Director shall have the authority to grant modifications to the provisions of this chapter for individual cases, provided the Director shall first find that special individual reason makes the strict letter of this chapter impractical and the modification is in compliance with the intent and purpose of this chapter and that such modification does not lessen the goals of LID, sustainability or increase the overall cost of storm water management.

(ORD-13-0024, § 1(exh. A), 2013)

Long Beach

Name	City	Email Address
Anthony Arevalo	Long Beach	Anthony.Arevalo@longbeach.gov
Ara Maloyan	Long Beach	ara.maloyan@longbeach.gov
David Khorram	Long Beach	David.Khorram@longbeach.gov
Dylan Porter	Port of Long Beach	dylan.porter@polb.com
James Vernon	Port of Long Beach	james.vernon@polb.com
John L. Hunter	John L. Hunter and Associates, Inc.	jhunter@jlha.net
Cameron McCollough	John L. Hunter and Associates, Inc.	cmccullough@jlha.net
Jillian Brickey	John L. Hunter and Associates, Inc.	jbrickey@jlha.net