



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Blvd., 5th Floor Long Beach, CA 90802 (562) 570-6194 FAX (562) 570-6068

December 15, 2016

CHAIR AND PLANNING COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Accept Categorical Exemption CE 16-094 and deny the appeal and uphold the Zoning Administrator's decision to approve a Local Coastal Development Permit for the construction of a new storm drain outlet to the Los Cerritos Flood Control Channel for the Belmont Shores Mobile Estates mobile home park, to replace the existing storm drain outlet, and a complete replacement of the site's 50-year-old direct-discharge stormwater system with a modern, code-compliant stormwater system, and various on-site upgrades of sewer, water, electrical, and gas infrastructure for the mobile home park, located at 6230 Marina View Drive in Subarea 10a of the PD-1 zoning district (Southeast Area Development Improvement Plan). (District 3)

APPLICANT: Wessex Investments, LLC
c/o Warner Younis for The Bridge Group
1237 S. Victoria Avenue, Suite 506
Oxnard, CA 93035

APPELLANT: Elizabeth Lambe for the Los Cerritos Wetlands Land Trust
4100 E. 6th Street
Long Beach, CA 90814

(Application Nos.: LCDP No. 1604-04, Appeal No. 1610-16)

DISCUSSION

On October 10, 2016, the Zoning Administrator approved a Local Coastal Development Permit (LCDP) for a project at the Belmont Shores Mobile Estates mobile home park that consists of construction of a new storm drain outlet into the Los Cerritos Flood Control Channel, and a complete replacement of the site's 50-year-old direct-discharge stormwater system with a modern, code-compliant stormwater system, as well as various on-site upgrades of sewer, water, electrical, and gas infrastructure for the mobile home park (Exhibit A – Zoning Administrator Minutes). The site is located at 6230 Marina View Drive, bounded by Loynes Drive on the north, the Los Cerritos Flood Control Channel and the privately-owned Cerritos Bahia Marina on the south, the Gaslamp restaurant's

CHAIR AND PLANNING COMMISSIONERS

December 15, 2016

Page 2 of 4

parking lot and an oil extraction site on the west, and an undeveloped gore-shaped parcel on the east (Exhibit B – Vicinity Map).

The on-site private property portion of this project is located within the jurisdiction of the California Department of Housing and Community Development (HCD) for the purposes of construction permitting, but an LCDP from the City still is required due to the site's location in the Coastal Zone Appealable Area. Additionally, a small portion of the proposed storm drain outlet crosses onto Los Angeles County Flood Control District (LACFCD) property while still in the Appealable Area, before passing into the Coastal Commission's permit jurisdiction (the area in which all Coastal Development Permits are reviewed directly by the California Coastal Commission). However, the storm drain outlet portion of the project that is not on private property (projecting into the Los Cerritos Flood Control Channel) is not in City jurisdiction for construction permitting either, being under the control of LACFCD, with a number of other agencies involved in the construction permitting process as well, including the Los Angeles Regional Water Quality Control Board, the California Coastal Commission, and the U.S. Army Corps of Engineers. The applicant is in the process of obtaining the required permits from all involved agencies, but project construction is contingent upon approval of this LCDP as well (Exhibit C – Plans).

The main scope of the project consists of sealing and abandonment-in-place of the existing 50-year-old direct-discharge on-site storm drain system and its outfall in the flood control channel, and construction of a modern, code-compliant on-site stormwater system and a new stormwater outlet in the flood control channel. The new stormwater system and outlet are compliant with all stormwater quality standards enforced by the various concerned agencies having jurisdiction over the permitting process.

The project is located within the Southeast Area Development Improvement Plan (SEADIP), which is one of the Planning Areas of the Local Coastal Program (LCP), the City's guiding coastal document that is certified by the Coastal Commission. The LCP mainly emphasizes public access to the shoreline, and regulation of recreation and visitor-serving facilities, but also calls for the preservation of the residential character of the area. This project involves no changes to any dwelling units, neither creation of new units nor demolition of existing units, and is consistent with those requirements of the LCP. Other requirements of the LCP, including public access to the shoreline, also are met, since the project will not affect any existing public access to the coast. Additionally, the LCP emphasizes preservation of low- and moderate-income housing; and in this case, no low- or moderate-income housing will be removed as part of this project. The Zoning Administrator, within the scope of the City's LCDP review, found this project to be consistent with the requirements of the LCDP (Exhibit D – LCDP Findings and Conditions of Approval).

The appellant, Elizabeth Lambe, who represents the Los Cerritos Wetlands Land Trust, has appealed this approval and asks the Planning Commission to overturn the Zoning Administrator's finding of consistency with the LCP and deny the LCDP. The stated reason for the appeal is that Ms. Lambe wishes for the applicant to provide more

CHAIR AND PLANNING COMMISSIONERS

December 15, 2016

Page 3 of 4

information regarding the proposed stormwater system, and that the proposed stormwater system should conform to the ideal stormwater standards chosen by Heal the Bay, a non-profit, non-government environmental group (Exhibit E – Appeal Form).

The applicant has engaged in a dialogue with Ms. Lambe in a good-faith effort to provide the additional information she requests, and to discuss the feasibility of incorporating stormwater filtering systems above and beyond the requirements of governing codes and ordinances for this project. This correspondence, as well as staff's correspondence with Ms. Lambe, is presented to the Planning Commission for review (Exhibit F – Correspondence with Appellant). The applicant has also conducted an extensive stormwater civil engineering study, which is presented for the Commission's review as well (Exhibit G – Applicant's Stormwater Study). Additionally, prior to the October 10, 2016 Zoning Administrator hearing, the homeowners' association for the mobile home park submitted a letter in support of the project (Exhibit H – HOA Letter).

Staff finds the appeal to be outside of the scope of the City's LCDP purview. An appeal of an LCDP approval to the Planning Commission is not the appropriate forum for obtaining additional information about the project's stormwater quality requirements and standards, especially given the good-faith effort by the applicant and staff to provide this information, and to direct the appellant to the appropriate agencies that regulate stormwater quality. Also, the Planning Commission and the City do not have the ability to enforce higher stormwater quality standards than those required by governing codes and ordinances for a private property project that is not within the City's jurisdiction. This means there is not a possibility of adding conditions of approval to the LCDP to require additional stormwater capture and filtration requirements. Finally, if this appeal is sustained and the LCDP is denied, the existing deficient 50-year-old direct-discharge stormwater system on the property will remain, without the necessary filters, catch basins, and other infrastructure to capture trash and other pollutants which currently enter the flood control channel with each rain.

Staff recommends that the Planning Commission uphold the Zoning Administrator's decision to grant the LCDP, and deny the appeal.

PUBLIC HEARING NOTICE

Public hearing notices were distributed on November 21, 2016, in accordance with the requirements of Chapter 21.21 of the Long Beach Municipal Code. Any comments received prior to the Planning Commission hearing will be provided to the Commission at the hearing.

ENVIRONMENTAL REVIEW

In accordance with the Guidelines for Implementation of the California Environmental Quality Act, a Categorical Exemption was prepared for the proposed project (Exhibit I – CE 16-094), finding that this project qualifies for a Categorical Exemption per Section 15302 of the California Environmental Quality Act Guidelines.

Respectfully submitted,



LINDA F. TATUM, AICP
PLANNING BUREAU MANAGER



AMY J. BODEK, AICP
DIRECTOR OF DEVELOPMENT SERVICES

AJB:LT:CT:sk

Attachments:

- Exhibit A – Zoning Administrator Minutes
- Exhibit B – Vicinity Map
- Exhibit C – Plans
- Exhibit D – LCDP Findings and Conditions of Approval
- Exhibit E – Appeal Form
- Exhibit F – Correspondence with Appellant
- Exhibit G – Applicant's Stormwater Study
- Exhibit H – HOA Letter
- Exhibit I – Categorical Exemption CE 16-094



CITY OF LONG BEACH

EXHIBIT A

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Blvd., 5th Floor Long Beach, CA 90802 (562) 570-6194 FAX (562) 570-6068

Zoning Administrator Meeting Action Summary October 10, 2016

Item #2

Application No.: 1604-01

Address: 6230 Marina View Dr.

Council District: 3

Project Description: A Local Coastal Development Permit to find that construction of a new storm drain outlet to the Los Cerritos Channel for the Belmont Shores Mobile Estates mobile home park, to replace the existing storm drain outlet, is in conformance with the City's Certified Local Coastal Program. The project also includes various on-site private property infrastructure upgrades for the mobile home park, located at 6230 Marina View Drive in Subarea 10a of the PD-1 zoning district (South East Area Development Improvement Plan).

Summary

Scott Kinsey, Planner IV, provided a staff presentation summarizing the project description, required findings and facts in support of findings, and proposed conditions of approval.

The Zoning Administrator opened the public hearing.

The applicant, represented by Warner Younis, spoke on behalf of the proposed project and acknowledged that he has read and understands the draft findings and conditions.

Elizabeth Lambe, representing the Los Cerritos Wetlands Land Trust, spoke and asked for more details regarding the proposed upgraded stormwater system's filtering capabilities, and how the proposed project compared to the best practices for storm water filtering recommended by the Heal the Bay organization.

Scott Kinsey responded that the scope of today's hearing is limited to a determination of whether or not the proposed project could be found in conformance with the City's Certified Local Coastal Program, and referred technical inquiries on the storm drain system and filtering to the applicant.

A dialogue ensued between Warner Younis and Elizabeth Lambe. Mr. Younis attempted to answer Ms. Lambe's questions. Mr. Younis described the condition of the existing corrugated metal outfall pipe, and how it will be replaced with a reinforced concrete outfall pipe. He also described the filtering system and the numerous agencies whose review and approval is required for the project. This dialogue ended with Elizabeth Lambe requesting to see the project plans following the hearing.

Toni Short spoke, requesting that the applicant provide a timeline of construction for the project. The applicant responded, describing a rough sequencing of construction activities, but stated that a firm timeline is not yet available.

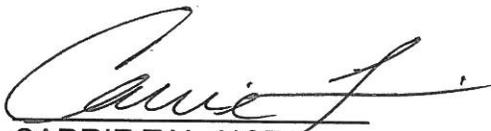
Ben Bariallano spoke, describing alleged illegal dumping activities into the existing storm drain system by professional carpet cleaning companies at the mobile home park, and expressed support for an upgrade of the stormwater system on the site.

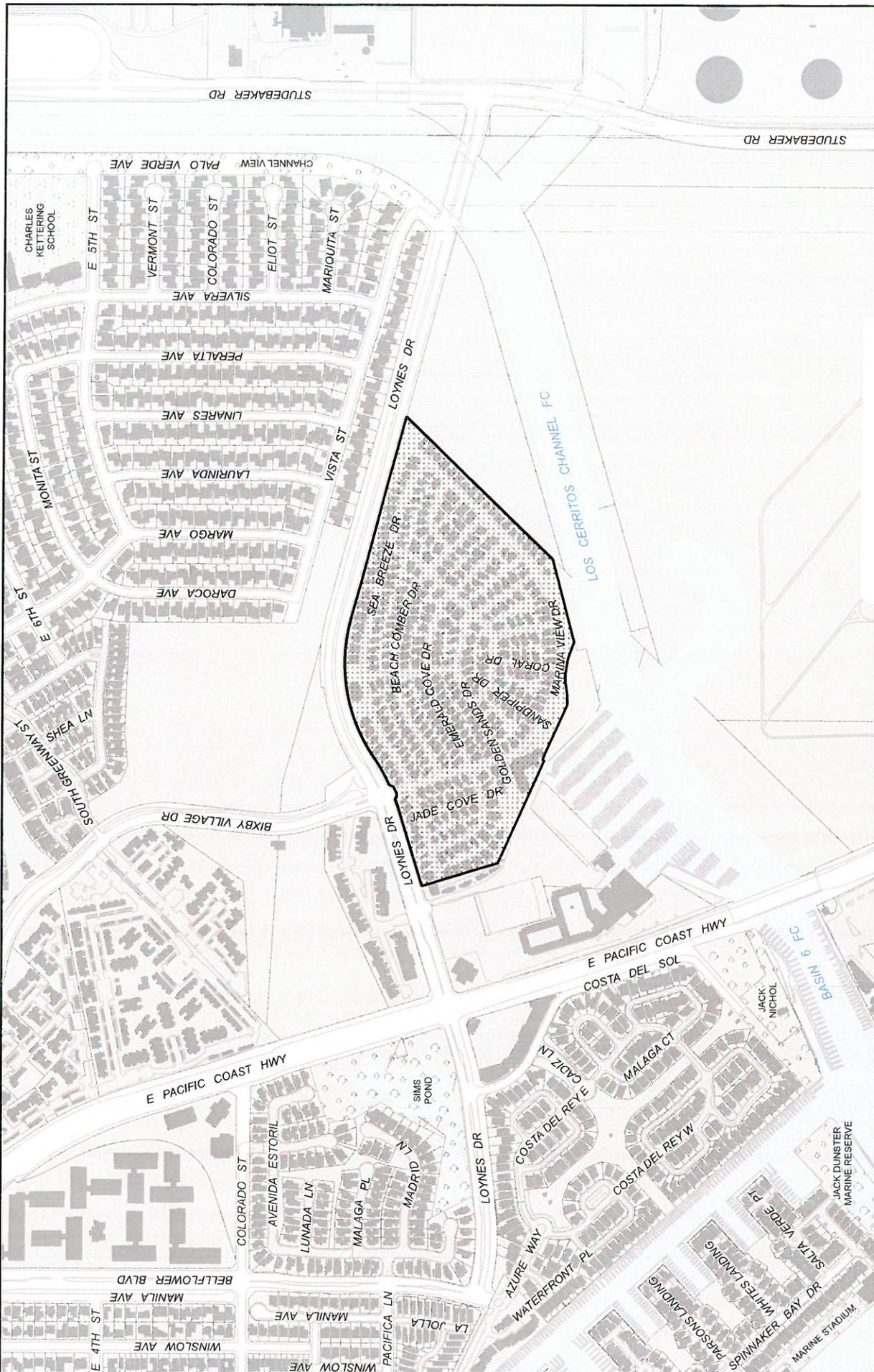
The Zoning Administrator clarified that the scope of today's hearing is limited to consideration of the project's conformance with the Certified Local Coastal Program. The Zoning Administrator recommended that the applicant and property owner conduct more outreach efforts to the residents of the mobile home park so that they may be better informed about the progress and timeline of the proposed project.

The Zoning Administrator closed the public hearing.

Zoning Administrator Action:

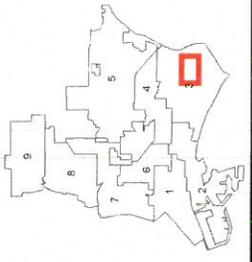
Conditionally Approved.


CARRIE TAI, AICP
Zoning Administrator



Subject Property:
 6230 Marina View Dr
 Application No. 1610-16
 Council District 3
 Zoning Code : PD-1 Subarea 10a

EXHIBIT B



LOCAL COASTAL DEVELOPMENT PERMIT FINDINGS

6230 Marina View Dr.
Application No. 1604-01
October 10, 2016

Pursuant to Section 21.25.904 of the Long Beach Municipal Code, a Local Coastal Development Permit can be granted only when positive findings are made consistent with the following criteria set forth in the Zoning Ordinance. These findings and staff analysis are presented for consideration, adoption and incorporation into the record of proceedings:

1. THE PROPOSED DEVELOPMENT CONFORMS TO THE CERTIFIED LOCAL COASTAL PROGRAM INCLUDING BUT NOT LIMITED TO ALL REQUIREMENTS FOR REPLACEMENT OF LOW AND MODERATE-INCOME HOUSING; AND

The proposed project consists of construction of a new storm drain outfall into the Los Cerritos Flood Control Channel (see plans in LCDP file No. 1604-01), connected directly to the subject property's existing private storm water system. This new storm drain outfall in the channel will replace an existing one, which is aged and no longer adequate, and which will be sealed and abandoned in place. The project also includes a number of on-site upgrades to the mobile home park's water, sewer, stormwater, and electrical systems. This project is located in the Southeast Area Development Improvement Plan (SEADIP), which is one of the Planning Areas of the LCP. The LCP mainly emphasizes public access to the shoreline and regulation of recreation and visitor-serving facilities, but also calls for the preservation of the residential character of the area. Since this project involves no changes to any dwelling units, neither creation of new units nor demolition of existing units, it is consistent with those requirements of the LCP. Other requirements of the LCP, including public access to the shoreline, are met as well, as the project will not affect any existing public access to the coast. No low- or moderate-income housing will be removed as part of this project. The developer will secure all on-site construction permits for the private property portion of the project through the California Department of Housing and Community Development (HCD), which has direct jurisdiction over all mobile home parks. This permit's conditions of approval (see conditions of approval for LCDP No. 1604-01) require the developer to obtain all necessary permits for the portion of the project in the flood control channel from other concerned agencies as well, including the U.S. Army Corps of Engineers, the Los Angeles County Flood Control District, the California Coastal Commission, and any other concerned agencies. An eelgrass survey was carried out to satisfy the requirements of the Army Corps of Engineers, and the survey found that eelgrass is growing only sparsely in the Los Cerritos Flood Control Channel, and not adjacent to the proposed new storm drain outfall. The Army Corps of Engineers has, at the time of this hearing, indicated preliminary approval for the project, and will issue a permit at a later date. Similarly, preliminary approval has been obtained from the Los Angeles County Flood Control District, which also will issue a permit for the project at a later date.

2. THE PROPOSED DEVELOPMENT CONFORMS TO THE PUBLIC ACCESS AND RECREATION POLICIES OF CHAPTER 3 OF THE COASTAL ACT. THIS SECOND FINDING APPLIES ONLY TO DEVELOPMENT LOCATED SEAWARD OF THE NEAREST PUBLIC HIGHWAY TO THE SHORELINE.

The proposed project is located seaward of the nearest public highway to the shoreline (Loynes Drive). No public access ways will be affected by this project. The project will make no change to existing recreation land uses and will not affect the suitability of the waterfront property for water-oriented recreation uses. The development (construction of a new storm drain outfall, and various on-site infrastructure improvements to the private common property of a mobile home park) will not interfere with the public's right of access to the sea, shoreline, or coast, as described in Chapter 3 of the Coastal Act. Additionally, the conditions of approval of this subject LCDP (see conditions of approval, LCDP No. 1604-01) require the developer to obtain California Coastal Commission approval for the portion of the project that is located in the State's Original Permit Jurisdiction, outside of the City's Coastal Zone or Appealable Area. This applies to the portion of the storm drain outfall that extends into the waterway of the Los Cerritos Flood Control Channel.

**LOCAL COASTAL DEVELOPMENT PERMIT
CONDITIONS OF APPROVAL**

6230 Marina View Dr. (Belmont Shores Mobile Estates mobile home park)

Application No. 1604-01

October 10, 2016

Special Conditions

1. The permit approved for this project is a Local Coastal Development Permit (LCDP), with no code exceptions, for the construction of a new storm drain connection and outfall, directly from the private property storm drain system into the Los Cerritos Flood Control Channel, with the abandonment-in-place and sealing of the existing storm drain outfall. The project also includes various on-site upgrades to the storm drain, street, water, sewer, and electrical systems on the private property of the mobile home park.
2. This approval is for the extent of the project within the City's Coastal Zone and Appealable Area jurisdiction, and includes approval in concept of the portion of the project that extends into the California Coastal Commission's state jurisdiction. The portion extending into the state's jurisdiction must receive all necessary approvals (Coastal Development Permit or other appropriate permit or action) from the California Coastal Commission following approval of this LCDP.
3. Prior to the commencement of construction, the developer shall obtain all other necessary permits from other concerned agencies, including but not limited to, the California Coastal Commission, the Los Angeles County Flood Control District, and the U.S. Army Corps of Engineers.
4. The subject property is a mobile home park, regulated under the authority of the California Department of Housing and Community Development (HCD). As such, following City approval of this subject Local Coastal Development Permit (LCDP), as well as permits from other agencies per condition #3, all construction document (CD) plan review and building/subtrade permit issuance and inspection are subject to the jurisdiction of HCD, and not the City of Long Beach. As such, any standard conditions of this subject permit that refer to the City of Long Beach as the reviewing and permitting authority for construction permits shall be instead construed to refer to HCD as the agency having authority over construction permits, or shall be construed not to apply, as appropriate.

Standard Conditions:

5. This permit and all development rights hereunder shall terminate **two** years from the effective date of this permit unless construction is commenced, or a time extension is granted based on a written request submitted prior to the expiration of the one year period and approved by the Zoning Administrator, as provided in Section 21.21.406 of the Long Beach Municipal Code.

6. This permit shall be invalid if the owner(s) and/or applicant(s) have failed to return written acknowledgment of their acceptance of the conditions of approval on the *Conditions of Approval Acknowledgment Form* supplied by the Planning Bureau. This acknowledgment must be submitted within 30 days from the effective date of approval (final action date or, if in the appealable area of the Coastal Zone, 21 days after the local final action date).
7. If, for any reason, there is a violation of any of the conditions of this permit or if the use/operation is found to be detrimental to the surrounding community, including public health, safety or general welfare, environmental quality or quality of life, such shall cause the City to initiate revocation and termination procedures of all rights granted herewith.
8. In the event of transfer of ownership of the property involved in this application, the new owner shall be fully informed of the permitted use and development of said property as set forth by this permit together with all conditions that are a part thereof. These specific requirements must be recorded with all title conveyance documents at time of closing escrow.
9. All conditions of approval must be printed verbatim on all plans submitted for plan review to the Department of Development Services. These conditions must be printed on the site plan or a subsequent reference page.
10. All plans submitted for plan review must explicitly call out and describe all materials, textures, and colors approved by the Zoning Administrator. The new structure shall be harmonious in terms of the colors, materials, and architectural design to the satisfaction of the Director of Development Services. No substantial changes shall be made without prior written approval of the Zoning Administrator.
11. Prior to the issuance of a building permit, the applicant shall submit a revised set of plans reflecting all of the design changes set forth in the conditions of approval to the satisfaction of the Zoning Administrator.
12. The Director of Development Services is authorized to make minor modifications to the approved design plans or to any of the conditions of approval if such modifications shall not significantly change/alter the approved design/project. Any major modifications shall be reviewed by the Zoning Administrator or Planning Commission, respectively.
13. Site development, including landscaping, shall conform to the approved plans on file in the Department of Development Services. At least one set of approved plans containing Planning, Building, Fire, and, if applicable, Redevelopment and Health Department stamps shall be maintained at the job site, at all times for reference purposes during construction and final inspection.

14. All landscaped areas must be maintained in a neat and healthy condition. Any dying or dead plants materials must be replaced with the minimum size and height plant(s) required by Chapter 21.42 (Landscaping) of the Zoning Regulations. At the discretion of City officials, a yearly inspection shall be conducted to verify that all irrigation systems are working properly and that the landscaping is in good healthy condition. The property owner shall reimburse the City for the inspection cost as per the special building inspection specifications established by the City Council.
15. The property shall be developed and maintained in a neat, quiet, and orderly condition and operated in a manner so as not to be detrimental to adjacent properties and occupants. This shall encompass the maintenance of exterior facades of the building, designated parking areas serving the use, fences and the perimeter of the site (including all public parkways).
16. Any graffiti found on site must be removed within 24 hours of its appearance.
17. All structures shall conform to the Long Beach Building Code requirements. Notwithstanding this subject permit, all other required permits from the Building Bureau must be secured.
18. Separate building permits shall be required for fences, retaining walls, flagpoles, and pole mounted yard lighting foundations.
19. Approval of this development project is expressly conditioned upon payment (prior to building permit issuance or prior to Certificate of Occupancy, as specified in the applicable Ordinance or Resolution for the specific fee) of impact fees, connection fees and other similar fees based upon additional facilities needed to accommodate new development at established City service level standards, including, but not limited to, sewer capacity charges, Park Fees and Transportation Impact Fees.
20. The applicant shall file a separate plan check submittal to the Long Beach Fire Department for their review and approval prior to the issuance of a building permit.
21. Demolition, site preparation, and construction activities are limited to the following (except for the pouring of concrete which may occur as needed):
 - a. Weekdays and federal holidays: 7:00 a.m. to 7:00 p.m.;
 - b. Saturday: 9:00 a.m. - 6:00 p.m.; and
 - c. Sundays: not allowed
22. Any off-site improvements found to be damaged shall be replaced to the satisfaction of the Director of Public Works.

23. All unused curb cuts shall be replaced with full height curb, gutter and sidewalk and shall be reviewed, approved and constructed to the specifications of the Director of Public Works.

24. As a condition of any City approval, the applicant shall defend, indemnify, and hold harmless City and its agents, officers, and employees from any claim, action, or proceeding against City or its agents, officers, and employees to attack, set aside, void, or annul the approval of City concerning the processing of the proposal/entitlement or any action relating to, or arising out of, such approval. At the discretion of the City and with the approval of the City Attorney, a deposit of funds by the applicant may be required in an amount sufficient to cover the anticipated litigation costs.



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Blvd., 5th Floor Long Beach, CA 90802 (562) 570-6194 FAX (562) 570-6068

PLANNING BUREAU

APPLICATION FOR APPEAL

An appeal is hereby made to Your Honorable Body from the decision of the

<input checked="" type="checkbox"/> Zoning Administrator	on the <u>10</u> day of <u>OCTOBER</u> , 20 <u>16</u>
<input type="checkbox"/> Planning Commission	
<input type="checkbox"/> Cultural Heritage Commission	
<input type="checkbox"/> Site Plan Review Committee	

APPLICATION # 1604-04 BELMONT SHORES MOBILE ESTATE S
Project Address: 6230 MARINA VIEW DR LONG BEACH CA

Reasons for Appeal: SEE ATTACHED

Your appellant herein respectfully requests that Your Honorable Body **reject** the decision and Approve / Deny this application.

	Appellant 1	Appellant 2
Name:	<u>ELIZABETH LAMBE</u>	
Organization:	<u>LOS CERRITOS WETLANDS LAND TRUST</u>	
Address:	<u>4100 E. 6th ST.</u>	
City/ZIP:	<u>LONG BEACH 90814</u>	
Phone:	<u>714-357-8576</u>	
Signature:	<u>EJ Lamb</u>	
Date:	<u>10/20/2016</u>	

- A separate appeal form is required for each appellant party, except for appellants from the same address, or those representing an organization.
- Appeals must be filed within 10 days after the decision is made (LBMC 21.21.502).
- You must have established *aggrieved* status by presenting oral or written testimony at the hearing where the decision was rendered; otherwise, you may not appeal the decision.
- See reverse of this form for the statutory provisions on the appeal process.

(Below This Line for Staff Use Only)

Appeal by Applicant, or Appeal by Third Party

Received by: SK App. No.: 1610-16 Filing Date: 10/20/16

Fee: \$100 Fee Paid Project (receipt) No.: PLNB 37430

Appeal of LCDP 1604-01



Los Cerritos Wetlands Land Trust
for Long Beach and Seal Beach

PO Box 30165
Long Beach, CA 90853

www.lcwlandtrust.org

October 20th, 2016

Chair Christoffels and Planning Commissioners
Long Beach Planning Commission
City of Long Beach
333 W. Ocean Blvd.
Long Beach, CA 90802

Application No. 1604-04
Appeal of Los Cerritos Wetlands Land Trust
Request for a Local Coastal Development Permit
Project Location: 6230 Marina Vista View Drive
Applicant: Cirrus Development for Wessex Investments, LLC.
Hearing: October 10, 2016

The Los Cerritos Wetlands Land Trust appeals the Zoning Administrator decision for the following reasons:

The City found the project exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15302, which exempts from environmental review “replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced.”

However, there was insufficient information provided to the public at the zoning administration hearing about the proposed storm drain. Before the approval process moves forward the public deserves to know further details about the removal of the old storm drain and construction of the new one, in part to ensure that the City’s use of a categorical exemption is appropriate. We need to know that measures will be put in place to ensure the Los Cerritos Channel and Alamitos Bay are not polluted by the run off from the storm drain. The proposed storm drain outlet and “various on-site private property infrastructure upgrades” should not move forward until there are measures in place to ensure no run off reaches Alamitos Bay and the Los Cerritos Channel.

This storm drain is located adjacent to the mouth of Steamshovel Slough where any changes to the existing drainage, or any onsite construction could have significant, adverse impacts on biological resources and water quality that render the City’s use of a categorical exemption

inappropriate. In order to prevent this, the Los Cerritos Wetlands Land Trust seeks assurance that the existing storm drain is replaced at minimum with a drain that is outfitted with a low flow diversion system and trash separation devices. Additionally we support permeable pavement or bio swales in order to help not only with drainage but also water quality. We would like to know the plan to deal with run off from a 2 year to 5-year storm. Is there a storm water management plan for the property? If there is one, is the proposal in compliance with that plan or will it need to be amended? Has a permit been obtained from the water quality control board for this project?

The city should be committed to these best management practices since there has been so much concern about Alamitos Bay water quality.

We recommend that the City of Long Beach upgrade the storm drains entering Alamitos Bay or acknowledge that a major contributing reason we have poor water quality in the bay and are considering continuing to run AES's pumps, post conversion, is because we do not properly treat storm run-off.

The Los Cerritos Wetlands Land Trust has partnered with Heal the Bay in the past regarding water quality issues that would impact our local wetlands as well as Alamitos Bay. For example Heal the Bay's Policy Director Rita Kampalath has met with 3rd District Councilmember Suzie Price as well as with others within the City to offer their expertise and help in order to address local water quality problems. Heal the Bay would be a great resource to get feedback on the design of the project and my group, the Los Cerritos Wetlands Land Trust, would be appreciative if the City could utilize methods and standards endorsed by them.

Sincerely,



Elizabeth Lambe
Executive Director
Los Cerritos Wetlands Land Trust
Ph# 714/357-8576

EXHIBIT F

From: [Elizabeth Lambe](mailto:Elizabeth.Lambe)
To: [Scott Kinsey](mailto:Scott.Kinsey)
Subject: Re: 6230 Marina View Dr. appeal
Date: Thursday, November 17, 2016 6:11:01 PM

I thought we had a really good meeting with the project developer and then I sent them a couple of follow up questions, as we agreed to at the meeting, and I never heard back. I have been out of town on vacation but now that I am back I will send them another email.

I'll let you know what I know.

Elizabeth

> On Nov 14, 2016, at 5:43 PM, Scott Kinsey <Scott.Kinsey@longbeach.gov> wrote:

>

> Hello Elizabeth,

>

> I just wanted to check in with you on any progress you may have made with the project developer and if you have gotten the information you're looking for from them. Please let me know. Thanks!

>

> Scott Kinsey

> Planner IV

>

> Long Beach Development Services | Planning Bureau

> T (562) 570-6461 F (562) 570-6068

> 333 West Ocean Blvd., 5th Fl. | Long Beach, CA 90802

> scott.kinsey@longbeach.gov | lbs.lgbeach.gov

>

> -----Original Message-----

> From: Elizabeth Lambe [<mailto:ejlambe@gmail.com>]

> Sent: Monday, October 24, 2016 6:03 PM

> To: Scott Kinsey <Scott.Kinsey@longbeach.gov>

> Subject: Re: Even though the storm drain project proponents

>

> Thanks so much. We are in the process of setting up a meeting with the applicant so we can talk face-to-face.

>

> Appreciate all your help.

>

> I will for sure let you know how it goes.

>

> Elizabeth

>

>

>> On Oct 20, 2016, at 3:54 PM, Scott Kinsey <Scott.Kinsey@longbeach.gov> wrote:

>>

>> Elizabeth,

>>

>> We have received your appeal, and will begin the process of getting it in front of the Planning Commission.

>>

>> However, I have instructed the applicant to continue to work with you on your information requests, to determine if the project meets the best practices recommended by Heal the Bay. Please let me know how it goes. Thanks.

>>

>> Scott Kinsey

>> Planner IV

>>

>> Long Beach Development Services | Planning Bureau
>> T (562) 570-6461 F (562) 570-6068
>> 333 West Ocean Blvd., 5th Fl. | Long Beach, CA 90802
>> scott.kinsey@longbeach.gov | lbs.longbeach.gov

>>

>> -----Original Message-----

>> From: ejlambe [mailto:ejlambe@gmail.com]
>> Sent: Thursday, October 20, 2016 3:37 PM
>> To: Scott Kinsey <Scott.Kinsey@longbeach.gov>
>> Subject: Re: Even though the storm drain project proponents

>>

>> We are back on the 5th floor with our receipt. I called but just reached your voice mail.

>>

>> Sent from my iPhone

>>

>>> On Oct 20, 2016, at 3:03 PM, Scott Kinsey <Scott.Kinsey@longbeach.gov> wrote:

>>>

>>> Elizabeth,

>>>

>>> If you wish to appeal, your appeal must be filed prior to 4:30 pm today, including payment of the \$100 appeal fee.

>>>

>>> Scott Kinsey

>>> Planner IV

>>>

>>> Long Beach Development Services | Planning Bureau
>>> T (562) 570-6461 F (562) 570-6068
>>> 333 West Ocean Blvd., 5th Fl. | Long Beach, CA 90802
>>> scott.kinsey@longbeach.gov | lbs.longbeach.gov

>>>

>>> -----Original Message-----

>>> From: Elizabeth Lambe [mailto:ejlambe@gmail.com]
>>> Sent: Thursday, October 20, 2016 2:45 PM
>>> To: Scott Kinsey <Scott.Kinsey@longbeach.gov>
>>> Subject: Even though the storm drain project proponents

>>>

>>> sent me their project plans late yesterday they did not answer all of my questions. Therefore the Land Trust will file an appeal later today to the Planning Commission.

>>>

>>> However I did update our letter to reflect that I received some information, it is just not sufficient information.

>>>

>>> My revised letter is attached which I think reflects that.

>>>

>>> I don't mean to jam anyone up, honestly, and it would have been nice of the project applicant had been in touch with me in a more timely manner. Like they promised. But we remain concerned about this project and think it deserves review at the Planning Commission level.

>>>

>>> Thanks for all you did to help me and I hope that is reflected in this revised letter-of-appeal.

>>>

>>> See you soon!

>>>

>>> Elizabeth

>>>

>

EMAILS

Communication between representatives of Belmont Shores Mobile
Home Estates and Elizabeth Lambe



Younis, Patricia <py@the-bridge-group.com>

information on water quality enhancements at Belmont Shores Mobil Home Estates

22 messages

Aaron Clark <aaron@agd-landuse.com> Wed, Oct 19, 2016 at 12:39 PM
To: "elizabeth@lcwlandtrust.org" <elizabeth@lcwlandtrust.org>, "Warner Younis (wy@the-bridge-group.com)" <wy@the-bridge-group.com>
Cc: "Younis, Patricia (py@the-bridge-group.com)" <py@the-bridge-group.com>

Hi, Elizabeth: It was nice meeting you at our zoning administrator's hearing for the Belmont Shores Mobil Home Estates utility improvement project. Scott Kinsey just called to say you would appreciate additional information from our team re water quality improvement aspects of the project. I've attached a letter that the ownership previously mailed to you which addresses these issues (it was sent to your organization's PO Box, so I'm not sure if you've seen it). Further, Warner Younis (the civil engineer who presented the project at the hearing) is going to call you to discuss your questions. Really hopeful we can supply you with the information you need so that you aren't feeling a need to appeal this project to the City's Planning Commission.

Best regards,

Aaron

Aaron P. Clark

Armbruster Goldsmith & Delvac LLP

12100 Wilshire Blvd., Suite 1600

Los Angeles, CA 90025

D 310-254-9053

t 310-209-8800

f 310-254-9033

aaron@agd-landuse.com

www.agd-landuse.com

 Lambe zoning hearing_001.pdf
210K

Warner Younis <wy@the-bridge-group.com>
To: Younis Pat <py@the-bridge-group.com>

Wed, Oct 19, 2016 at 5:10 PM

FWD.



Younis, Patricia <py@the-bridge-group.com>

Belmont Storm Drain Plans

3 messages

Mike De Leon <MDeLeon@deainc.com>

Wed, Oct 19, 2016 at 3:11 PM

To: "Elizabeth@lcwlandtrust.org" <Elizabeth@lcwlandtrust.org>

Cc: "Younis, Patricia" <py@the-bridge-group.com>, Warner Younis <wy@the-bridge-group.com>

Hi Elizabeth,

Per Warner's request, please see attached Storm Drain plans for Belmont.

1 set was approved by HCD and 1 set approved by LA Co. Flood Control (also attached is Sheet 3 of the LA Co. Set includes a revised outlet).

Thanks

Michael De Leon, PE, QSD | Project ManagerDavid Evans and Associates, Inc. | Land Development  **HALL & FOREMAN IS NOW DEA**25152 Springfield Court, Suite 350 | Santa Clarita, CA 91355-1096 | www.deainc.comd: 661.284.7444 | c: 818.624.8232 | mixd@deainc.comDAVID EVANS
AND ASSOCIATES INC.

3 attachments **HCD Approved_Storm Drain Plans__Belmont Shores.pdf**
6436K **Approved LA County Storm Drain Plans for Belmont_021716.pdf**
1934K **Revised Outlet Sheet 3_LA County Storm Drain Plans for Belmont_Revised 10-14-16 - Copy.pdf**
1005K

Wed, Oct 19, 2016 at 3:17 PM

Younis, Patricia <py@the-bridge-group.com>
To: Mike De Leon <MDeLeon@deainc.com>
Cc: Warner Younis <wy@the-bridge-group.com>

Mike - thanks!

sent from Samsung S-5
Patricia Younis
The Bridge Group

[Quoted text hidden]

3 attachments

-  HCD Approved_Storm Drain Plans__Belmont Shores.pdf
6436K
-  Approved LA County Storm Drain Plans for Belmont_021716.pdf
1934K
-  Revised Outlet Sheet 3_LA County Storm Drain Plans for Belmont_Revised 10-14-16 - Copy.pdf
1005K

Warner Younis <wy@the-bridge-group.com>
To: Younis Pat <py@the-bridge-group.com>

Wed, Oct 19, 2016 at 5:25 PM

Sent from my iPad

Begin forwarded message:

From: Elizabeth Lambe <ejlambe@gmail.com>
Date: October 19, 2016 at 5:23:23 PM PDT
To: Warner Younis <wy@the-bridge-group.com>
Subject: Re: Belmont Storm Drain Plans

Received your letter and the attachments below. Thanks! I'll be back in touch.

Elizabeth

On Oct 19, 2016, at 5:14 PM, Warner Younis <wy@the-bridge-group.com> wrote:

FWD

Sent from my iPad

Begin forwarded message:

From: Mike De Leon <MDeLeon@deainc.com>
Date: October 19, 2016 at 3:11:00 PM PDT
To: "Elizabeth@lcwlandtrust.org" <Elizabeth@lcwlandtrust.org>
Cc: "Younis, Patricia" <py@the-bridge-group.com>, Warner Younis <wy@the-bridge-group.com>
Subject: Belmont Storm Drain Plans

Hi Elizabeth,

Per Warner's request, please see attached Storm Drain plans for Belmont.

1 set was approved by HCD and 1 set approved by LA Co. Flood Control (also attached is Sheet 3 of the LA Co. Set includes a revised outlet).

Thanks

Michael De Leon, PE, QSD | Project Manager
David Evans and Associates, Inc. | Land Development

<image002.png>

HALL & FOREMAN IS NOW DEA

25152 Springfield Court, Suite 350 | Santa Clarita, CA 91355-1096

| www.deainc.com

d: 661.284.7444 | c: 818.624.8232 | mixd@deainc.com

<image003.png>

<HCD Approved_Storm Drain Plans__Belmont Shores.pdf>

<Approved LA County Storm Drain Plans for Belmont_021716.pdf>

<Revised Outlet Sheet 3_LA County Storm Drain Plans for Belmont_Revised 10-14-16 - Copy.pdf>



Younis, Patricia <py@the-bridge-group.com>

information on water quality enhancements at Belmont Shores Mobil Home Estates

Elizabeth Lambe <ejlambe@gmail.com>

Thu, Oct 20, 2016 at 10:32 AM

To: Warner Younis <wy@the-bridge-group.com>, aaron@agd-landuse.com, py@the-bridge-group.com

Thanks for the information you send to me. Sure wish I could have received it sooner so myself and my colleagues could have had more time to review it. I do have a couple more questions.

Could before you tell me if there is a storm water management plan for the property? If there is one, is your proposal in compliance with that plan or will you have to amend it?

Do you have a permit from the water quality control board for this project?

Did you consider adding additional elements like permeable pavement or bio-swales to make this a better project? There is a great deal of concern these days about water quality in Alamitos Bay, especially bacteria levels. Would you be open to adding in additional elements to capture dry weather run off?

Thanks so much for some further information.

Elizabeth

On Oct 19, 2016, at 5:03 PM, Warner Younis <wy@the-bridge-group.com> wrote:

FWD

Sent from my iPad

Begin forwarded message:

From: Aaron Clark <aaron@agd-landuse.com>
Date: October 19, 2016 at 12:39:42 PM PDT
To: "elizabeth@lcwlandtrust.org" <elizabeth@lcwlandtrust.org>, "Warner Younis (wy@the-bridge-group.com)" <wy@the-bridge-group.com>
Cc: "Younis, Patricia (py@the-bridge-group.com)" <py@the-bridge-group.com>
Subject: information on water quality enhancements at Belmont Shores Mobil Home Estates

[Quoted text hidden]

<Lambe zoning hearing_001.pdf>



Younis, Patricia <py@the-bridge-group.com>

information on water quality enhancements at Belmont Shores Mobil Home Estates

Younis, Patricia <py@the-bridge-group.com>

Fri, Oct 21, 2016 at 4:11 PM

To: Elizabeth Lambe <ejlambe@gmail.com>

Cc: Warner Younis <wy@the-bridge-group.com>, Candace Holcombe <candy@newportpacific.com>

Good Afternoon, Elizabeth,

Again, we apologize for the mix up on the emails and the letter. Our intent was to provide you as much information as possible. We are so disappointed that it was delayed to the point you decided to appeal this very worthy project.

Despite the delay, we suspect the reason for your appeal is that you want to be assured the project is sensitive to issues affecting Los Cerritos Channel. Based on your questions in the email, we believe it would be in would be best if we schedule an informal meeting at the Park. This email would get even longer if we tried to go through all of this in writing!

We are hopeful that once you know more and are confident in the great effort and care that has been taken to design this project, you will re-consider your appeal and *help* us move this project ahead as quickly as possible. As the Owner and each of us sees it, *everyday the Park remains in its current condition, it is a day lost in our mutual goal of a cleaner Los Cerritos Channel.*

We can meet at the Belmont Shores Mobil Home Estates Clubhouse. We have spoken to Candace Holcombe, the Vice-President of Newport Pacific about a meeting and she was most positive. In case you do not know, Newport Pacific is the site manager and will also be managing the construction under one of its subsidiaries. Candy is already quite booked for next week but wants to meet asap. Would Wednesday or Thursday work for you? Warner asks that we meet sometime between 11 am and 3, if possible on either day.

The meeting would be just Candy, Warner and me from our side. Informal. Our goal is that you leave as enthusiastic about this project as we and others are. To be honest we have had positive support from every agency we have worked with - but do not read their enthusiasm as a pass for non-compliance! The bar has been high and the Owner has complied without fail.

Bottom line: We want you to understand the thoughtfulness and thoroughness that has been used in design and methodologies as well as in the selection of the very qualified and experienced consultants. We are especially anxious to explain the design elements that most directly affect the Channel waters. We want to allay your concerns. To do this we suggest that Warner personally walk you through the details and technicalities so that you can see for yourself that this project is a *huge* leap forward in the clean water goal of both your group and Heal The Bay. You will understand why some kinds of clean water improvements typically employed have not been utilized and why others have. This is the best way to have a full understanding of what this complex project encompasses, and why you can be confident that this project is, in fact, very focused on improvements and actions that track well with your goals.

For your immediate information, we would like you to know that this project has been going through the design and entitlement process for over three years. Because the Owner is most anxious to make these very needed retrofits asap, the work has been intense and continuous. Along the way the project has complied with all agency requirements:

The first agency to review, check and approve the project was the State of California Department of Housing and Community Development which, of course, as a part of its approval requires the Owner to

comply with the other entitling agencies.

- The project has a complete approved Storm Water Pollution Prevention Plan (SWPPP) which, I believe, is what you are referring to as a storm water management plan. It is an original Plan, written specifically to address the scope of this project so there is no amendment required. It was submitted to and has been approved by the State Water Board.
- Other Agencies and Agreements include:
 - The Regional Water Board permit which is still in process;
 - The Low Impact Development Plan (LID) is approved and is, of course, in compliance with the 2014 L.A. County LID Standards Manual for Designated and Non Designated Projects. The goal of the LID is to comply with the NPDES and lessen the adverse impacts of storm water and non-storm water discharges.
 - Over and above the approval of the complete design plans, the LA County Dept of Public Works/Flood Control required BMPs and an executed Agreement with the Owner for Compliance for the pipe located on Flood Control property and the discharge into the Channel.
 - The project required an SCAQMD Excavation Management Plan which resulted in an approved Permit for excavation from SCAQMD
 - The project also required a Health and Safety Plan which sets forth the requirements to be met by the Owner for the health and safety of the contractors and the tenants. It is a Plan in perpetuity.
 - Formal environmental studies were performed for eel grass and land side ecology. Both of which have been accepted and approved by relevant agencies.
 - In process are approvals from the Army Corps of Engineers and L.A. Flood Control (both of which are approved but the actual permits have not yet been received).
 - We processed the project through the City of Long Beach for the needed Coastal Development Permit for the work to be accomplished within the Park boundaries. The Park itself is located within the jurisdiction of the City of Long Beach per its LCP. The final step to receiving the CDP was the Zoning Hearing you attended and is the Coastal Development Permit you appealed.
 - We are also required to file with the Coastal Commission itself for the work outside the City's Coastal jurisdiction. That is for the one storm drain discharge pipe that is physically located on the land owned by Los Angeles County Flood Control. That permit cannot be initiated until we are successful in obtaining the CDP from the City.

In closing, we are hopeful you will accept our invitation to meet and look forward to hearing from you as soon as you are able.

Regards,
Patricia Younis

Patricia Younis, CPM
The Bridge Group
1237 S. Victoria Avenue - Ste 506
Oxnard, CA 93035
OFFICE: (805) 263-6455
FAX: (805) 263-6787
CEL: (310) 560-4419

[Quoted text hidden]

to receiving the CDP was the Zoning Hearing you attended and is the Coastal Development Permit you appealed.

- o We are also required to file with the Coastal Commission itself for the work outside the City's Coastal jurisdiction. That is for the one storm drain discharge pipe that is physically located on the land owned by Los Angeles County Flood Control. That permit cannot be initiated until we are successful in obtaining the CDP from the City.

In closing, we are hopeful you will accept our invitation to meet and look forward to hearing from you as soon as you are able.

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[Quoted text hidden]

Candy <Candy@newportpacific.com>
To: "Younis, Patricia" <py@the-bridge-group.com>
Cc: Warner Younis <wy@the-bridge-group.com>

Mon, Oct 24, 2016 at 9:34 AM

Good morning. I am no longer available to meet on Thursday as my husband has been scheduled for an out patient surgery that day. I am available on Wednesday and Friday.
Thank you

Sent from my iPhone
[Quoted text hidden]

Younis, Patricia <py@the-bridge-group.com>
To: Candy <Candy@newportpacific.com>

Mon, Oct 24, 2016 at 10:10 AM

OK. Is he ok?

Patricia Younis, CPM
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CEL: (310) 560-4419

[Quoted text hidden]

Younis, Patricia <py@the-bridge-group.com>
To: Elizabeth Lambe <ejlambe@gmail.com>

Mon, Oct 24, 2016 at 10:13 AM



Younis, Patricia <py@the-bridge-group.com>

information on water quality enhancements at Belmont Shores Mobil Home Estates

Younis, Patricia <py@the-bridge-group.com>

Mon, Oct 24, 2016 at 10:13 AM

To: Elizabeth Lambe <ejlambe@gmail.com>

Cc: Warner Younis <wy@the-bridge-group.com>, Candace Holcombe <candy@newportpacific.com>

Good Morning, Elizabeth,

Just received an email from Candy Holcombe telling us that she is no longer available on Thursday as her husband has just been scheduled for outpatient surgery on Thursday. So that leaves us with Wednesday. Please let us know if that will work for you. If not, we will have to try for the following week.

Regards,

P

Patricia Younis, CPM

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[Quoted text hidden]



Younis, Patricia <py@the-bridge-group.com>

information on water quality enhancements at Belmont Shores Mobil Home Estates

Elizabeth Lambe <ejlambe@gmail.com>

Mon, Oct 24, 2016 at 2:20 PM

To: "Younis, Patricia" <py@the-bridge-group.com>

Cc: Warner Younis <wy@the-bridge-group.com>, Candace Holcombe <candy@newportpacific.com>

So in what is quite an amazing coincidence my husband is having outpatient surgery on Wednesday November 2nd. However, I think a meeting is a great idea so should we try for the following week? I'm pretty open.

I look forward to siting down with you and appreciate your reaching out.

My best to you.

Elizabeth

[Quoted text hidden]



Younis, Patricia <py@the-bridge-group.com>

information on water quality enhancements at Belmont Shores Mobil Home Estates

Younis, Patricia <py@the-bridge-group.com>

Mon, Oct 24, 2016 at 2:25 PM

To: Elizabeth Lambe <ejlambe@gmail.com>

Cc: Warner Younis <wy@the-bridge-group.com>, Candace Holcombe <candy@newportpacific.com>

Elizabeth,

Can you meet this Wednesday? The date is Oct.26th.? Time is up to you!

P

Patricia Younis, CPM

The Bridge Group

1237 S. Victoria Avenue - Ste 506

Oxnard, CA 93035

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FAX: (805) 263-6787

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On Mon, Oct 24, 2016 at 2:20 PM, Elizabeth Lambe <ejlambe@gmail.com> wrote:

So in what is quite an amazing coincidence my husband is having outpatient surgery on Wednesday November 2nd. However, I think a meeting is a great idea so should we try for the following week? I'm pretty open.

I look forward to siting down with you and appreciate your reaching out.

My best to you.

Elizabeth

[Quoted text hidden]



Younis, Patricia <py@the-bridge-group.com>

information on water quality enhancements at Belmont Shores Mobil Home Estates

Elizabeth Lambe <ejlambe@gmail.com>

Mon, Oct 24, 2016 at 5:45 PM

To: "Younis, Patricia" <py@the-bridge-group.com>

Cc: Warner Younis <wy@the-bridge-group.com>, Candace Holcombe <candy@newportpacific.com>

I really want to make sure we have a productive meeting and move forward. Can I suggest Friday November 4th? That way my colleague from Heal the Bay could join us. Which I think would help the conversation.

Let me know and thank you so much for initiating dialog.

Sincerely,

Elizabeth

[Quoted text hidden]



Younis, Patricia <py@the-bridge-group.com>

information on water quality enhancements at Belmont Shores Mobil Home Estates

Younis, Patricia <py@the-bridge-group.com>

Mon, Oct 24, 2016 at 8:10 PM

To: Elizabeth Lambe <ejlambe@gmail.com>

Cc: Warner Younis <wy@the-bridge-group.com>, Candace Holcombe <candy@newportpacific.com>

Good Evening, Elizabeth,

Of course, we can wait but it would be best to meet as soon as possible. Are you bringing Stephen Johnson? I recall you mentioned his name.

We are hoping that, perhaps, a day earlier would work for you because Warner and I have a short trip planned on that Friday (4th - it's a very short little time away - we leave on Friday and come back on Monday!)

Would that be possible? It would be Thursday, the 3rd -- unless Monday or Tuesday will work. Wednesday is your husband's surgery.

To be honest we have not checked the date with Candace but I know she will do her best to accommodate your schedule. Please let us know

Regards,

P

Patricia Younis, CPM

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CEL: (310) 560-4419

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Younis, Patricia <py@the-bridge-group.com>

information on water quality enhancements at Belmont Shores Mobil Home Estates

Elizabeth Lambe <ejlambe@gmail.com>

Tue, Oct 25, 2016 at 12:41 PM

To: "Younis, Patricia" <py@the-bridge-group.com>

Cc: Warner Younis <wy@the-bridge-group.com>, Candace Holcombe <candy@newportpacific.com>

Thursday November 3rd would work. But I thought that Candace at a conflict on that day. The only thing I have on the 3rd is a mid-day Los Cerritos Wetlands Authority meeting.

And yes I will bring a Coastkeeper or Heal the Bay person with me. But they are as interested as I am in an outcome that would work for everyone.

So let me know a time and a place (Belmont Shore Mobile Estates Clubhouse?) and we will be there.

Thanks!

Elizabeth

[Quoted text hidden]



Younis, Patricia <py@the-bridge-group.com>

information on water quality enhancements at Belmont Shores Mobil Home Estates

Younis, Patricia <py@the-bridge-group.com>

Tue, Oct 25, 2016 at 12:57 PM

To: Elizabeth Lambe <ejlambe@gmail.com>

Cc: Warner Younis <wy@the-bridge-group.com>, Candace Holcombe <candy@newportpacific.com>

Elizabeth, We were talking about THIS week. You are talking about NEXT week!

Hence the confusion! 🍷 As far as your guest, this is the kind of project that I wish all projects were like because it has such a positive ending! It really is a pleasure to toot this Owner's horn! So, please, know that whomever you feel comfortable with is fine with us.

So, if Thursday the 3rd is good for everyone, that will be it!

Elizabeth: What time would allow you to get to your next meeting?
Would 9 am work? We will meet in the Club House at the Park.

Candice. Will 9 am work for you? If so, can you arrange for that as well as Gate Entry?

P

Patricia Younis, CPM

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Younis, Patricia <py@the-bridge-group.com>

Thank You

1 message

Younis, Patricia <py@the-bridge-group.com>

Thu, Nov 3, 2016 at 10:11 PM

To: Elizabeth Lambe <ejlambe@gmail.com>, Steven Johnson <sjohnson@healthebay.org>, Ray Hiemstra <ray@coastkeeper.org>

Cc: Candace Holcombe <candy@newportpacific.com>, Warner Younis <warner@the-bridge-group.com>

Good Evening Elizabeth, Ray and Steven,

On behalf of Candy, Warner and myself, we thank you for meeting with us today regarding Belmont Shores Mobile Home Estates. We thank you for providing us your perspective and, as Ray so gently stated, "your asks". Be assured that Warner will be focused on your ideas and suggestions next week, and along with the project Civil Engineer, Candy and Ownership, they will definitely be devoting time to investigating, understanding and evaluating their potential for this project.

We also hope that we were able to provide you with additional information and a better understanding of the project scope and its entitlement, and that we were able to illustrate the care that has been taken in this project design to go beyond the minimum requirements. We hope you can now see that the quality of the improvements truly are a conscious decision by Ownership that BSMHE be a proactive participant in the effort to support clean Channel waters.

In closing, please know we look forward to continued conversation and promise to be in touch with you in the near future -- and, again, thank you for taking time from your day to meet with us.

Regards,

Pat

Patricia Younis, CPM

The Bridge Group

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CEL: (310) 560-4419



Younis, Patricia <py@the-bridge-group.com>

Checking In!

Elizabeth Lambe <ejlambe@gmail.com>

Wed, Nov 9, 2016 at 5:22 PM

To: "Younis, Patricia" <py@the-bridge-group.com>

Cc: Candace Holcombe <candy@newportpacific.com>, Warner Younis <wy@the-bridge-group.com>

Hi Patricia,

Thank you so much for your friendly reminder. The points from our meeting that I was unclear about are the following.

Are you able to tell me with certainty if your storm drain plan will catch the first 3/4 inches of rain or not? It is my understanding that is the most important portion of any storm that much be diverted from running into the watershed.

I was wondering if you had, or could, look at additional options for catching storm water run off. For example utilizing retention basins or cisterns. I understand that the fact the storm drain is being constructed on top of a land fill makes it somewhat challenging to put in a bioswale but I want to make sure all options have been considered.

Exactly what type of inserts are you planning on utilizing in your storm drain? Are you planning on using inserts that capture bacteria? It is my understanding there can be a variety of inserts. And what is the mechanism for ensuring those inserts are being regularly maintained?

Lastly, I am also curious if you need a NPDS permit or something similar from the Los Angeles Regional Water Quality Control Board. If so, who are you working with there?

I thought our meeting was really productive and I look forward to win-win solutions that I am sure are available.

Sincerely,

Elizabeth

[Quoted text hidden]



Younis, Patricia <py@the-bridge-group.com>

Checking In!

Younis, Patricia <py@the-bridge-group.com>

Wed, Nov 30, 2016 at 8:19 AM

To: Elizabeth Lambe <ejlambe@gmail.com>

Cc: Candace Holcombe <candy@newportpacific.com>, Warner Younis <wy@the-bridge-group.com>, Aaron Clark <aaron@agd-landuse.com>

Good Morning, Elizabeth,

It's been a while since we talked but I was thinking your associates were going to send the summary that you talked about at the meeting so I just thought I would wait but, no problem, we can pick things up from here!

I hope you know your words at the meeting did not go into a big black hole. Far from it! After our meeting Ms. Holcombe tasked the team to see what could be done so the engineers and consultants have been quite busy. Although we all know that this project has complied with all the requirements and has met all the thresholds, you were still listened to.

As of just a couple of days ago, we got the final buy-in on the work the team has been doing so we are now anxious to schedule another meeting with you and your associates. We are excited to let you know where we are in terms of the issues you were so adamant about at our meeting. We would like to suggest we meet next week - or even later this week if we can get everyone together. *Because we can't have the meeting without you, please send your availability as quickly as possible.* Please provide us with as many days and times as possible as there are some pretty busy people who want to come! In addition to us, we think it would be beneficial to include Scott Kinsey at the City, if he is available.

If you could survey your group and give us as many days and times as possible, we will do the same on our end.

Thanks!

P

Patricia Younis, CPM

The Bridge Group

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FAX: (805) 263-6787

CEL: (310) 560-4419

[Quoted text hidden]

WRITTEN COMMUNICATION

Letter dated October 21, 2016 to Ms. Elizabeth Lambe
from Candace Holcombe of Newport Pacific,
the management company and Owner's rep
for Belmont Shores Mobile Home Estates.

Ms. Holcombe is writing to Ms. Lambe
in response to her issues brought up at Zoning Hearing

October 12, 2016

Ms. Elizabeth Lambe
Executive Director
Los Cerritos Wetlands Land Trust
P.O. Box 30165
Long Beach, CA 90853

RE: Belmont Shores Mobile Home Estates LCDP
City of Long Beach Zoning Administration Hearing
October 10, 2016

Dear Ms. Lambe:

I am writing to you in response to your interest and that of your organization in our project at the Belmont Mobile Home Estates. As you learned at the Zoning Commission Hearing, the scope of this project is to replace the aging wet utilities at the Park. It is important for you to know that the Park ownership has several goals in undertaking this most complex project. The Owners very much want to provide park residents with contemporary and reliable utility services which includes the complete replacement of all the pipes within Belmont Shores Mobile Home Estates (BSME) that deliver potable water as well as will create new and efficient sewer and storm drain systems. They also want to relocate the existing services from their inaccessible locations behind the residents' homes to the center of the project streets so that any needed future access to these utilities will be available without disturbing the residents. Ownership is also focused on what it can do to bring this beautiful location up to today's standards for environmental responsibility.

Like you, the Owners of Belmont Shores Mobile Home Estates are especially cognizant of and sensitive to doing their part to ensure the water quality of the Los Cerritos Channel. For this reason this entire project has been carefully planned to significantly improve the water quality that is discharged into the Channel from the streets within our Park. Concurrently our entire team will do all possible to minimize impacts on the Channel waters during and after construction, including the specific requirement that our contractor will be absolutely required to follow all the water quality best practices that have been agreed to with the various entitling agencies. Please also know that the Owners have gone the extra mile: they required that the project's engineering and design be especially thoughtful and thorough so that the resultant plan and its details will support their goals for resident comfort as well as the assurance of water quality in the years to come.

To fulfill all these goals Ownership engaged Warner Younis of The Bridge Group. He is the gentleman you met at the meeting. Warner, who is a highly experienced civil engineer, was tasked with identifying the best like-minded engineering, landscape and environmental consultants, and to project manage them throughout the design phase. The Owner's goal was and is to do all possible to ensure the end result will be a BSME that they, as owners, along with

our residents, the City and groups such as yours can all point to as a valued and responsible community member.

I have been told that you requested copies of our construction plans. As they are still working their way through all the agencies, they remain in flux. That said we understand that your primary focus and concern is the water quality entering the Los Cerritos Channel so we will take this opportunity to explain what we are doing now and what we will do in the future in this regard.

Honestly, this gives us the opportunity to boast a bit! We are very proud of the care and design effort that has been taken to assure the water entering our storm drain system, which at its end, discharges into the Los Cerritos Channel, has been filtered to the highest degree possible. The civil engineering firm that was engaged to perform the actual design was mandated to create a storm drain system that protects our residents from potential flooding while also capturing the maximum water run-off. This was no easy task as they were not beginning with raw land but with a project complete with 347 existing, in-place mobile homes. Because of the project's original design coupled with the effects of subsidence over the past 50 years, the park has many grade changes resulting in uneven roadways and coach pad elevations. Despite the difficulties, the Owner's challenge remained the same: Capture the maximum water runoff possible in order to filter the maximum water possible.

The result is a storm drain system that includes the placement of 64 inlet locations within this community. Inlet locations are where the water leaves the street and enters into the storm drain system. Most of these inlet locations were designed to capture water flows from a light rain to a 50-year storm but because some areas have more severe grade changes, the inlet locations for these, are designed to manage the capacity of a 100-year storm.

Capturing the water flows does not, however, assure the water entering the Channel is clean. To do this, each of these 64 inlet locations will be fitted with a concrete box that will capture trash and sediment and then filter the water for pollutants and hydrocarbons. There will be a total of 69 ACF Gratemaster Type C Inlet Structures placed at the 64 inlet locations. This is the most efficient inlet structure manufactured by ACF. It includes their highly sensitive XTEC strips which are additional to the capture bag. It is important to understand the reason there are more inlet structures than there are inlet locations: it is a precautionary over-design. It was decided that if there was *any* location that could have *any* possibility of an inlet overflow resulting in a non-capture of the run-off, additional structures would be installed. And so they will be.

The Gratemaster Inlet Structures will be maintained according to manufacturer instructions. They will, of course, be cleaned and cleared in conformance to the Clean Water Standards before the storm season each year, typically between August and October. In addition they will be regularly inspected and maintained as needed quarterly thereafter.

I understand you were told at the Meeting this project has an approved State of California Storm Water Pollution Prevention Plan (SWPPP) which sets forth the Best Management Practices that must be adhered to during construction. As the title suggests, SWPPPs are centered on water quality although other environmental concerns are also addressed. Conformance to the SWPPP is enforced by State inspectors who appear unannounced at the site during construction. The project also has a Los Angeles County Low Impact Development (LID) Plan. The LID replaces the Standard Stormwater Mitigation Plan (SUSMP) which is used for undeveloped projects. LIDs require design strategies that support natural systems and on-site Best Management Practices to lessen the impacts of development on stormwater quality and quantity. The goal of

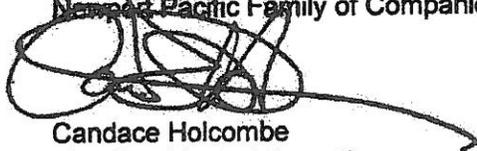
LID is to mimic the undeveloped runoff conditions at a developed site. This plan is required by Housing and Community Development which oversees any kind of construction or substantive change within a mobile home community as well as the L.A. Regional Water Quality Board and other entitling agencies.

Finally, although not mandated by any agency, it is important you know we practice in real life today what we preach! We ask all our residents to clean up after their pets and we help them remember by placing "poop bags" throughout the park.

In closing, it is helpful to remember that without this project, the water quality runoff from the BSME remains as it has for 50 years but with the implementation of our new storm water system and its on-going management there will be an invisible but very real web that contains and controls the water run-off throughout the park. This web will assure that the waters eventually discharging into the Los Cerritos Channel will be as clean as humanly possible.

Importantly, I am proud that the Owners of Belmont Shores Mobile Home Estates view the issue of water quality as more than just a legal mandate of governmental agencies but as a personal responsibility of each of us.

Sincerely,
Nemot Pacific Family of Companies



Candace Holcombe
Vice President of Operations

cc: Wessex Investments, LLC
The Bridge Group
Scott Kinsey, City of Long Beach Planning

MEETING

November 3, 2016

Meeting with Elizabeth Lambe and her Associates from
Heal The Bay and the Orange County Coastkeeper

Meeting was held to discuss and better understand Ms. Lambe's reasons for her appeal of the Zoning Commission decision on the BSMHE project

- MEETING ATTENDEES
 - PROJECT BACKGROUND AND OVERVIEW (Handout)
 - SUGGESTED TOPICS FOR DISCUSSION (Handout)
 - NOTES TAKEN AT MEETING BY PATRICIA YOUNIS
 - BUSINESS CARDS OF MS. LAMBE AND ASSOCIATES
-

INFORMATIONAL MEETING

NOVEMBER 3, 2016

9:00 AM

BELMONT SHORES MOBILE HOME ESTATES

ATTENDEES:

◆ **ELIZABETH LAMBE, EXECUTIVE DIRECTOR,
LOS CERRITOS CHANNEL WETLANDS LAND TRUST**

◆ **RAY HIEMSTRA**

ORANGE COUNTY COASTKEEPER

◆ **STEVEN JOHNSON HEAL THE BAY**

◆ **CANDACE HOLCOLMBE, VICE PRESIDENT**

NEWPORT PACIFIC CAPITAL INC

◆ **WARNER YOUNIS, PE, VICE PRESIDENT**

THE BRIDGE GROUP

◆ **PATRICIA YOUNIS, PRESIDENT**

THE BRIDGE GROUP

TOPIC

**THE PROJECT FOR THE REPLACENT OF THE WET UTILITIES,
ROADWAY AND LANDSCAPE REPLACEMENTS
AT THE BELMONT SHORES MOBILE HOMES ESTATES
AND CONCERNS ABOUT THE PROJECT'S EFFECTS
ON THE WATERS OF THE LOS CERRITOS CHANNEL AND ALAMITOS BAY**

BACKGROUND AND OVERVIEW

The Belmont Shores Mobile Homes Estates was constructed over 50 years ago on a landfill that was utilized, we understand, by both the City of Long Beach and the County of Los Angeles for many decades. Because it had reached its capacity, the landfill was converted to its current use. Due to its underlying ground conditions, the Park has suffered considerable subsidence over the years. This has contributed significantly to numerous problems including uneven roadways and broken wet utility pipes. Wet utilities are water, gas, sewer and storm drains. We are told that the Belmont Shores Mobile Homes Estates is one of 3 mobile home parks in the City of Long Beach and is considered important to the City's desire to foster and maintain economically affordable residential opportunities in its coastal zone. Although there has been universal support for this project by every entitling agency, this support must not be misunderstood as a "free pass" in regards to entitling the project scope. This has been a costly and complex project to conceive and design while also meeting each agency's demands.

The first and primary agency that entitles mobile home parks is the State of California Housing and Community Development. HCD is the lead agency. Like a City, all the same (and in some cases, more) engineering is required. Unlike a City, HCD takes the project under its own mantle and, for this project, because it is not a new project but a "repair" to an existing one, public involvement is limited – and that is where a community may feel it has not had its proper input. Like a City, however, the project still has to secure and report back with all required ancillary permits such as the City of Long Beach LCP Coastal Development Permit, The City of Long Beach Fire Department, The Regional Water Quality Board, Army Corps of Engineers, Los Angeles County Sanitation Department, The California Coastal Commission, the Los Angeles County Flood Control, a Delineation Study on the County Land, Fish and Wildlife, and an Eel Grass Study in the Los Cerritos Channel – and for this project entitlement includes SCAQMD and its various requirements.

This is a very complex project to engineer, entitle, to construct. The construction planning in itself is extraordinarily complicated – there are over 350 occupied homes -- but the Owner remains committed to bringing the BSMHE into what everyone wants: a healthy, safe and environmentally responsible community. That is the reason this project requires the replacement of every single pipe in the entire project that delivers water of any kind – whether it be to the homeowner for drinking water, to the sewer system, the fire hydrants or to the Los Cerritos Channel for dry weather or storm water discharge. Without this complete replacement, this project will continue to function but in a deteriorated and obsolescent manner no one wants.

One of the primary goals of the entire project is to ensure the water that enters Los Cerritos Channel is as clean as possible. The grading and water collection plan is specifically designed to collect maximum run off, filter at each collection point and then pipe the clean filtered water to the discharge location into the Channel. After leaving the filtering inlets, the water will never again be in open air. Even when it enters the Channel, it will not discharge in the open but, rather, beneath the water's surface. This fully-enclosed system includes strategically-placed grate inlets equipped with state-of-the-art capture boxes that separate and collect visible trash and debris from the water before it then flows through filters that collect pollutants.

It is our hope that our discussion today will help you to better understand the scope of this project and that you will recognize the care and thought that has been given to each detail ensuring delivery of the water quality that is your focus. If so, we respectfully ask that you join with us in support of this critically needed and very worthy project.

SPECIFIC TOPICS FOR DISCUSSION

Our Goal Today: Provide information, have discussion and receive feedback regarding:

1. The status of the existing on-site storm water system and the existing discharge storm water pipe located on Flood Control property and the construction of an entirely new system and pipe; the difference between existing and proposed; the effect these changes will make on the quality of captured storm and dry weather water being discharged into the Los Cerritos Channel.

2. The effect these drainage changes and any onsite construction at this project could have on the biological resources and water quality of Steamshovel Slough

3. The advisability of the installation of permeable pavement and bioswales at this project that is constructed on a landfill

4. The project's engineering design for storm water capture verses planning for run-off for 2- and 5- year storm events

5. This project's commitment to improving the water quality in terms of engineering, environmental considerations, construction, construction and on-going management BMPs.

Notes:

11/3/2016
P. Garcia
Meeting Notes

SPECIFIC TOPICS FOR DISCUSSION

Our Goal Today: Provide information, have discussion and receive feedback regarding:

1. The status of the existing on-site storm water system and the existing discharge storm water pipe located on Flood Control property and the construction of an entirely new system and pipe; the difference between existing and proposed; the effect these changes will make on the quality of captured storm and dry weather water being discharged into the Los Cerritos Channel.
2. The effect these drainage changes and any onsite construction at this project could have on the biological resources and water quality of Steamshovel Slough
3. The advisability of the installation of permeable pavement and bioswales at this project that is constructed on a landfill
4. The project's engineering design for storm water capture verses planning for run-off for 2- and 5- year storm events
5. This project's commitment to improving the water quality in terms of engineering, environmental considerations, construction, construction and on-going management BMPs.

Notes: *Warner Garcia*

- Brought all plans and reports but there was not an interest in reviewing them by EL and Associates.
- Major concern about bacteria in water and that this is a big issue that should involve every city project.
- FILTRATION (ENTROCOCCI). • Must protect Colorado Laguna is community resource. • Wants all water run-off retained on site - ie No water discharged into channel. • Would like retention basins constructed on site

- would like cisterns. • Wants city to have
a water quality policy. • BMPs for
bacteria. ~~•~~ R.H. provided full brochure
and business card for the distributor

of Modular Wetlands. • Discussed
full retention systems & pump-outs
with C.H. R.H. had brochure on this
as well

- Appears to have no interest in dropping
appeal but did say we need to be
a model for others in cooperating with
effort to clean the water.

Los Cerritos Wetlands Land Trust

Elizabeth Lambe
Executive Director

P.O. Box 30165
Long Beach, CA 90853

714/357-8576

elizabeth@lcwlandtrust.org
www.lcwlandtrust.org



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ORANGE COUNTY
COASTKEEPER.

Ray Hiemstra
Associate Director of Programs
ray@coastkeeper.org
Mobile: 714.904.3671

3151 Airway Ave., Suite F-110
Costa Mesa, CA 92626
Office: 714.850.1965 ext 304
Fax: 714.850.1592
www.coastkeeper.org

**BELMONT SHORES MOBILE ESTATES
HOMEOWNERS ASSOCIATION**

6216 E. Pacific Coast Hwy, #29

Long Beach, CA 90803

562-400-6293

October 1, 2016

City of Long Beach
Development Services / Planning Bureau
c/o Scott Kinsey, Planner
333 West Ocean Blvd. 5th Floor
Long Beach, CA 90802

ATTN: ZONING ADMINISTRATION

RE: APPLICATION #1604-04
HEARING DATE: OCTOBER 10, 2016
LOCATION: BELMONT SHORES MOBILE ESTATES

Honorable Zoning Administrator:

This is a letter in support of the Application referenced above.

The Belmont Shores Mobile Estates Homeowners Association (BSMEHOA) represents a large number of residents that own their own homes and rent the land on which their homes are located. Our organization was established many years ago with the goal of creating neighborly alliances as well as making certain there would be an effective communication bridge between our Landlord, Wessex Investments, LLC, and ourselves.

We love where we live and we have also waited for many years as the project before you today moved through the entitlement process. The extensive replacements had to be approved and entitled through the State of California Housing and Community Development Department and various other commissions and agencies and now it is with you. This project complies with the requirements of the California Coastal Commission and the City's zoning. Further, upon its completion, this project will do more than replace the aging infrastructure at BSME, it will allow our 50 year-old community to be compliant with today's environment standards. As the time passed to get to this point, we, the residents, have had to live with deteriorated infrastructure. For this reason we are more than pleased we can see the end of this long road.

The purpose of this letter is to relay to you our complete and full support for this project. We recognize that it is not often that projects such as this have the universal support of those who are affected by the inconveniences of construction but this one does. We urge you to approve this project today and thank you in advance for your positive response.

Sincerely,
BSME Home Owners Association



Virginia Wooldridge
It's President

cc: Wessex Investments, LLC
Cirrus Development/Newport Pacific Capital



NOTICE of EXEMPTION from CEQA

CITY OF LONG BEACH | DEPARTMENT OF DEVELOPMENT SERVICES
333 W. OCEAN BLVD., 5TH FLOOR, LONG BEACH, CA 90802
(562) 570-6194 FAX: (562) 570-6068
lbsds.longbeach.gov

TO: [] Office of Planning & Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

FROM: Department of Development Services
333 W. Ocean Blvd, 5th Floor
Long Beach, CA 90802

[] L.A. County Clerk
Environmental Fillings
12400 E. Imperial Hwy., Room 1201
Norwalk, CA 90650

Project Title: CE-16-094

Project Location/Address: 6230 E. MAXIMA VIEW DR. LONG BEACH, CA 90803

Project Activity/Description: CONSTRUCTION OF NEW STORM DRAIN OUTLET TO THE LOS CERRITOS CHANNEL OWNED BY LA COUNTY FLOODCONTROL. NEW OUTLET WILL CONSIST OF 48" RCP, MANHOLE, HEADWALL, AND RIPRAP THAT WILL REPLACE THE EXISTING PIPE OUTLET WHICH IS CLOGGED AND IN NEED OF REPLACEMENT. NEW AND UPGRADED PRIVATE STORM DRAIN SYSTEM WILL CONNECT TO THE NEW PIPE OUTLET AND EXISTING PIPE OUTLET WILL BE SEALED AND ABANDONED.

Public Agency Approving Project: City of Long Beach, Los Angeles County, California

Applicant Name: CIVUS DEVELOPMENT

Mailing Address: 17300 RED HILL AVE., SUITE 280, IRVINE, CA 92614

Phone Number: (800) 437-6198

Applicant Signature:

Paul R. Prentice, Authorized Agent

BELOW THIS LINE FOR STAFF USE ONLY

Application Number: 1604-01 Planner's Initials: SK

Required Permits: Local Coastal Development Permit

THE ABOVE PROJECT HAS BEEN FOUND TO BE EXEMPT FROM CEQA IN ACCORDANCE WITH STATE GUIDELINES SECTION 15302 Replacement or Reconstruction.

Statement of support for this finding: Project consists of replacement of existing storm drain system and outlet with a system of similar size and capacity, with substantially the same purpose.

Contact Person: Scott Kinsey

Contact Phone: (562) 570-6194

Signature: Scott Kinsey

Date: 10/9/16