

ORDINANCE NO. 2013-7

AN ORDINANCE OF THE CITY COUNCIL OF THE
CITY OF LAKEWOOD, CALIFORNIA, AMENDING THE
LAKEWOOD MUNICIPAL CODE PERTAINING TO
LOW IMPACT DEVELOPMENT

THE CITY COUNCIL OF THE CITY OF LAKEWOOD DOES FIND AND ORDAIN
AS FOLLOWS:

SECTION 1. FINDINGS.

A. The City of Lakewood is authorized by Article XI, §5 and §7 of the State Constitution to exercise the police power of the State by adopting regulations to promote public health, public safety and general prosperity.

B. The City of Lakewood has authority under the California Water Code to adopt and enforce ordinances imposing conditions, restrictions and limitations with respect to any activity which might degrade the quality of waters of the State.

C. The City is a permittee under the “Waste Discharge Requirements for Municipal Separate Storm Sewer System (MS4) Discharges within the Coastal Watersheds of Los Angeles County, Except those Discharges Originating from the City of Long Beach MS4,” issued by the California Regional Water Quality Control Board-Los Angeles Region,” (Order No. R4-2012-0175) which also serves as a National Pollutant Discharge Elimination System (NPDES) Permit under the Federal Clean Water Act (NPDES No. CAS004001), as well as Waste Discharge Requirements under California law (the “Municipal NPDES permit”). In order to participate in a Watershed Management Program and/or Enhanced Watershed Management Program, the Municipal NPDES permit requires permittees to develop and implement a Low Impact Development (LID) Ordinance.

D. The City of Lakewood is committed to a stormwater management program that protects water quality and water supply by employing watershed-based approaches that balance environmental, social, and economic considerations.

E. Urbanization has led to increased impervious surface areas resulting in increased water runoff and less percolation to groundwater aquifers causing the transport of pollutants to downstream receiving waters.

F. The City of Lakewood needs to take a new approach to managing rainwater and urban runoff while mitigating the negative impacts of development and urbanization.

G. LID is widely recognized as a sensible approach to managing the quantity and quality of stormwater runoff by setting standards and practices to maintain or restore the natural hydrologic character of a development site, reduce off-site runoff, improve water quality, and provide groundwater recharge.

H. It is the intent of the City of Lakewood to replace the existing Standard Urban Stormwater Mitigation Plan (SUSMP) requirements by providing stormwater and rainwater LID strategies for Development and Redevelopment projects as defined under "Applicability." Where there are conflicts between this Ordinance and previously adopted SUSMP and/or LID standards, the standards in this Ordinance shall prevail.

I. The proposed LID Ordinance qualifies for a Class 8 California Exemption under the provisions of the California Environmental Quality Act (CEQA) Section 15308. Class 8 exempts actions taken by regulatory agencies as authorized by State or local ordinance to assure the maintenance, restoration, enhancement or protection of the environment where the regulatory process involves procedures for protection of the environment.

SECTION 2. Chapter 8 of Article V of the Lakewood Municipal Code pertaining to Stormwater and Runoff Pollution Control is hereby amended to repeal and delete Sections 5810 through 5832 and to add Section 5802 to read as follows:

5802. LOW IMPACT DEVELOPMENT. Provisions regarding the requirements for stormwater controls on private property are specified in Section 9379 et. seq. of the Lakewood Municipal Code.

SECTION 3. **LOW IMPACT DEVELOPMENT ORDINANCE.** Part 7 of Chapter 3 of Article IX of the Lakewood Municipal Code pertaining to General Provisions Relating to Uses is hereby amended by adding the following:

9379. LOW IMPACT DEVELOPMENT - DEFINITIONS.

For the purposes of this Section, the following definitions apply:

A. AUTOMOTIVE SERVICE FACILITY. Automotive Service Facility means a facility that is categorized in any one of the following Standard Industrial Classification (SIC) and North American Industry Classification System (NAICS) codes. For inspection purposes, Permittees need not inspect facilities with SIC codes 5013, 5014, 5541, 5511, provided that these facilities have no outside activities or materials that may be exposed to stormwater (Source: Order No. R4-2012-0175).

B. BASIN PLAN. Basin Plan means the Water Quality Control Plan, Los Angeles Region, Basin Plan for the Coastal Watersheds of Los Angeles and Ventura Counties, adopted by the Regional Water Board on June 13, 1994 and subsequent amendments (Source: Order No. R4-2012-0175).

C. BEST MANAGEMENT PRACTICE (BMP). BMP means practices or physical devices or systems designed to prevent or reduce pollutant loading from stormwater or non-stormwater discharges to receiving waters, or designed to reduce the volume of stormwater or non-stormwater discharged to the receiving water (Source: Order No. R4-2012-0175).

D. BIOFILTRATION. Biofiltration means a LID BMP that reduces stormwater pollutant discharges by intercepting rainfall on vegetative canopy, and through incidental infiltration and/or evapotranspiration, and filtration. Incidental infiltration is an important

factor in achieving the required pollutant load reduction. Therefore, the term “biofiltration” as used in this Ordinance is defined to include only systems designed to facilitate incidental infiltration or achieve the equivalent pollutant reduction as biofiltration BMPs with an underdrain (subject to approval by the Regional Board’s Executive Officer). Biofiltration BMPs include bioretention systems with an underdrain and bioswales (Modified from: Order No. R4-2012-0175).

E. BIORETENTION. Bioretention means a LID BMP that reduces stormwater runoff by intercepting rainfall on vegetative canopy, and through evapotranspiration and infiltration. The bioretention system typically includes a minimum 2-foot top layer of a specified soil and compost mixture underlain by a gravel-filled temporary storage pit dug into the in-situ soil. As defined in the Municipal NPDES permit, a bioretention BMP may be designed with an overflow drain, but may not include an underdrain. When a bioretention BMP is designed or constructed with an underdrain it is regulated by the Municipal NPDES permit as biofiltration (Modified from: Order No. R4-2012-0175).

F. BIOSWALE. Bioswale means a LID BMP consisting of a shallow channel lined with grass or other dense, low-growing vegetation. Bioswales are designed to collect stormwater runoff and to achieve a uniform sheet flow through the dense vegetation for a period of several minutes (Source: Order No. R4-2012-0175).

G. CITY. City means the City of Lakewood.

H. CLEAN WATER ACT (CWA). CWA means the Federal Water Pollution Control Act enacted in 1972, by Public Law 92-500, and amended by the Water Quality Act of 1987. The Clean Water Act prohibits the discharge of pollutants to Waters of the United States unless the discharge is in accordance with an NPDES permit.

I. COMMERCIAL DEVELOPMENT. Commercial Development means any development on private land that is not heavy industrial or residential. The category includes, but is not limited to: hospitals, laboratories and other medical facilities, educational institutions, recreational facilities, plant nurseries, car wash facilities; mini-malls and other business complexes, shopping malls, hotels, office buildings, public warehouses and other light industrial complexes (Order No. R4-2012-0175).

J. COMMERCIAL MALLS. Commercial Malls means any development on private land comprised of one or more buildings forming a complex of stores which sells various merchandise, with interconnecting walkways enabling visitors to easily walk from store to store, along with parking area(s). A commercial mall includes, but is not limited to: mini-malls, strip malls, other retail complexes, and enclosed shopping malls or shopping centers (Source: Order No. R4-2012-0175).

K. CONSTRUCTION ACTIVITY. Construction Activity means any construction or demolition activity, clearing, grading, grubbing, or excavation or any other activity that result in land disturbance. Construction does not include emergency construction activities required to immediately protect public health and safety or routine maintenance activities required to maintain the integrity of structures by performing minor repair and

restoration work, maintain the original line and grade, hydraulic capacity, or original purposes of the facility. See "Routine Maintenance" definition for further explanation. Where clearing, grading or excavating of underlying soil takes place during a repaving operation, State General Construction Permit coverage by the State of California General Permit for Storm Water Discharges Associated with Industrial Activities or for Stormwater Discharges Associated with Construction Activities is required if more than one acre is disturbed or the activities are part of a larger plan (Source: Order No. R4-2012-0175).

L. CONTROL. Control means to minimize, reduce or eliminate by technological, legal, contractual, or other means, the discharge of pollutants from an activity or activities (Source: Order No. R4-2012-0175).

M. DEVELOPMENT. Development means construction, rehabilitation, redevelopment or reconstruction of any public or private residential project (whether single-family, multi-unit or planned unit development); industrial, commercial, retail, and other non-residential projects, including public agency projects; 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 (Source: Order No. R4-2012-0175).

N. DIRECTLY ADJACENT. Directly Adjacent means situated within 200 feet of the contiguous zone required for the continued maintenance, function, and structural stability of the environmentally sensitive area (Source: Order No. R4-2012-0175).

O. DISCHARGE. Discharge means any release, spill, leak, pump, flow, escape, dumping, or disposal of any liquid, semi-solid, or solid substance.

P. DISTURBED AREA. Disturbed Area means an area that is altered as a result of clearing, grading, and/or excavation (Source: Order No. R4-2012-0175).

Q. FLOW-THROUGH BMPs. Flow-through BMPs means modular, vault type "high flow biotreatment" devices contained within an impervious vault with an underdrain or designed with an impervious liner and an underdrain (Modified from: Order No. R4-2012-0175).

R. FULL CAPTURE SYSTEM. Full Capture System means any single device or series of devices, certified by the Executive Officer, that traps all particles retained by a 5 mm mesh screen and has a design treatment capacity of not less than the peak flow rate Q resulting from a one-year, one-hour storm in the sub-drainage area (Order No. R4-2012-0175).

S. GENERAL CONSTRUCTION ACTIVITIES STORM WATER PERMIT (GCASP). GCASP means the general NPDES permit adopted by the State Board which authorizes the discharge of stormwater from construction activities under certain conditions.

T. GENERAL INDUSTRIAL ACTIVITIES STORM WATER PERMIT (GIASP) GIASP means the general NPDES permit adopted by the State Board which authorizes the discharge of stormwater from certain industrial activities under certain conditions.

U. GREEN ROOF. Green Roof means a LID BMP using planter boxes and vegetation to intercept rainfall on the roof surface. Rainfall is intercepted by vegetation leaves and through evapotranspiration. Green roofs may be designed as either a bioretention BMP or as a biofiltration BMP. To receive credit as a bioretention BMP, the green roof system planting medium shall be of sufficient depth to provide capacity within the pore space volume to contain the design storm depth and may not be designed or constructed with an underdrain (Source: Order No. R4-2012-0175).

V. HAZARDOUS MATERIAL(S). Hazardous Material(s) means any material(s) defined as hazardous by Division 20, Chapter 6.95 of the California Health and Safety Code.

W. HILLSIDE. Hillside means a property located in an area with known erosive soil conditions, where the development contemplates grading on any natural slope that is 25% or greater and where grading contemplates cut or fill slopes (Source: Order No. R4-2012-0175).

X. IMPREVIOUS SURFACE. Impervious Surface means any man-made or modified surface that prevents or significantly reduces the entry of water into the underlying soil, resulting in runoff from the surface in greater quantities and/or at an increased rate, when compared to natural conditions prior to development. Examples of places that commonly exhibit impervious surfaces include parking lots, driveways, roadways, storage areas, and rooftops. The imperviousness of these areas commonly results from paving, compacted gravel, compacted earth, and oiled earth.

Y. INDUSTRIAL/COMMERCIAL FACILITY. Industrial/Commercial Facility means any facility involved and/or used in the production, manufacture, storage, transportation, distribution, exchange or sale of goods and/or commodities, and any facility involved and/or used in providing professional and non-professional services. This category of facilities includes, but is not limited to, any facility defined by either the Standard Industrial Classifications (SIC) or the North American Industry Classification System (NAICS). Facility ownership (federal, state, municipal, private) and profit motive of the facility are not factors in this definition (Order No. R4-2012-0175).

Z. INDUSTRIAL PARK. Industrial Park means land development that is set aside for industrial development. Industrial parks are usually located close to transport facilities, especially where more than one transport modalities coincide: highways, railroads, airports, and navigable rivers. It includes office parks, which have offices and light industry (Source: Order No. R4-2012-0175).

AA. INFILTRATION BMP. Infiltration BMP means a LID BMP that reduces stormwater runoff by capturing and infiltrating the runoff into in-situ soils or amended

onsite soils. Examples of infiltration BMPs include infiltration basins, dry wells, and pervious pavement (Source: Order No. R4-2012-0175).

BB. LOW IMPACT DEVELOPMENT (LID). LID consists of building and landscape features designed to retain or filter stormwater runoff (Source: Order No. R4-2012-0175).

CC. MUNICIPAL SEPARATE STORM SEWER SYSTEM (MS4). The MS4 is a conveyance or system of conveyances (including roads with drainage systems, municipal streets, catch basins, curbs, gutters, ditches, manmade channels, or storm drains):

1. Owned or operated by a State, city, town, borough, county, parish, district, association, or other public body (created by or pursuant to State law) having jurisdiction over disposal of sewage, industrial wastes, stormwater, or other wastes, including special districts under State law such as a sewer district, flood control district or drainage district, or similar entity, or an Indian tribe or an authorized Indian tribal organization, or a designated and approved management agency under section 208 of the CWA that discharges to waters of the United States;
2. Designed or used for collecting or conveying stormwater;
3. Which is not a combined sewer; and
4. Which is not part of a Publicly Owned Treatment Works (POTW) as defined at 40 CFR §122.2. (40 CFR § 122.26(b)(8)) (Source: Order No. R4-2012-0175)

DD. NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES). NPDES means the national program for issuing, modifying, revoking and reissuing, terminating, monitoring and enforcing permits, and imposing and enforcing pretreatment requirements, under CWA §307, 402, 318, and 405. The term includes an “approved program” (Source: Order No. R4-2012-0175).

EE. NATURAL DRAINAGE SYSTEM. Natural Drainage System means a drainage system that has not been improved (e.g., channelized or armored). The clearing or dredging of a natural drainage system does not cause the system to be classified as an improved drainage system (Source: Order No. R4-2012-0175).

FF. NEW DEVELOPMENT. New Development means land disturbing activities; structural development, including construction or installation of a building or structure, creation of impervious surfaces; and land subdivision (Source: Order No. R4-2012-0175).

GG. NON-STORMWATER DISCHARGE. Non-Stormwater Discharge means any discharge to a municipal storm drain system that is not composed entirely of stormwater (Source: Order No. R4-2012-0175).

HH. OUTFALL. Outfall means a point source as defined by 40 CFR 122.2 at the point where a municipal separate storm sewer discharges to waters of the United States and does not include open conveyances connecting two municipal separate storm sewers, or pipes, tunnels or other conveyances with connect segments of the same stream or other waters of the United States and are used to convey waters of the United States. (40 CFR Section 122.26(b)(9)) (Order No. R4-2012-0175).

II. PARKING LOT. Parking Lot means land area or facility for the parking or storage of motor vehicles used for businesses, commerce, industry, or personal use, with a lot size of 5,000 square feet or more of surface area, or with 25 or more parking spaces (Source: Order No. R4-2012-0175).

JJ. PERSON. Person means any individual, partnership, co-partnership, firm, company, corporation, association, joint stock company, trust, state, governmental entity or any other legal entity, or their legal representatives, agents or assigns. The masculine gender shall include the feminine and the singular shall include the plural where indicated by the context.

KK. PLANNING PRIORITY PROJECTS. Planning Priority Projects means development projects subject to Permittee conditioning and approval for the design and implementation of post-construction controls to mitigate stormwater pollution, prior to completion of the project(s) (Modified from: Order No. R4-2012-0175).

LL. POLLUTANT. Pollutant means any "pollutant" defined in Section 502(6) of the Federal Clean Water Act or incorporated into the California Water Code Sec. 13373. Pollutants may include, but are not limited to the following:

1. Commercial and industrial waste (such as fuels, solvents, detergents, plastic pellets, hazardous substances, fertilizers, pesticides, slag, ash, and sludge).
2. Metals (such as cadmium, lead, zinc, copper, silver, nickel, chromium, and non-metals such as phosphorus and arsenic).
3. Petroleum hydrocarbons (such as fuels, lubricants, surfactants, waste oils, solvents, coolants, and grease).
4. Excessive eroded soil, sediment, and particulate materials in amounts that may adversely affect the beneficial use of the receiving waters, flora, or fauna of the State.
5. Animal wastes (such as discharge from confinement facilities, kennels, pens, recreational facilities, stables, and show facilities).
6. Substances having characteristics such as pH less than 6 or greater than 9, or unusual coloration or turbidity, or excessive levels of fecal coliform, or fecal streptococcus, or enterococcus.

MM. PROJECT. Project means all development, redevelopment, and land disturbing activities. The term is not limited to "Project" as defined under CEQA (Pub. Resources Code §21065) (Source: Order No. R4-2012-0175).

NN. RAINFALL HARVEST AND USE. Rainfall Harvest and Use means a LID BMP system designed to capture runoff, typically from a roof but can also include runoff capture from elsewhere within the site, and to provide for temporary storage until the harvested water can be used for irrigation or non-potable uses. The harvested water may also be used for potable water uses if the system includes disinfection treatment and is approved for such use by the local building department (Source: Order No. R4-2012-0175).

OO. RECEIVEING WATER. Receiving Water means “water of the United States” into which waste and/or pollutants are or may be discharged (Source: Order No. R4-2012-0175).

PP. REDEVELOPMENT. Redevelopment means land-disturbing activity that results in the creation, addition, or replacement of 5,000 square feet or more of impervious surface area on an already developed site. Redevelopment includes, but is not limited to: the expansion of a building footprint; addition or replacement of a structure; replacement of impervious surface area that is not part of routine maintenance activity; and land disturbing activity related to structural or impervious surfaces. 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 (Source: Order No. R4-2012-0175).

QQ. REGIONAL BOARD. Regional Board means the California Regional Water Quality Control Board, Los Angeles Region.

RR. RESTAURANT. Restaurant means a facility that sells prepared foods and drinks for consumption, including stationary lunch counters and refreshment stands selling prepared foods and drinks for immediate consumption (SIC Code 5812) (Source: Order No. R4-2012-0175).

SS. RETAIL GASOLINE OUTLET. Retail Gasoline Outlet means any facility engaged in selling gasoline and lubricating oils (Source: Order No. R4-2012-0175).

TT. ROUTINE MAINTENANCE. Routine Maintenance projects include, but are not limited to projects conducted to:

1. Maintain the original line and grade, hydraulic capacity, or original purpose of the facility.
2. Perform as needed restoration work to preserve the original design grade, integrity and hydraulic capacity of flood control facilities.
3. Includes road shoulder work, regrading dirt or gravel roadways and shoulders and performing ditch cleanouts.
4. Update existing lines¹ and facilities to comply with applicable codes, standards, and regulations regardless if such projects result in increased capacity.
5. Repair leaks

Routine maintenance does not include construction of new² lines or facilities resulting from compliance with applicable codes, standards and regulations.

UU. SIGNIFICANT ECOLOGICAL AREAS (SEAs). SEAs means an area that is determined to possess an example of biotic resources that cumulatively represent

¹ Update existing lines includes replacing existing lines with new materials or pipes.

² New lines are those that are not associated with existing facilities and are not part of a project to update or replace existing lines (Source: Order No. R4-2012-0175).

biological diversity, for the purposes of protecting biotic diversity, as part of the Los Angeles County General Plan. Areas are designated as SEAs, if they possess one or more of the following criteria:

1. The habitat of rare, endangered, and threatened plant and animal species.
2. Biotic communities, vegetative associations, and habitat of plant and animal species that are either one of a kind, or are restricted in distribution on a regional basis.
3. Biotic communities, vegetative associations, and habitat of plant and animal species that are either one of a kind or are restricted in distribution in Los Angeles County.
4. Habitat that at some point in the life cycle of a species or group of species, serves as a concentrated breeding, feeding, resting, migrating grounds and is limited in availability either regionally or within Los Angeles County.
5. Biotic resources that are of scientific interest because they are either an extreme in physical/geographical limitations, or represent an unusual variation in a population or community.
6. Areas important as game species habitat or as fisheries.
7. Areas that would provide for the preservation of relatively undisturbed examples of natural biotic communities in Los Angeles County.
8. Special areas (Source: Order No. R4-2012-0175).

VV. SITE. Site means land or water area where any “facility or activity” is physically located or conducted, including adjacent land used in connection with the facility or activity (Source: Order No. R4-2012-0175).

WW. STORM DRAIN SYSTEM. Storm Drain System means any facilities or any part of those facilities, including streets, gutters, conduits, natural or artificial drains, channels, and watercourses that are used for the purpose of collecting, storing, transporting or disposing of stormwater and are located within the City of Lakewood.

XX. STORM WATER OR STORMWATER. Storm Water or Stormwater means water that originates from atmospheric moisture (rain or snow) and that falls onto land, water, or other surfaces. Without any change in its meaning, this term may be spelled or written as one word or two separate words.

YY. STORMWATER RUNOFF. Stormwater Runoff means that part of precipitation (rainfall or snowmelt) which travels across a surface to the storm drain system or receiving waters.

ZZ. SUSMP. SUSMP means the Los Angeles Countywide Standard Urban Stormwater Mitigation Plan. The SUSMP was required as part of the previous Municipal NPDES Permit (Order No. 01-182, NPDES No. CAS004001) and required plans that designate best management practices (BMPs) that must be used in specified categories of development projects.

AAA. URBAN RUNOFF. Urban Runoff means surface water flow produced by storm and non-storm events. Non-storm events include flow from residential, commercial, or industrial activities involving the use of potable and non-potable water.

9379.1. STORMWATER POLLUTION CONTROL MEASURES FOR DEVELOPMENT PLANNING AND CONSTRUCTION ACTIVITIES

A. OBJECTIVE. The provisions of this Section establish requirements for construction activities and facility operations of Development and Redevelopment projects to comply with the current "Order No. R4-2012-0175," lessen the water quality impacts of development by using smart growth practices, and integrate LID practices and standards for stormwater pollution mitigation through means of infiltration, evapotranspiration, biofiltration, and rainfall harvest and use. LID shall be inclusive of new development and/or redevelopment requirements.

B. SCOPE. This Section contains requirements for stormwater pollution control measures in Development and Redevelopment projects and authorizes the City of Lakewood to further define and adopt stormwater pollution control measures, develop LID principles and requirements, including but not limited to the objectives and specifications for integration of LID strategies, grant waivers from the requirements of the LID requirements, and collect funds for projects that are granted waivers. Except as otherwise provided herein, the City of Lakewood shall administer, implement and enforce the provisions of this Section.

C. APPLICABILITY. The following Development and Redevelopment projects, termed "Planning Priority Projects," shall comply with the requirements of Article IX, Section 9379 et seq. The design of any required BMP's shall be subject to plan check by Building and Safety prior to the issuance of building permits for the project.

1. Development Projects.

- (a) All development projects equal to 1 acre or greater of disturbed area that adds more than 10,000 square feet of impervious surface area.
- (b) Industrial parks 10,000 square feet or more of impervious surface area.
- (c) Commercial malls 10,000 square feet or more of impervious surface area.
- (d) Retail gasoline outlets with 5,000 square feet or more of impervious surface area.
- (e) Restaurants (Standard Industrial Classification (SIC) of 5812) with 5,000 square feet or more of impervious surface area.
- (f) Parking lots with 5,000 square feet or more of impervious surface area, or with 25 or more parking spaces.
- (g) Streets and roads construction of 10,000 square feet or more of impervious surface area.
- (h) Automotive service facilities (Standard Industrial Classification (SIC) of 5013, 5014, 5511, 5541, 7532-7534 and 7536-7539) 5,000 square feet or more of surface area.
- (i) Projects located in or directly adjacent to, or discharging directly to an Environmentally Sensitive Area (ESA), where the development will:
 - 1) Discharge stormwater runoff that is likely to impact a sensitive biological species or habitat; and

2) Create 2,500 square feet or more of impervious surface area.

(j) New single-family dwelling and accessory structures are exempt from the Development Project requirements, as are any projects approved subject to a previously approved Vesting Tentative Map.

2. Redevelopment Projects.

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

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

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

(d) Redevelopment does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, original purpose of facility or emergency redevelopment activity required to protect public health and safety.

(e) Impervious surface replacement, such as the reconstruction of parking lots and roadways which does not disturb additional area and maintains the original grade and alignment, is considered a routine maintenance activity.

(f) Redevelopment does not include the repaving of existing roads to maintain original line and grade.

(g) Existing single-family dwelling and accessory structures are exempt from the Redevelopment requirements.

D. STORMWATER POLLUTION CONTROL REQUIREMENTS. The Site for every Planning Priority Project shall be designed in conformance with the City of Lakewood's "Low Impact Development (LID) Best Management Practices (BMP) Design Manual" to control pollutants, pollutant loads, and runoff volume to the maximum extent feasible by minimizing impervious surface area and controlling runoff from impervious surfaces through infiltration, evapotranspiration, bioretention and/or rainfall harvest and use.

1. Street and road construction of 10,000 square feet or more of impervious surface shall follow the "City of Lakewood's Green Street Policy and Guidelines".

2. The remainder of Planning Priority Projects shall prepare a LID Plan to comply with the following:

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

(1) The 85th percentile 24-hour runoff event as determined from the Los Angeles County 85th percentile precipitation isohyetal map; or

(2) The volume of runoff produced from a 0.75 inch, 24-hour rain event, whichever is greater.

(b) Minimize hydromodification impacts to natural drainage systems as defined in order NO. R4-2012-0175.

(c) When, as determined by the Approving Agency, 100 percent onsite retention of the SWQDv is technically infeasible, partially or fully, the infeasibility shall be demonstrated in the submitted LID Plan. The technical infeasibility may result from conditions that may include, but are not limited to:

- (1) The infiltration rate of saturated in-situ soils is less than 0.3 inch per hour and it is not technically feasible to amend the in-situ soils to attain an infiltration rate necessary to achieve reliable performance of infiltration or bioretention BMPs in retaining the SWQDv onsite;
- (2) Locations where seasonal high groundwater is within five to ten feet of surface grade;
- (3) Locations within 100 feet of a groundwater well used for drinking water;
- (4) Brownfield development sites or other locations where pollutant mobilization is a documented concern;
- (5) Locations with potential geotechnical hazards;
- (6) Smart growth and infill or redevelopment locations where the density and/ or nature of the project would create significant difficulty for compliance with the onsite volume retention requirement.

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

- (1) Additional alternative compliance options such as offsite infiltration may be available to the project Site.
- (2) The project Site should contact the Approving Agency to determine eligibility. Alternative compliance options are further specified in CASQA's Post-Construction BMP Handbook.

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

- (1) 0.2 inches per hour, or
- (2) The one year, one-hour rainfall intensity as determined from the most recent Los Angeles County isohyetal map, whichever is greater.

(f) A Multi-Phased Project may comply with the standards and requirements of this section for all of its phases by:

- (1) Designing a system acceptable to the Approving Agency to satisfy these standards and requirements for the entire Site during the first phase, and
- (2) Implementing these standards and requirements for each phase of Development or Redevelopment of the Site during the first phase or prior to commencement of construction of a later phase, to the extent necessary to treat the stormwater from such later phase. For purposes of this section, "Multi-Phased Project" shall mean any Planning Priority Project implemented over more than one phase and the Site of a Multi-Phased Project shall include any land and water area designed and used to store, treat

or manage stormwater runoff in connection with the Development or Redevelopment, including any tracts, lots, or parcels of real property, whether Developed or not, associated with, functionally connected to, or under common ownership or control with such Development or Redevelopment.

E. BIENNIAL STORMWATER FACILITY PERMIT AND INSPECTION. Each Planning Priority Project shall obtain and maintain a valid Biennial Stormwater Facility Permit issued by the Lakewood Public Works Department.

1. The Biennial Stormwater Facility Permit shall be obtained prior to clearance of the building permit final inspection.
2. Once every two years, or more often as need, an inspection shall be conducted to confirm that the BMP's are being maintained and are operating properly.
3. The property owner shall correct any deficiency in the BMP's within 14 days of a notice of maintenance failure or other deficiency.
4. The property owner shall pay the appropriate fees as established by separate resolution for the biennial permits and/or any special BMP inspections required for enforcement of the provisions of this Section.

F. COVENANT AND AGREEMENT. The property owner of each Planning Priority Project shall record with the County Recorder a "Covenant And Agreement Regarding On-site LID BMP Maintenance", to the satisfaction of the Public Works Director and prior to the clearance of the building permit final inspection, issuance of an occupancy permit or operation of the approved land use on the subject property.

1. The transfer or lease of a property subject to maintenance requirements for LID BMPs shall include conditions requiring the transferee and its successors and assigns to either:
 - (a) Assume responsibility for maintenance of any existing LID BMP, or
 - (b) Replace an existing LID BMP with new control measures or BMPs meeting the then current standards of the City and MS4 Permit.
 - (c) Such requirement shall be included in any sale or lease agreement or deed for such property.
2. The condition of transfer shall include a provision that the successor property owner or lessee conduct maintenance inspections of all LID BMPs at least once every two years and retain proof of inspection

SECTION 4. OTHER AGENCIES OF THE CITY. All City departments, offices, entities and agencies, shall establish administrative procedures necessary to implement the provisions of this Article on their development projects and report their activities annually to the Public Works Department.

SECTION 5. SEVERABILITY. The City Council hereby declares it would have passed this Ordinance sentence by sentence, paragraph by paragraph and section by section, and does hereby declare the provisions of this Ordinance are severable, and if for any reason any section of this Ordinance should be held invalid, such decision shall not affect the validity of the remaining parts of this Ordinance.

SECTION 6. The City Clerk shall certify to the adoption of this Ordinance. The City Council hereby finds and determines there are no newspapers of general circulation both published and circulated within the City and, in compliance with Section 36933 of the Government Code, directs the City Clerk to cause said Ordinance within fifteen (15) days after its passage to be posted in at least three (3) public places within the City as established by ordinance.

SECTION 7. This Ordinance shall become effective thirty (30) calendar days from and after its adoption.

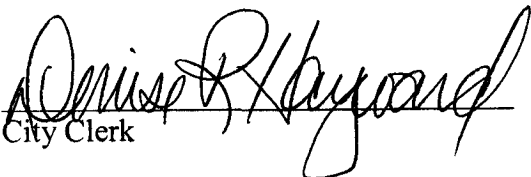
ADOPTED AND APPROVED THIS 12TH DAY OF NOVEMBER, 2013, BY THE FOLLOWING ROLL CALL VOTE:

	AYES	NAYS	ABSENT
Council Member Rogers	<u> X </u>	<u> </u>	<u> </u>
Council Member Piazza	<u> X </u>	<u> </u>	<u> </u>
Council Member DuBois	<u> X </u>	<u> </u>	<u> </u>
Council Member Wood	<u> X </u>	<u> </u>	<u> </u>
Mayor Croft	<u> X </u>	<u> </u>	<u> </u>



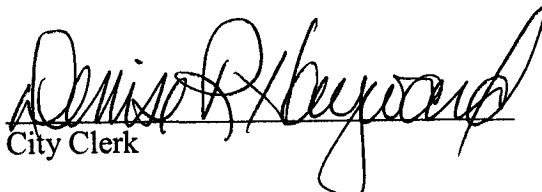
 Mayor

ATTEST:



 City Clerk

I, DENISE R. HAYWARD, do hereby certify that I am the City Clerk of the City of Lakewood, and the foregoing Ordinance was adopted and approved by the City Council of the City of Lakewood voting for and against the Ordinance as above set forth at a regular meeting thereof on the 12th day of November, 2013.



 City Clerk