



Bay Watch

Winter 2005

A quarterly bulletin to inform local leaders of subregional progress and alert them to emerging issues

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SBCCOG WORKING TO GAIN REPRESENTATION ON AIR DISTRICT BOARD

The South Coast Air Quality Management District (SCAQMD) covers four counties – Los Angeles, Orange, Riverside and San Bernardino. The twelve members of the SCAQMD Board are selected in varying ways according to State statute. Three of the members are selected by officials in Sacramento: the Governor, the Assembly Speaker, and the Senate Rules Committee. Four members are selected by the county boards of supervisors in each of the counties. There is one municipal member each selected from the municipalities in Orange, Riverside and San Bernardino Counties. Finally, in Los Angeles County, there are two representatives selected from municipalities: one from an area designated as the Eastern Sector, one from an area designated as the Western Sector.

The impetus for seeking a change in the SCAQMD Board structure arose due to the unique situation of the Los Angeles County Western Sector cities. The statute sets into law which cities are to be within the Western Sector and the procedure for the selection of that sector's representative. The City of Los Angeles is placed within the Western Sector and the law states that the representative is selected by a majority of the cities with the majority of the population. The practical, and historical, result is that the representative is always an elected official from the City of Los Angeles, or the board position is vacant. Therefore, the cities of the South Bay can never have a representative on the SCAQMD Board from our area. The SBCCOG Board of Directors finds this inequitable and untenable.

Proposal

The SBCCOG organized the effort to review the SCAQMD Board structure and alternatives which would address the Western Sector concerns. SBCCOG invited municipal organizations and other stakeholders to join a Task Force to further the discussion and determine if a legislative alternative

Save the Date!

South Bay Cities Council of Governments
7th General Assembly

Thursday, February 23, 2006
at the
Carson Community Center
City of Carson
2:00 pm – 7:00 pm

“The Challenges and Opportunities for Cities in the Digital Revolution”

FEATURING KEYNOTE SPEAKER
President Michael Peevey,
California Public Utilities Commission

Learn about the coming changes to the telecommunications industry, as well as policy & applications for our cities.

View South Bay City displays, showcasing local programs related to technology.

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SOUTH BAY ENERGY \$AVINGS CENTER

Winter Update

Will you be ready for higher energy costs this winter? Those residents, businesses and cities in the South Bay that attended the free energy efficiency workshops offered by the South Bay Energy Savings Center this past year will be prepared with information and rebates to counter rising gas and electricity rates. Over the past two years, more than 1,000 people in the South Bay have taken advantage of the SBE\$C workshops and thousands more learned of energy savings at community events where SBE\$C exhibited energy efficiency information. Based on workshop attendee feedback, residents and business owners are saving as much as 40% on their electricity or gas bills by applying what they have learned through the Center's workshops and by taking advantage of utility rebates.

Be sure to visit our website at www.sbesc.com to learn what workshops will be offered during the 2006 winter quarter. Some of the classes that will be scheduled are Energy Efficiency Tips for the Home or Business, Energy Efficiency for Property Managers, Title 24 Workshops, Energy Efficiency and Remodeling, LEED, Green Building and Sustainable Communities, and Energy Efficiency for Non-Profits and Religious Facilities, just to name a few. If you have a specific interest in an area of energy efficiency, please contact the Center and they can work with you to try to accommodate your interest.

If you would like a personalized workshop for your group, homeowners association or business, just give us a call on our energy hotline 310-543-3022 to schedule a day and time. Remember, all workshops are at no cost, as they have already been paid for out of the Public Goods Charge on your gas or electric bill.

Recently, the South Bay Cities Council of Governments (SBCCOG) Board members joined community leaders, for the Grand Opening of SBE\$C's enlarged facility, and to celebrate the kick off of another round of grant funding for the Center's activities which educate the South Bay region regarding energy efficiency. "Practicing energy efficiency in your everyday activities can mean quantifiable savings for our local businesses, manufacturing, residents and public agencies," stated Michele Swanson, SBCCOG Environmental Deputy.

The SBE\$C, building on the success of two energy grant programs, is now looking forward to the next three-year grant cycle by expanding its programs to include information regarding Green Buildings, Sustainable Communities, LEED Certification Information, Energy Savings Programs for cities, and will further increase the Center's FREE workshop offerings to educate the South Bay community with regards to the savings and benefits of energy efficiency.

"The California Public Utilities Commission recently approved the largest energy efficiency program in U. S. history, and I am pleased to announce that South Bay Energy Savings Center/South Bay Cities Council of Governments is a part of that funding," stated Gene Rodrigues, Director of Energy Efficiency for Southern California Edison. Rodrigues further stated that energy efficiency is a reliable source of energy that the state of California can depend on. Residents, businesses and public agencies of the South Bay will benefit from all that the ratepayer funded South Bay Energy \$avings Center has to offer in the way of resource library materials, workshops, sustainable building information as well as rebates and incentives offered by Southern California Edison and The Gas Company®."



SBCCOG and Chamber of Commerce members celebrate the Grand Opening of the new facility

In anticipation of rising energy costs, the South Bay Energy \$avings Center is encouraging the South Bay to take advantage of the knowledge they can learn at the Center. Here is a quick list of things you can do around your office and home to prepare to be more energy efficient for winter:

Before you leave work:

- Close window coverings at night to limit the amount of heat loss.
- Set the thermostat no higher than 63 degrees during off-work hours.
- Turn off all office equipment, kitchen equipment and lights.
- Shut down computers and printers.

Around the house:

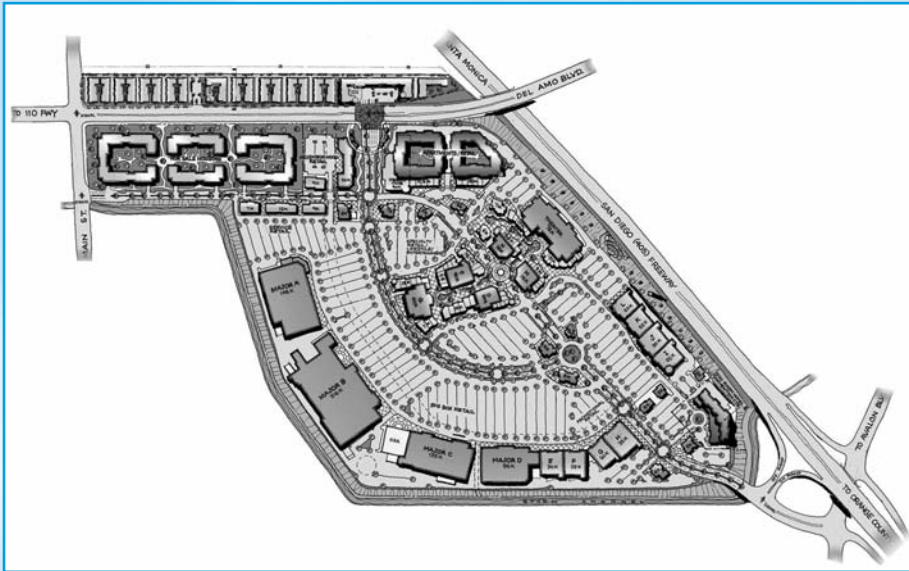
- Replace old, inefficient furnaces with an ENERGY STAR® qualified model.
- Install a programmable thermostat.
- Replace and recycle that old refrigerator with an ENERGY STAR® qualified model
- Open drapes and shades and let the warm sunlight in.
- Turn your water heater thermostat down and save 10-15% on water heating costs.
- Replace inefficient clothes washers with an ENERGY STAR®-qualified model.
- Replace the 4 lights you use most often with compact fluorescent lights
- Purchase energy-efficient Light Emitting Diode (LED) strands for holiday lighting.

It's been a great year here at the SBE\$C. We all hope that you and yours enjoy the holiday season by saving energy and saving money!

City Showcase

CARSON MOVES FORWARD ON MAJOR BROWNFIELD REUSE PLAN

The City of Carson, like other South Bay cities, is eager to enact smart growth initiatives that make the best use of increasingly scarce open space available in the region. The vacant acreage along the 405 freeway between Del Amo Boulevard and Carson Street is giving the City of Carson just such an opportunity.



A rendering of the proposed Carson Marketplace site plan

At 157 acres and with 2,200 feet of frontage along the 405 freeway, the site in question is quite desirable. And while it is technically vacant, it is the site of the former Cal Compact landfill, an inactive Class II landfill that accepted municipal solid waste and specified industrial waste between 1959 and 1965 ...an important distinction that up to this point has been the difference between “undeveloped land” and “undevelopable land”.

Since its closure, many plans have been proffered as to what the next incarnation would be; most recently the site was on the National Football League’s short list of possible expansion sites. But earlier this year, city officials decided to opt out of their bid to build a stadium and instead chose to work towards the proposed mixed-use development, currently called Carson Marketplace, put forth by Newport Beach-based developers, LNR Property Corporation and Hopkins Real Estate Group.

The site plan that LNR and Hopkins have proposed to the city makes use of the 157 acres, plus an additional 11 acres

directly across Del Amo Boulevard, and includes a total of 1.2 million square feet of retail space including power, lifestyle and neighborhood center districts as well as a 200-room hotel and for-sale and for-rent residential units. Plans also include a 16-screen cinema, a health club and over 70,000 square feet of sit-down and quick-serve dining choices. The developers also

envision incorporating water features in key areas of the new project.

“All indications suggested that the best return for the City was an alternative development to a stadium,” said Carson’s City Manager Jerry Groomes, explaining that the sales tax, employment revenue and the overall services that would come from a mixed-use development would have a much greater benefit to the city.

With the recently approved expansion to the Home Depot Center, the additional 750,000 square feet of buildings under construction at the Dominguez Technology Center and the \$45 million renovation of nearby SouthBay Pavilion slated for completion in 2006, interest in Carson has never been stronger. In fact, retailer interest at the site is so strong that the question

asked most often at the recent ICSC (International Conference of Shopping Centers) Western Division conference in Palm Springs was when tenants could expect to open their doors at Carson Marketplace. LNR anticipates starting site work in 2006 with completion slated for 2009.

Undertaking a development of this scope and size is a multi-phase, multi-year process, but things are off to a good start and the first draft of the CEQA-mandated Environmental Impact Report is due for public review by the end of the year. Additionally, the State of California, Environmental Protection Agency, Department of Toxic Substance Control (DTSC) – the lead environmental regulatory agency for the property – has approved a Remedial Action Plan (RAP) that will guide restoration activities designed to allow the property to be made safe for use and protect the environment. The DTSC is also charged with operating, monitoring and maintaining the remedial systems throughout the life of the project.

Continued on page 5

City Showcase

RANCHO PALOS VERDES FULFILLS A LONGSTANDING DREAM OF PRESERVING OPEN SPACE

In August 2004, the City of Rancho Palos Verdes approved a Natural Communities Conservation Plan (NCCP) that would create a 1200-acre nature preserve that stretches from the San Pedro border to Point Vicente. The Preserve would be created primarily through the dedication of City owned lands and the acquisition of key privately held properties. The nature preserve would be managed in partnership with the Palos Verdes Peninsula Land Conservancy (PVPLC).



A view of the eastern bend portion of the nature preserve

Once the NCCP was approved, the City and PVPLC focused their attention on acquiring privately owned open space for inclusion into the Preserve. Working together, the City and PVPLC have been successful in raising over \$17 million to acquire 424 acres of privately held open space, enabling the creation of the 1200-acre preserve to become a reality. By the end of 2005, the City of Rancho Palos Verdes will have purchased two parcels, 424-acres in Portuguese Bend and 39 acres in Agua Amarga Canyon. Immediately after the purchase happens, the City will place a conservation easement in favor of the Land Conservancy on the property to ensure that the land will be preserved in perpetuity.

The \$17 million to purchase these properties comes from a variety of sources, which include the State Wildlife Conservation Board, the State Coastal Conservancy, County of Los Angeles Open Space bond funds provided by

Supervisor Don Knabe, the City of Rancho Palos Verdes, California State University Dominguez Hills and private contributions raised from by the PVPLC. In fact, the PVPLC was successful in raising over \$4 million in private contributions from the Palos Verdes Peninsula, neighboring cities and across the state and nation. This private commitment

was critical in securing the various public funds.

Once the City's NCCP is formally approved by the federal and state wildlife agencies, an additional 700-acres of City-owned property that includes Abalone Cove, Portuguese and Inspiration Points, and the slopes around City Hall will be added to the preserve. Management of the Community's new nature preserve is expected to begin in January of 2006. Future plans for the preserve include the acquisition of over 200 acres of privately owned land (the Upper Filiorum property), which is not currently available for purchase.

When completed, the preserve will include critical habitat for rare and endangered species, many miles of trails, and scenic vistas unmatched in the Los Angeles metropolitan area. It will also serve as a significant educational and environmental resource for thousands of children and adults from throughout Los Angeles County. For more information, contact the City of Rancho Palos Verdes at (310) 377-0360.

REDONDO BEACH WINS "FLEX YOUR POWER" AWARD



We are pleased to announce that one of our South Bay cities, Redondo Beach, is a recent recipient of the prestigious Flex Your Power Energy Efficiency Award. The City of Redondo Beach has been a leader in the South Bay and has reduced its energy use by 21% and energy costs by \$1.2 million annually. In 2000, the

city committed to reduce its energy costs by 20% and began a comprehensive energy program. Improvements to city facilities include T8 lights, window film and solar tubes that capture and direct natural light. Redondo Beach also installed light-emitting diode (LED) traffic signals, power regulators on streetlights, and solar irrigation timers to reduce energy and water use.

Continued from page 1

could be developed. Participants included members of the South Bay Cities COG, the Las Virgenes-Malibu COG, the Gateway Cities COG, the Westside Cities COG, the City of Los Angeles and the Executive Committee of the Los Angeles County League of California Cities. The Executive Committee, the Las Virgenes-Malibu COG, the Gateway COG and the South Bay Cities COG are financial partners in the effort. The SCAQMD was kept informed of all activities in this regard.

That Task Force reviewed approximately 12 alternatives. After review and discussion throughout the region, the SBCCOG is working with legislators to introduce a bill in the beginning of 2006 which would add 4 additional municipal members to the SCAQMD Board: 1 additional municipal representative for each county represented by the District. It is the intent of the Task Force that the Sacramento appointments remain the same, and that tenures of current Board members not be impacted by the change.

The rationale for adding 4 members includes the following elements:

- Providing separate seats for a city within the Western Sector and the City of Los Angeles;
- Realigning cities within Los Angeles County into sectors which are more geographically equitable;
- Providing additional elected official representation for all of the counties within the District;
- Retaining the expertise of the Sacramento appointees;
- Fostering greater “buy-in” by providing more local input and participation by elected officials in the District’s decision-making process; and,
- Aligning the representation on the Board with the explosive population growth experienced by the region within the last thirty years.

Next Steps

Starting in 2006, SBCCOG will be working to secure the passage of this proposed legislation. Watch the SBCCOG website – www.southbaycities.org – for information on our progress and please consider sending a letter of support. For further information, contact SBCCOG Executive Director, Jacki Bacharach @ 310-377-8987 or jacki@southbaycities.org

Continued from page 3

Some of the planned site improvements include:

- Controlling surface water from flowing through the soil cover and into the landfill contents
- Covering the property with an impermeable cap made of durable polyethylene plastic that will prevent people from coming in contact with the landfill contents
- Performing Deep Dynamic Compaction throughout most of the area on the site that will help control settlement
- Removing and treating gases that form below the cap using a site-wide system of underground piping and vacuum pumps
- Minimizing movement and removing compounds in groundwater beneath the site.

In order for this type of development to take place on this site, the RAP calls for the following building improvements:

- Buildings will be built on supportive pilings and thick concrete slab foundations which will further separate future uses from landfill contents
- Beneath each building, additional impermeable barriers will provide even greater protection



Carson Marketplace will provide numerous shopping opportunities.

- Continued monitoring throughout the lifetime of the development by both the DTSC and Carson Marketplace to inspect and maintain operations of the environmental systems to ensure safety for occupants
- Residential buildings will be constructed above open-air parking structures providing another level of safety by naturally venting all areas below residential living spaces.

Brownfield development has been a topic of much discussion and with the development team the city has chosen and the technological advancements available today, Carson is poised to take the national stage as they put fallow urban land back into productive use. For more information, please contact the Jennifer Schmidt, Project Manager at (714) 434-1300, or the City of Carson at (310) 830-7600.

Continued from page 6

While there are innumerable “good ends” from which to select, three—healthy environments, healthy citizens, and healthy societies—will have the greatest impact on all Californians. Collectively the park and recreation professionals of California are stewards of rich and varied natural and cultural resources. While they have many important contributions to make, perhaps the most important is to provide a support system for

renewal of civic engagement and volunteerism, which will ultimately aid in the achievement of all of the “good ends” that exist within our common value system.

For more information or copies of the report contact: California State Parks Planning Division, P.O. Box 942896, Sacramento, California 94296-0001; (916) 653-9901, Fax (916) 653-4458, or visit www.parks.ca.gov/planning

Food *for* Thought

TRENDS IN OUTDOOR RECREATION: WHAT DOES THE FUTURE HOLD FOR CALIFORNIA?

Excerpt from State of California Resources Agency "Parks and Recreation Trends In California, 2005"

California became a national economic engine and an international icon based on its rich natural resources and the optimistic and creative people irresistibly drawn to share in her bounty. California is still a bellwether for population growth and change, outdoor recreation activities, and concerns about the environment. In addition to being the most populated state, California also has the greatest range of geographic, human, and natural diversity in the nation. Californians will continue to set the tone for outdoor recreation in the United States and, by extension, the rest of the world. However, if we do not change our way of managing outdoor recreation, we risk irrelevance and the erosion of public support. In fact, the market for outdoor recreation experiences appears to be changing.

Traditional sightseeing and outdoor recreation activities such as walking, picnicking, camping, fishing, and hiking have been augmented by an array of new forms of outdoor recreation. Adventure recreation, cultural heritage exploration, motorized recreation, and nature-based educational excursions are four examples of these new types of recreation. Baby boomers and older adults also want more amenities and improved access. Younger adults want more immediate and lively information and access. Many are also reluctant to leave their digital communication devices behind or go where coverage is limited.

At the same time, almost all urban-adjacent wildlands that allow public access are becoming urban or suburban parks (e.g., places to picnic and gather with friends, engage in active outdoor recreation, or relax and socialize). Technology continues to remove physical work from our lives and from our outdoor recreation experiences, increasing access and changing user groups.

As a consequence, people will seek more physically demanding outdoor recreation and, at the same time, go farther faster via motorized and mechanized means. New and improved infrastructure will be needed to support these outdoor recreation pursuits.

Recreation has become more important, especially to personal identity, social groups, and community livability. We must work together to ensure the best fit between supply and demand while realizing that our efforts will often be conflicted and contentious. We will continue to be torn between trying to keep up with the demand for traditional, high-volume outdoor recreation spurred by population growth and the needs of new and emerging users and user groups. Many of these new groups are very highly organized, though their overall participant numbers are much smaller than the outdoor recreation stalwarts. Further, these new groups seem more likely to define themselves in terms of their outdoor recreation pursuits. They want access to a finite and increasingly scarce supply of outdoor recreation opportunities, and their chosen forms of outdoor recreation are often perceived to be in conflict with the perceptions of existing users or leisure service managers. Managing demand and resolving conflicts will be an ever-increasing component of our jobs.

Despite great variation in the ways that people seek to interact with each other in natural environments, their reasons for doing so are remarkably uniform. When asked, people consistently report that they seek outdoor recreation experiences to have fun, be with family and friends, and enjoy better health. So while people desire more choices for and more diverse styles of outdoor recreation, the benefits they seek are fundamentally unchanged. That means that we, as professionals, need to adjust our

systems and processes to continue to facilitate their desired outcomes.

This includes ensuring equitable access to various recreational systems so that all participants will have opportunities to engage in outdoor recreation safely and with a high degree of satisfaction. Leisure service providers can best influence a positive future for California by being means to good ends and by using our collective ability to facilitate these desired "ends" through public lands.

Continued on page 5

CALENDAR

All meetings are open to the public

JANUARY

- 9 Steering Committee
- 11 Technology Committee
- 17 Legislative Committee
- 18 Livable Communities Working Group
- 25 Infrastructure Working Group
- 26 **Board of Directors**

FEBRUARY

- 8 Technology Committee
- 13 Steering Committee
- 15 Livable Communities Working Group
- 21 Legislative Committee
- 22 Infrastructure Working Group
- 23 **GENERAL ASSEMBLY**

MARCH

- 8 Technology Committee
- 13 Steering Committee
- 15 Livable Communities Working Group
- 21 Legislative Committee
- 22 Infrastructure Working Group
- 23 **Board of Directors**

Note: Contact jacki@southbaycities.org for further information