

## 3.9 Land Use and Agriculture

This section describes and discusses existing land uses and agricultural resources that may be affected by the proposed program in the Enhanced Watershed Management Program (EWMP) areas of Los Angeles County (County) and considers the compatibility of the proposed program with relevant land use plans and policies. The analysis identifies potential impacts that may result from implementing the proposed program and evaluates their significance. Applicable plans and policies related to land use and agriculture are presented and potential impacts and mitigation measures, if needed, are identified.

### 3.9.1 Environmental Setting

#### Regional Setting

The proposed program is located in Los Angeles County, which covers an area of about 4,083 square miles and comprises 88 cities and approximately 2,650 square miles of unincorporated areas. The majority of the County is highly urbanized and consists of several cities, communities and unincorporated areas. The proposed projects are located in multiple jurisdictions of Los Angeles County; these include Los Angeles County Flood Control District (LACFCD), the County of Los Angeles, and the following cities: Los Angeles, Beverly Hills, Culver City, Inglewood, Santa Monica, West Hollywood, Hawthorne, El Segundo, Lomita, Baldwin Park, Covina, Glendora, Industry, La Puente, Malibu, Calabasas, Agoura Hills, Westlake Village, Hidden Hills, Santa Clarita, Rancho Palos Verdes, Palos Verdes Estates, Rolling Hills Estates, Redondo Beach, Hermosa Beach, Torrance, Manhattan Beach, Arcadia, Azusa, Bradbury, Duarte, Monrovia, Sierra Madre, Alhambra, Burbank, Glendale, Hidden Hills, La Cañada Flintridge, Montebello, Monterey Park, Pasadena, Rosemead, San Gabriel, San Marino, South Pasadena, and Temple City (see Figure 1-1). Each of these jurisdictions have independent planning documents that guide the development of urban, agricultural, and other land uses within their jurisdictional boundaries.

#### Existing Land Use Characterization

Land uses within the County are widely varied and include open space, residential, commercial, mixed-use, public and semi-public, and industrial land uses. The proposed program would be located in various watersheds across Los Angeles County that span multiple jurisdictions with varying land use regulations. The existing land uses within each watershed are summarized in this section by EWMP group and are based upon information from the Southern California Association of Government (SCAG) and the EWMP Work Plans. The EWMP agencies have no jurisdiction over the land that is owned by the State of California (i.e., California Department of Fish and Wildlife, the State Lands Commission, and the California Department of Transportation) or the U.S. Government.

**Ballona Creek**

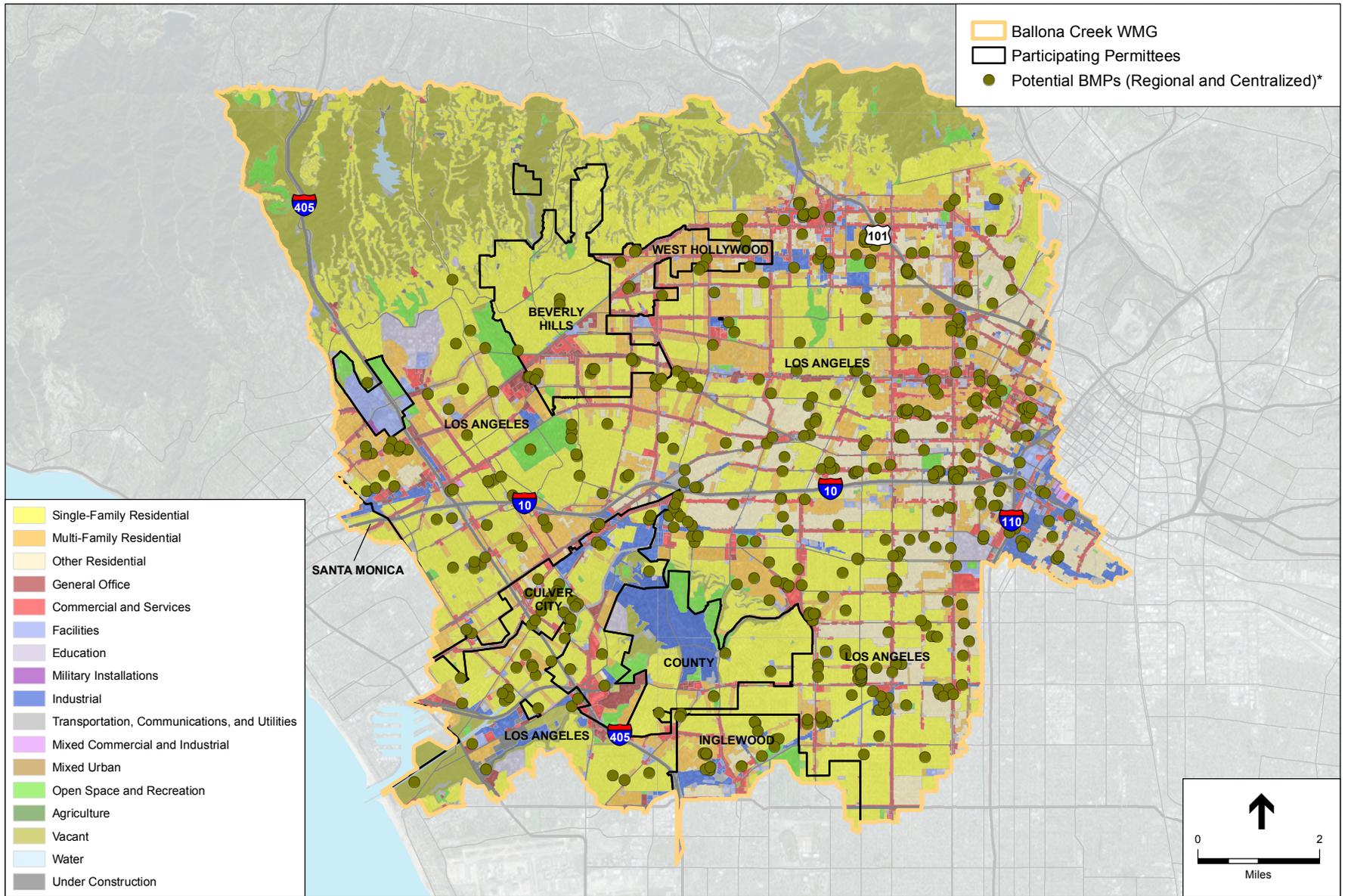
The Ballona Creek EWMP area covers the Ballona Creek Watershed. The Permittees within this EWMP are: the Cities of Beverly Hills, West Hollywood, Los Angeles, Inglewood, Culver City, Santa Monica; the County of Los Angeles; and LACFCD. The Ballona Creek Watershed comprises the cities of Beverly Hills, Culver City, and West Hollywood and parts of Inglewood, Los Angeles and Santa Monica as well as small unincorporated areas of Los Angeles County. Collectively, the Municipal Separate Stormwater Sewer Systems (MS4) Permittees in the Ballona Creek Watershed have jurisdiction over 123 square miles or 96 percent of the total watershed area. A breakdown of areas by MS4 Permittees is provided in **Table 3.9-1**.

**TABLE 3.9-1  
 BALLONA CREEK WATERSHED LAND AREA DISTRIBUTION**

| <b>Agency</b>          | <b>Land Area (Acres)</b> | <b>Percent of EWMP Area</b> |
|------------------------|--------------------------|-----------------------------|
| City of Los Angeles    | 65,272.89                | 83.21%                      |
| County of Los Angeles  | 3,164.76                 | 4.03%                       |
| City of Beverly Hills  | 3,618.95                 | 4.61%                       |
| City of Culver City    | 3,125.00                 | 3.98%                       |
| City of Inglewood      | 1,907.72                 | 2.43%                       |
| City of West Hollywood | 1,135.00                 | 1.45%                       |
| City of Santa Monica   | 217.31                   | 0.28%                       |
| <b>Total</b>           | <b>78,441.63</b>         | <b>100.00%</b>              |

SOURCE: Ballona Creek EWMP Work Plan, 2014.

The population in the Ballona Creek Watershed is approximately 1.6 million people (LADPW, 2004). The predominant land use in the Ballona Creek Watershed is residential, representing 63.7 percent of the total land area, including multi-family residential uses covering 18 percent of the area. Although open space areas represent 16.7 percent, this category may include parks and other open areas not generally open to the public, including vacant land and golf courses (LADPW, 2004). Commercial, public, light industrial, other urban and unknown land uses represents 19.6 percent of the total land area. **Figure 3.9-1** shows land uses in the Ballona Creek Watershed and the location of planned and priority regional/centralized Best Management Practices (BMPs). The location of distributed BMPs would be throughout the urbanized areas of the watershed.



\* Potential Distributed BMP not shown - predominantly located in urbanized areas

SOURCE: ESRI; SCAG

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**Figure 3.9-1**  
 Land Use in the Ballona Creek  
 Watershed Management Group

### **Beach Cities**

The Beach Cities EWMP area covers portions of two watersheds: Santa Monica Bay Watershed (Jurisdictional Group [JG] 5 and JG6) and the Dominguez Channel Watershed. The Permittees within this EWMP are: the Cities of Redondo Beach, Manhattan Beach, Hermosa Beach, and Torrance; and the LACFCD. **Figure 3.9-2** shows land uses in the Beach Cities EWMP area and the location of planned and priority regional/centralized BMPs. The location of distributed BMPs would be throughout the urbanized areas of the watershed.

The western portion of the Beach Cities EWMP area consists of approximately 7,840 acres of land that drains to Santa Monica Bay. This accounts for 38.4 percent of the total Beach Cities Watershed Management Group area, and includes portions of the cities of Manhattan Beach, Redondo Beach, and Torrance and the entirety of the City of Hermosa Beach.

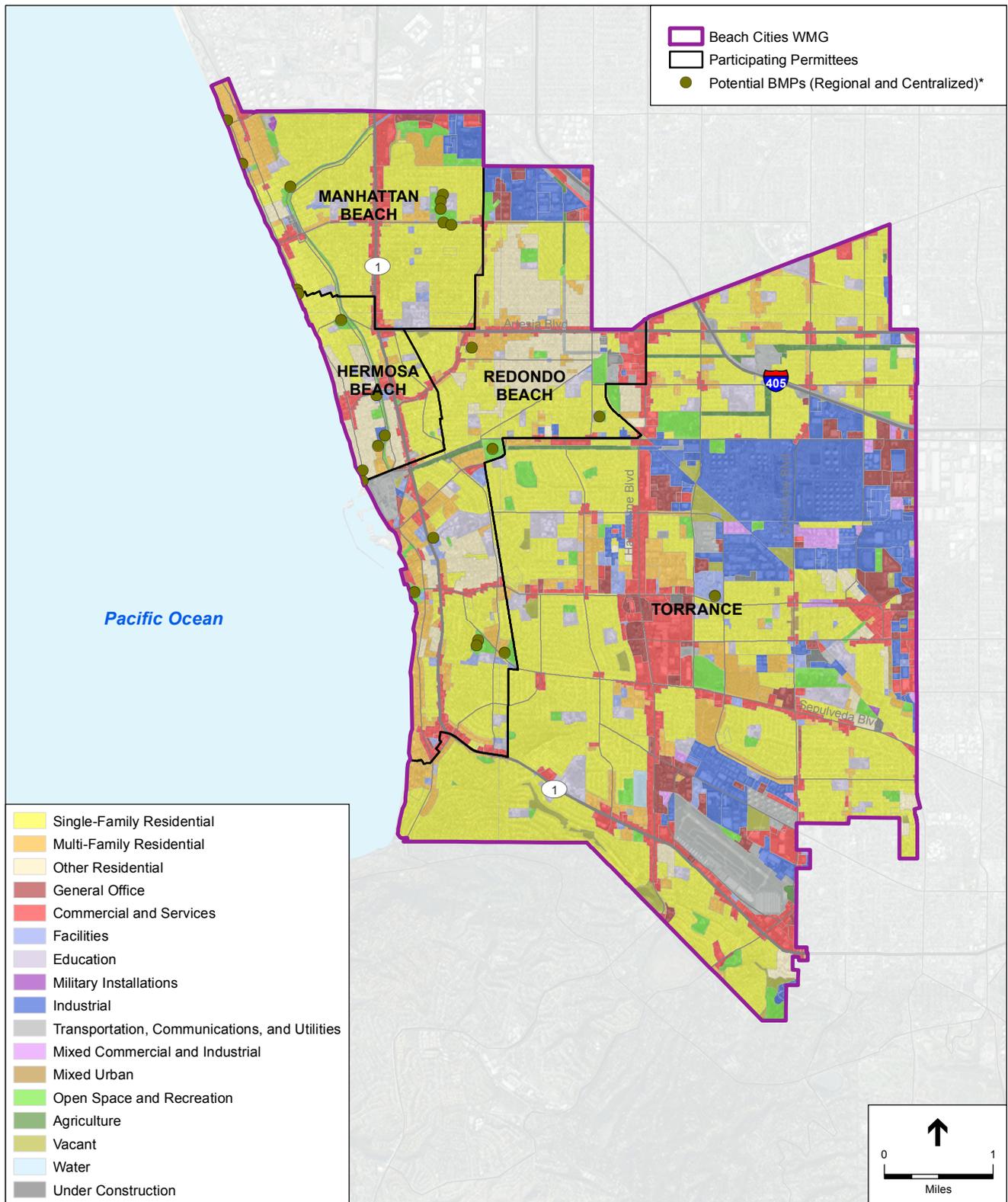
The northeastern portion of the Beach Cities EWMP area is tributary to Dominguez Channel (including the Torrance Carson Channel) and comprises approximately 7,380 acres of land. This watershed accounts for 36.1 percent of the total Beach Cities EWMP area, and includes portions of the cities of Manhattan Beach, Redondo Beach, and Torrance. Storm drains from the Cities of Manhattan Beach and Redondo Beach drain through the City of Lawndale before discharging to Dominguez Channel. Torrance’s MS4 discharges directly to the Dominguez Channel and Torrance Carson Channel (Torrance Lateral).

The southeastern portion of the Beach Cities EWMP area is tributary to Machado Lake (including Wilmington Drain) and comprises approximately 5,182 acres of land. This watershed accounts for 25.5 percent of the total Beach Cities EWMP area. All but 1.2 acres (0.02 percent) of this area is within the City of Torrance. The City of Redondo Beach owns the remainder of the area, though no Redondo Beach catch basins or MS4 are tributary to Machado Lake. LACFCD is not responsible for land within the Beach Cities EWMP area, but does own and maintain infrastructure within all three watersheds. A breakdown of areas by MS4 Permittee is provided in **Table 3.9-2**.

**TABLE 3.9-2  
 BEACH CITIES WATERSHED LAND AREA DISTRIBUTION**

| <b>Agency</b>    | <b>SMB Watershed (acres)</b> | <b>Dominguez Channel Watershed (acres)</b> | <b>Machado Lake Watershed (acres)</b> | <b>Total EWMP Area (acres)</b> | <b>Percent of EWMP Area</b> |
|------------------|------------------------------|--|---------------------------------------|--------------------------------|-----------------------------|
| Redondo Beach    | 2,614                        | 1,217                                      | 1                                     | 3,832                          | 19%                         |
| Manhattan Beach  | 2,078                        | 350  | -                                     | 2,428                          | 12%                         |
| Hermosa Beach    | 832                          | -  | -                                     | 832                            | 4%                          |
| City of Torrance | 2,314                        | 5,812                                      | 5,181                                 | 13,307                         | 65%                         |
| <b>Total</b>     | <b>7,837</b>                 | <b>7,379</b>                               | <b>5,182</b>                          | <b>20,399</b>                  | <b>100%</b>                 |

SOURCE: Beach Cities EWMP Work Plan, 2014.



\* Potential Distributed BMP not shown - predominantly located in urbanized areas

SOURCE: ESRI; SCAG

LA County PEIR EWMP . 140474  
**Figure 3.9-2**  
 Land Uses in the Beach Cities  
 Watershed Management Group

### **Dominguez Channel**

The Dominguez Channel EWMP area covers portions of the Dominguez Channel Watershed and the Machado Lake and the Los Angeles/Long Beach Harbor subwatersheds. The Dominguez Channel EWMP addresses approximately 36,410 acres, or 47.45 percent of the total 133-square-mile watershed. The Permittees within this EWMP are: the Cities of El Segundo, Hawthorne, Inglewood, Lomita, and Los Angeles; the County of Los Angeles; and the LACFCD. A breakdown of areas by MS4 Permittee and other agencies is provided in **Table 3.9-3**. **Figure 3.9-3** shows land use in the Dominguez Channel EWMP area and the location of planned and priority regional/centralized BMPs. The location of distributed BMPs would be throughout the urbanized areas of the watershed. **Table 3.9-4** provides the land use breakdown within the Dominguez Channel EWMP.

**TABLE 3.9-3  
 DOMINGUEZ CHANNEL WATERSHED LAND AREA DISTRIBUTION**

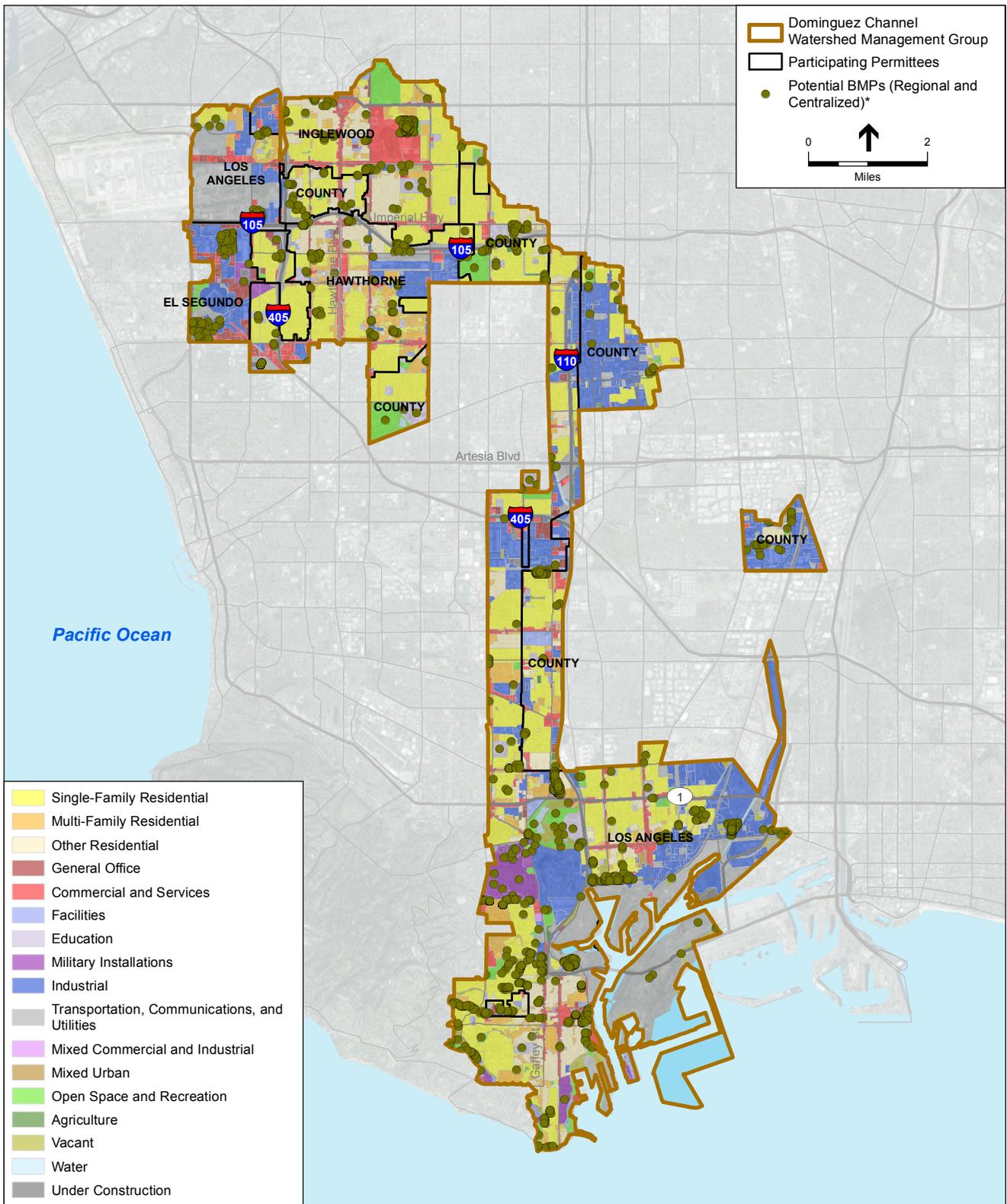
| <b>Agency</b>       | <b>Area in Machado Lake Watershed (acres)</b> | <b>Area in Dominguez Channel Watershed (acres)</b> | <b>Area in LA/LB Harbors Watershed (acres)</b> | <b>Total Area in EWMP (acres)</b> | <b>Percent of EWMP Area</b> |
|---------------------|---|--|--|-----------------------------------|-----------------------------|
| City of El Segundo  | 0   | 1,252.18   | 0  | 1,252.18                          | 3.44%                       |
| City of Hawthorne   | 0   | 3,891.91   | 0  | 3,891.91                          | 10.69%                      |
| City of Inglewood   | 0   | 3,884.28   | 0  | 3,884.27                          | 10.67%                      |
| City of Lomita      |   | 1,227.70   |  |                                   | 3.26%                       |
| City of Los Angeles | 1,998.42                                      | 19,243.25  | 11,258.12                                      | 19,243.20                         | 52.85%                      |
| Los Angeles County  | 1,250.87                                      | 6,755.77   | 134.23   | 8,140.87                          | 22.36%                      |

SOURCE: Dominguez Channel EMWP Work Plan and Notice of Intent, 2014.

**TABLE 3.9-4  
 DOMINGUEZ CHANNEL WATERSHED LAND USE**

| <b>Agency</b>             | <b>Total Area (acres)</b> | <b>Percent of EWMP Area</b> |
|---------------------------|---------------------------|-----------------------------|
| Agriculture               | 0.2                       | 0.3%                        |
| Commercial                | 10.7                      | 18.4%                       |
| Industrial                | 9.1                       | 15.7%                       |
| Multi-Family Residential  | 8.3                       | 14.2%                       |
| Single Family Residential | 16.1                      | 27.7%                       |
| Open                      | 4.6                       | 7.8%                        |
| Other Urban               | 9.3                       | 15.9                        |
| <b>Total</b>              | <b>58.3</b>               | <b>100%</b>                 |

SOURCE: Dominguez Channel EMWP Work Plan, 2014.



\* Potential Distributed BMP not shown - predominantly located in urbanized areas

SOURCE: ESRI; SCAG

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**Figure 3.9-3**

Land Use in the Dominguez Channel Watershed Management Group

### **Malibu Creek**

The Malibu Creek Watershed EWMP area covers the majority of the Malibu Creek Watershed. The Permittees within this EWMP are: the Cities of Agoura Hills, Calabasas, Hidden Hills, and Westlake Village; the County of Los Angeles; and the LACFCD.

Malibu Creek Watershed land uses are 81 percent vacant, 11 percent residential, 2 percent open space and recreation, 2 percent commercial and public, 1 percent transportation and utilities, and 1 percent mixed-use (LADPW, 2005a). The Malibu Creek Watershed EWMP area is approximately 32,992 acres, which is approximately 46.7 percent of the total area in the Malibu Creek Watershed. A breakdown of areas by MS4 Permittee and other agencies is provided in **Table 3.9-5**. **Figure 3.9-4** shows land use in the Malibu Creek Watershed EWMP area and the location of planned and priority regional/centralized BMPs. The location of distributed BMPs would be throughout the urbanized areas of the watershed.

**TABLE 3.9-5  
MALIBU CREEK WATERSHED LAND AREA DISTRIBUTION**

| <b>Agency</b>            | <b>Total Area<br/>(acres)</b> | <b>Percent of<br/>EWMP Area</b> |
|--------------------------|-------------------------------|---------------------------------|
| City of Agoura Hills     | 5,178                         | 15.7%                           |
| City of Calabasas        | 4,941                         | 15.0%                           |
| City of Hidden Hills     | 105                           | 0.3%                            |
| City of Westlake Village | 3,540                         | 10.7%                           |
| County of Los Angeles    | 19,228                        | 58.3%                           |

SOURCE: Malibu Creek EMWP Work Plan, 2014.



### **Marina del Rey**

The Marina del Rey EWMP area covers the Marina del Rey Watershed. The Permittees within this EWMP are: the Cities of Los Angeles and Culver City; the County of Los Angeles; and LACFCD.

Land uses within the Marina del Rey Watershed are 52 percent residential, 46 percent commercial and 2 percent open space (LADPW, 2014a). A breakdown of areas by MS4 Permittee and other agencies is provided in **Table 3.9-6**. **Figure 3.9-5** shows land use in the Marina del Rey Watershed EWMP area and the location of planned and priority regional/centralized BMPs. The location of distributed BMPs would be throughout the urbanized areas of the watershed. **Table 3.9-7** provides the land use breakdown within the Marina del Rey Watershed.

**TABLE 3.9-6  
 MARINA DEL REY WATERSHED LAND AREA DISTRIBUTION**

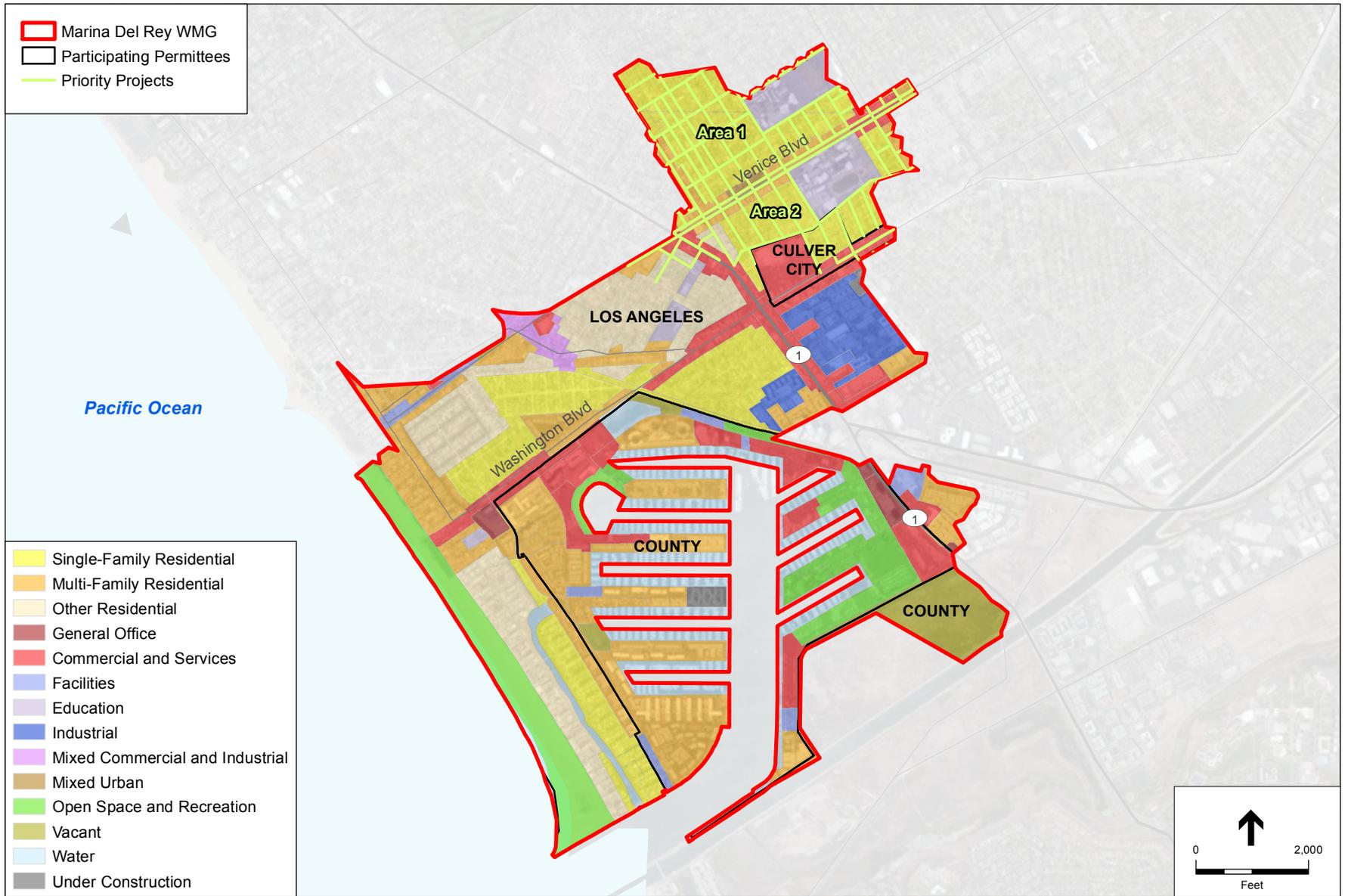
| <b>Agency</b>         | <b>Total Area (acres)</b> | <b>Percent of EWMP Area</b> |
|-----------------------|---------------------------|-----------------------------|
| City of Los Angeles   | 971.3                     | 69%                         |
| City of Culver City   | 42.2                      | 3%                          |
| County of Los Angeles | 395.7                     | 28%                         |
| <b>Total</b>          | <b>1,409</b>              | <b>100%</b>                 |

SOURCE: Marina del Rey EMWP Work Plan, 2014.

**TABLE 3.9-7  
 MARINA DEL REY WATERSHED LAND USE**

| <b>Agency</b>                       | <b>City of Culver (acres)</b> | <b>City of Los Angeles (acres)</b> | <b>County of Los Angeles (acres)</b> | <b>Total Area (acres)</b> |
|-------------------------------------|-------------------------------|------------------------------------|--------------------------------------|---------------------------|
| Single-Family Residential           | 6.8                           | 230.6                              | 0.3                                  | 237.7                     |
| Multi-Family Residential            | 0                             | 229.4                              | 156.9                                | 386.3                     |
| Institutional/Public Facilities     | 0                             | 83.7                               | 4.2                                  | 87.9                      |
| Commercial and Services             | 24.3                          | 122.3                              | 122.0                                | 268.6                     |
| Industrial/Mixed with Industrial    | 0                             | 27.7                               | 0                                    | 27.7                      |
| Transportation/Road                 | 11.1                          | 246.4                              | 39.8                                 | 297.3                     |
| Developed Recreation/Marina Parking | 0                             | 0.9                                | 43.3                                 | 44.2                      |
| Beach                               | 0                             | 0                                  | 8.2                                  | 8.2                       |
| Water                               | 0                             | 30.3                               | 13.5                                 | 43.8                      |
| Vacant                              | 0                             | 0                                  | 7.6                                  | 7.6                       |
| <b>Total</b>                        | <b>42.2</b>                   | <b>971.3</b>                       | <b>395.7</b>                         | <b>1,409</b>              |

SOURCE: Marina del Rey EMWP Work Plan, 2014.



SOURCE: ESRI; SCAG

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**Figure 3.9-5**  
Land Use in the Marina del Rey  
Watershed Management Group

### **North Santa Monica Bay**

The North Santa Monica Bay EWMP area covers the north region of the Santa Monica Bay Watershed (JG1 and JG4 and a portion of JG9) within the city of Malibu’s borders. The Permittees within this EWMP are: the City of Malibu; County of Los Angeles; and LACFCD. The North Santa Monica Bay EWMP area encompasses 55,121 acres. The North Santa Monica Bay EWMP area is over 93 percent vacant land. The EWMP Group land use breakdowns by JG and watershed are shown in **Table 3.9-8**. **Figure 3.9-6** shows land uses in the North Santa Monica Bay EWMP area and the location of planned and priority regional/centralized BMPs. The location of distributed BMPs would be throughout the urbanized areas of the watershed.

**TABLE 3.9-8  
 NORTH SANTA MONICA BAY WATERSHED LAND USE**

| <b>Agency</b>             | <b>JG1/Zuma Canyon</b> | <b>JG1/Solstice Canyon</b> | <b>JG1/Santa Monica Beach</b> | <b>JG1/Garapito Creek</b> | <b>JG1 &amp; 4 Arroyo Sequit</b> | <b>Cold Creek-Malibu Creek</b> | <b>Total Area (acres)</b> |
|---------------------------|------------------------|----------------------------|-------------------------------|---------------------------|----------------------------------|--------------------------------|---------------------------|
| Vacant                    | 89.0%                  | 87.7%                      | 91.7%                         | 94.9%                     | 96.5%                            | 95.8%                          | 93.1%                     |
| Agricultural              | 1.9%                   | 0.7%                       | 0.0%                          | 0.6%                      | 0.9%                             | 0.7%                           | 0.8%                      |
| Commercial                | 0.5%                   | 0.6%                       | 0.8%                          | 0.2%                      | 0.2%                             | 0.2%                           | 0.4%                      |
| Single Family Residential | 7.7%                   | 8.8%                       | 7.0%                          | 4.1%                      | 2.2%                             | 3.0%                           | 5.0%                      |
| Multi-Family Residential  | 0.5%                   | 0.7%                       | 0.4%                          | 0.2%                      | 0.1%                             | 0.2%                           | 0.3%                      |
| Industrial                | 0.1%                   | 0.1%                       | 0.0%                          | 0.0%                      | 0.0%                             | 0.2%                           | 0.1%                      |
| Education                 | 0.3%                   | 1.4%                       | 0.0%                          | 0.1%                      | 0.0%                             | 0.0%                           | 0.3%                      |

SOURCE: North Santa Monica Bay EMWP Work Plan, 2014.



\* Potential Distributed BMP not shown - predominantly located in urbanized areas

SOURCE: ESRI; SCAG

LA County PEIR EWMP . 140474

**Figure 3.9-6**  
Land Uses in the North Santa Monica Bay  
Watershed Management Group

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**Peninsula Cities**

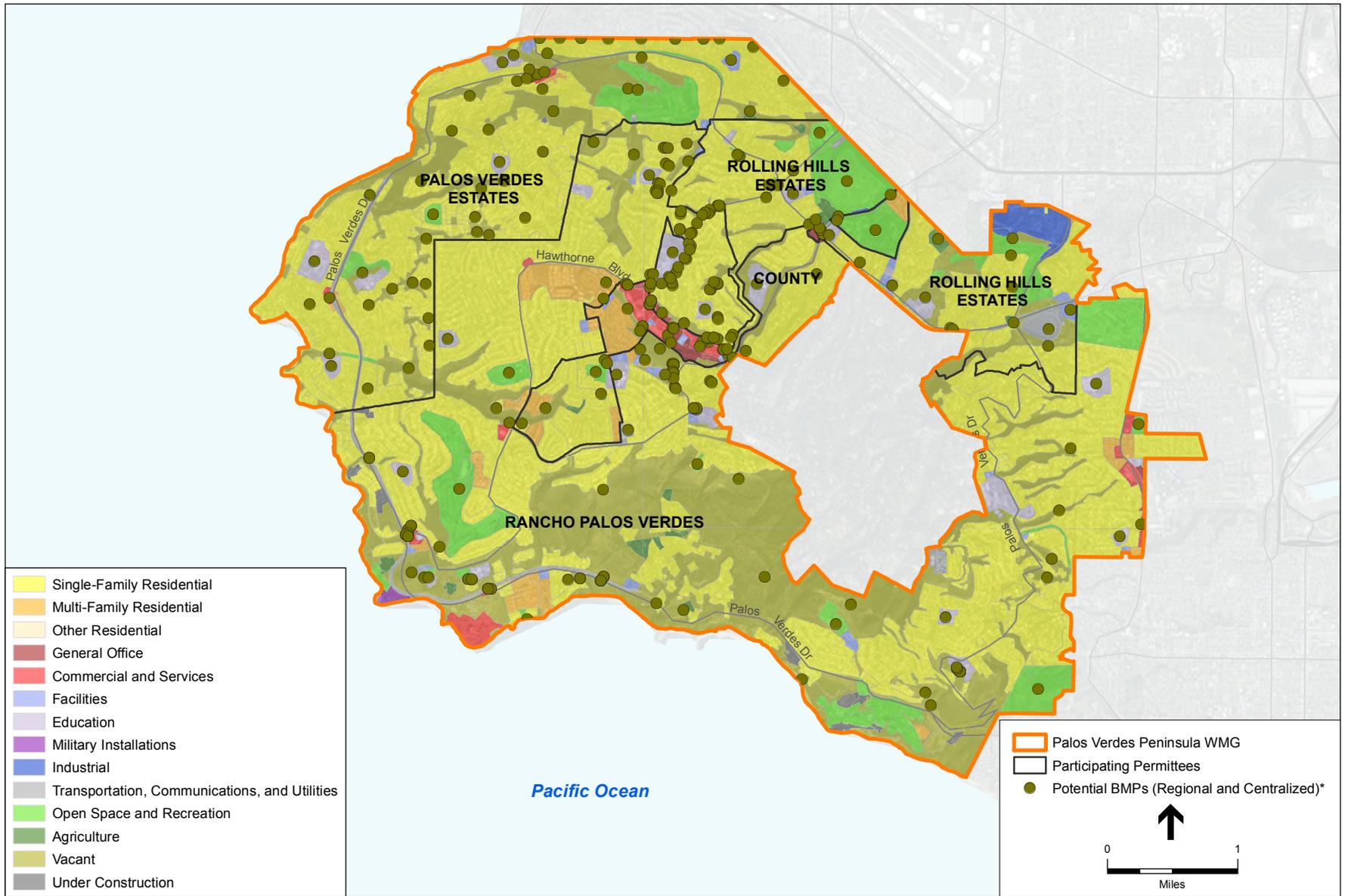
The Peninsula Cities EWMP area covers most of the Santa Monica Bay Watershed JG7, the Los Angeles/Long Beach Harbor Watershed, and the Machado Lake Watershed. The Permittees within this EWMP are: the Cities of Rancho Palos Verdes, Palos Verdes Estates, and Rolling Hills Estates; the County of Los Angeles; and LACFCD.

The Santa Monica Bay Watershed accounts for 63 percent (14.2 square miles) of the total Peninsula watershed management group area, and includes portions of the cities of Palos Verdes Estates, Rancho Palos Verdes, and Rolling Hills Estates. The Los Angeles Harbor subwatershed accounts for 15 percent (3.4 square miles) of the total Peninsula watershed management group area, and includes portions of the cities of Rancho Palos Verdes and Rolling Hills Estates. The Machado Lake subwatershed accounts for 22 percent (4.9 square miles) of the total Peninsula watershed management group area, and includes portions of the cities of Palos Verdes Estates, Rancho Palos Verdes, and Rolling Hills Estates and the County of Los Angeles. **Table 3.9-9** provides the Peninsula EWMP area identified by watershed and agency. **Figure 3.9-7** shows land uses in the Palos Verdes Peninsula EWMP area and the location of planned and priority regional/centralized BMPs. The location of distributed BMPs would be throughout the urbanized areas of the watershed.

**TABLE 3.9-9  
 PALOS VERDES PENINSULA LAND AREA DISTRIBUTION**

| <b>Agency</b>         | <b>Santa Monica Bay<br/>(Square Miles)</b> | <b>Machado Lake<br/>(Square Miles)</b> | <b>Los Angeles Harbor<br/>(Square Miles)</b> | <b>Total<br/>EWMP Area</b> |
|-----------------------|--|--|--|----------------------------|
| Rancho Palos Verdes   | 9.35                                       | 1.07                                   | 3.02   | 13.5                       |
| Palos Verdes Estates  | 4.35                                       | 0.39                                   | 0  | 4.8                        |
| Rolling Hills Estates | 0.46                                       | 2.78                                   | 0.34   | 3.6                        |
| County of Los Angeles | 0  | 0.70                                   | 0  | 0.7                        |
| <b>Total</b>          | <b>14.2</b>                                | <b>4.9</b>                             | <b>3.4</b>                                   | <b>22.6</b>                |

SOURCE: Palos Verdes Peninsula EMWP Work Plan, 2014.



\* Potential Distributed BMP not shown - predominantly located in urbanized areas

SOURCE: ESRI; SCAG

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**Figure 3.9-7**  
Land Uses in the Palos Verdes Peninsula EWMP Agencies

### **Rio Hondo/San Gabriel River**

The Rio Hondo/San Gabriel River EWMP area covers portions of the Los Angeles and San Gabriel River watersheds. The Permittees within this EWMP are: the Cities of Arcadia, Azusa, Bradbury, Duarte, Monrovia, and Sierra Madre; the County of Los Angeles; and LACFCD.

**Table 3.9-10** provides the size and percentage of each participating member’s jurisdiction within the group and the percent contribution to the Los Angeles River and/or San Gabriel River Watersheds. The area included in the Rio Hondo/San Gabriel River EWMP encompasses approximately 41 square miles of predominately residential and open space land use and excludes areas in the Angeles National Forest. Of the total Los Angeles River and San Gabriel River Watershed areas, the Rio Hondo/San Gabriel River EWMP members have jurisdiction over 4 and 3 percent of the total watersheds, respectively. **Table 3.9-11** depicts the watershed land use categories within the Rio Hondo/San Gabriel River EWMP area. **Figure 3.9-8** shows land uses in the Rio Hondo/ San Gabriel River EWMP area and the location of planned and priority regional/centralized BMPs. The location of distributed BMPs will be throughout the urbanized areas of the watershed.

**TABLE 3.9-10  
RIO HONDO/SAN GABRIEL RIVER LAND AREA DISTRIBUTION**

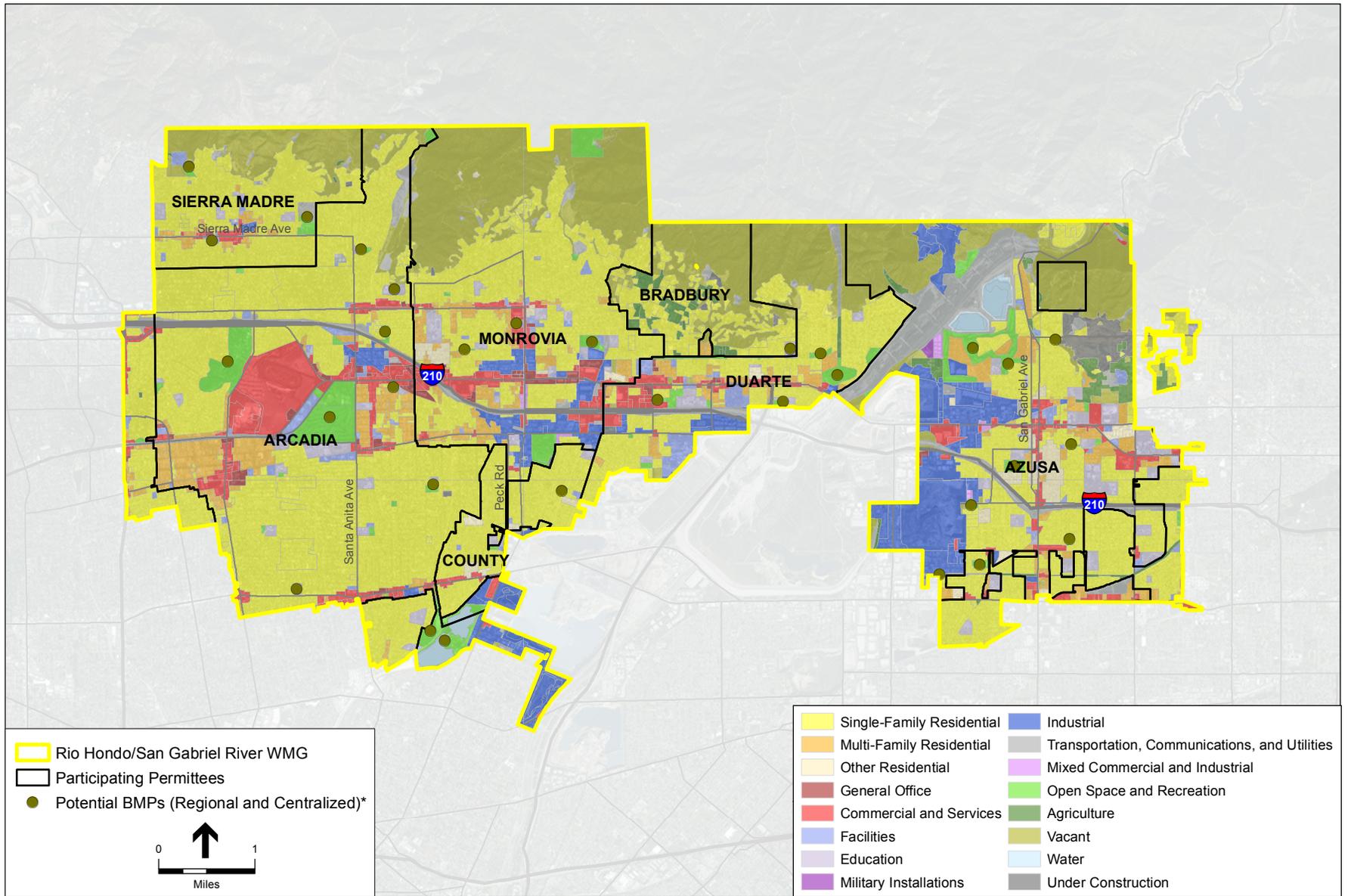
| <b>Agency</b>      | <b>Area Inside<br/>Rio Hondo/<br/>San Gabriel<br/>River<br/>(square miles)</b> | <b>Percent in<br/>Rio Hondo/<br/>San Gabriel<br/>River<br/>Watershed</b> | <b>Percent in<br/>Los Angeles<br/>River<br/>Watershed</b> | <b>Percent in<br/>San Gabriel<br/>River<br/>Watershed</b> |
|--------------------|--|--|---|---|
| Arcadia            | 11   | 27   | 99  | 1   |
| Azusa              | 9  | 22   | 0   | 100   |
| Bradbury           | 2  | 5  | 41  | 59  |
| Duarte             | 4  | 0  | 37  | 63  |
| Monrovia           | 8  | 19   | 99  | 1   |
| Sierra Madre       | 3  | 7  | 100   | 0   |
| Los Angeles County | 4  | 10   | 54  | 46  |

SOURCE: Rio Hondo/San Gabriel River EMWP Work Plan, 2014.

**TABLE 3.9-11  
RIO HONDO/SAN GABRIEL RIVER WATERSHED LAND USE**

| <b>Agency</b>             | <b>Area<br/>(square miles)</b> | <b>Percentage</b> |
|---------------------------|--------------------------------|-------------------|
| Vacant                    | 9.9                            | 3                 |
| Agricultural              | 1.1                            | 8                 |
| Commercial                | 3.5                            | 3                 |
| Single Family Residential | 19.3                           | 7                 |
| Multi-Family Residential  | 2.8                            | 7                 |
| Industrial                | 2.8                            | 47                |
| Education                 | 1.1                            | 1                 |
| Transportation            | 0.7                            | 24                |
| <b>Total</b>              | <b>41.2</b>                    | <b>100</b>        |

SOURCE: Rio Hondo/San Gabriel River EMWP Work Plan, 2014.



SOURCE: ESRI; SCAG

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**Figure 3.9-8**  
Land Uses in the Rio Hondo / San Gabriel River  
Watershed Management Group

### **Santa Monica Bay Jurisdictional Groups 2 & 3**

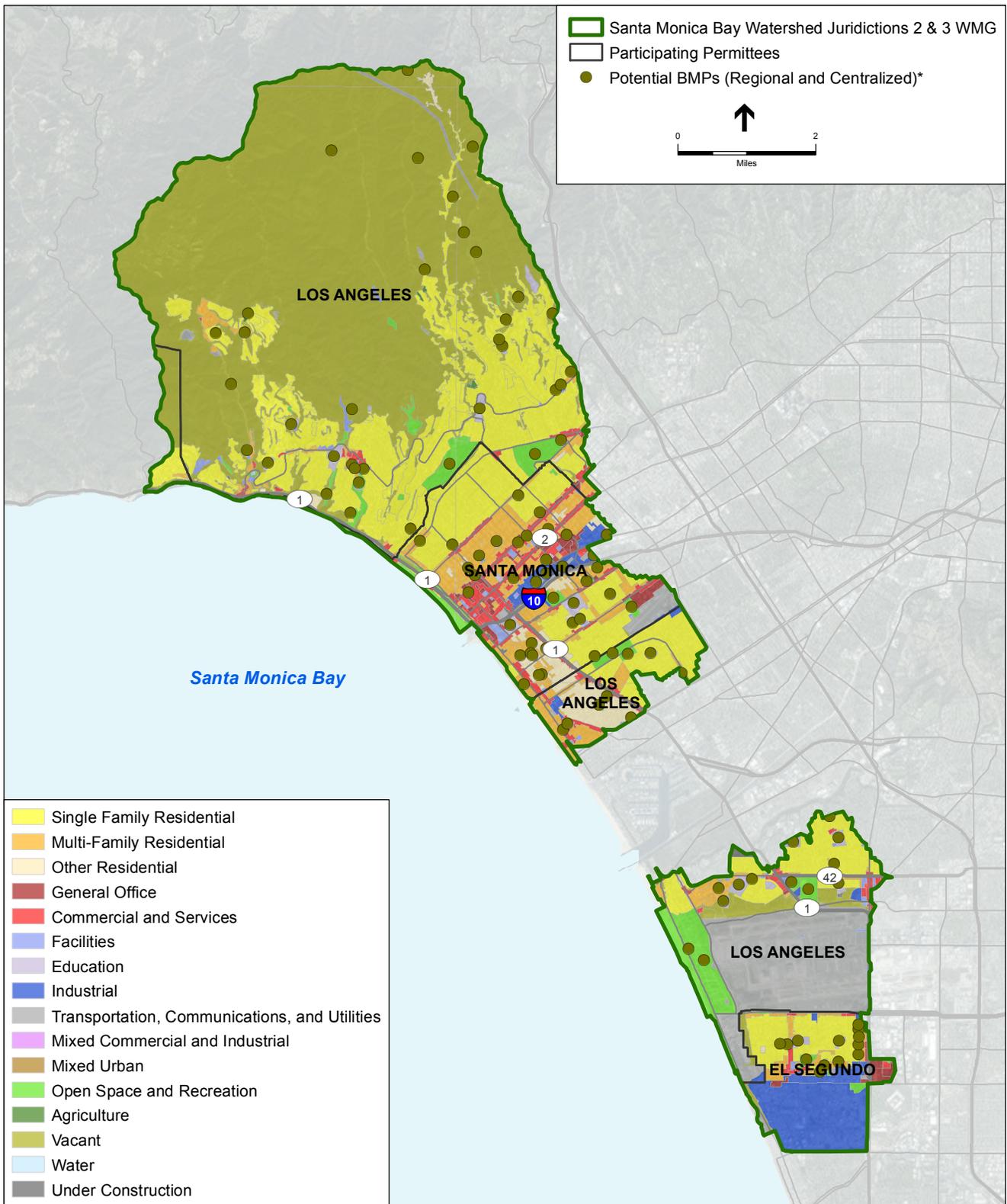
The Santa Monica Bay EWMP area covers the central region of the Santa Monica Bay Watershed (JG2 and JG3) and includes the urbanized Dockweiler and Santa Monica subwatersheds, as well as natural open space located in the Castle Rock, Pulga Canyon, Temescal Canyon, and Santa Monica Canyon subwatersheds. The Permittees within this EWMP include the Cities of Los Angeles, Santa Monica, and El Segundo; the County of Los Angeles; and LACFCD.

The Santa Monica Bay EWMP Group area covers 34,362 acres. Approximately 49 percent of the Santa Monica Bay EWMP Group area is open space, and approximately 93 percent of the open space is located the northern subwatersheds and approximately 7 percent is located in the Dockweiler subwatershed. Approximately 67 percent of the Santa Monica Bay EWMP Group area is pervious according to geographic information system (GIS) data from the Los Angeles County Department of Public Works, the large majority of which comes from the northern-most subwatersheds of Castle Rock, Pulga Canyon, Temescal Canyon, and Santa Monica Canyon. **Table 3.9-12** provides the size and percentage of each participating member’s jurisdiction within the watershed. **Figure 3.9-9** shows land uses in the Santa Monica Bay EWMP area and the location of planned and priority regional/centralized BMPs. The location of distributed BMPs would be throughout the urbanized areas of the watershed.

**TABLE 3.9-12  
 SANTA MONICA BAY LAND AREA DISTRIBUTION**

| <b>Agency</b>        | <b>Land area (acres)</b> | <b>Percent of EWMP Area</b> |
|----------------------|--------------------------|-----------------------------|
| City of Los Angeles  | 18,934.64                | 75.02%                      |
| City of Santa Monica | 4,987.47                 | 19.76%                      |
| City of El Segundo   | 1,185.63                 | 4.70%                       |
| Los Angeles County   | 130.40                   | 0.52%                       |

SOURCE: Santa Monica Bay EMWP Work Plan, 2014.



\* Potential Distributed BMP not shown - predominantly located in urbanized areas

SOURCE: ESRI; SCAG

LA County PEIR EWMP . 140474

**Figure 3.9-9**

Land Use in the Santa Monica Bay Watershed Jurisdictions 2 and 3 Watershed Management Group

### **Upper Los Angeles River**

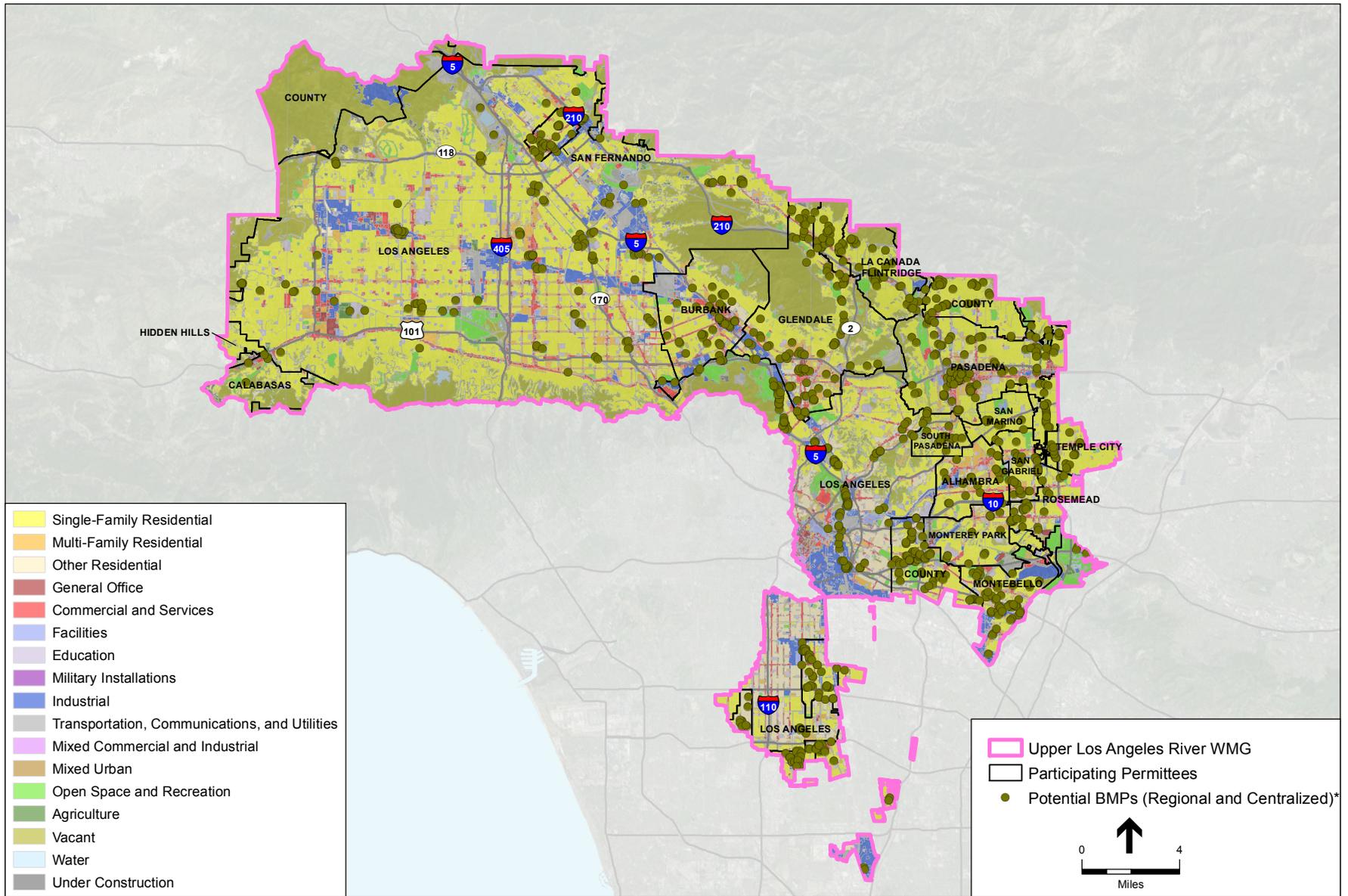
The Upper Los Angeles River EWMP area covers the upper reaches of the Los Angeles River Watershed. The Permittees within this EWMP are: the Cities of Alhambra, Burbank, Calabasas, Glendale, Hidden Hills, La Cañada Flintridge, Los Angeles, Montebello, Monterey Park, Pasadena, Rosemead, San Gabriel, San Marino, South Pasadena, and Temple City; the County of Los Angeles; and LACFCD.

The area included in the Upper Los Angeles River Watershed EWMP is approximately 479 square miles, or 57.43 percent of the total watershed area. **Table 3.9-13** provides the size and percentage of each participating member’s jurisdiction within the watershed. **Figure 3.9-10** shows land uses in the Upper Los Angeles River EWMP area and the location of planned and priority regional/centralized BMPs. The location of distributed BMPs would be throughout the urbanized areas of the watershed.

**TABLE 3.9-13  
 UPPER LOS ANGELES RIVER LAND AREA DISTRIBUTION**

| <b>Agency</b>                | <b>Land area (acres)</b> | <b>Percent of EWMP Area</b> |
|------------------------------|--------------------------|-----------------------------|
| City of Los Angeles          | 18,934.64                | 75.02%                      |
| City of Alhambra             | 4,884.31                 | 1.60%                       |
| City of Burbank              | 11,095.20                | 3.62%                       |
| City of Calabasas            | 4,005.68                 | 1.31%                       |
| City of Glendale             | 19,587.50                | 6.40%                       |
| City of Hidden Hills         | 961.03                   | 0.31%                       |
| City of La Canada Flintridge | 5,534.46                 | 1.81%                       |
| City of Montebello           | 5,356.38                 | 1.75%                       |
| City of Monterey Park        | 4,951.51                 | 1.62%                       |
| City of Pasadena             | 14,805.30                | 4.84%                       |
| City of Rosemead             | 3,310.87                 | 1.08%                       |
| City of San Gabriel          | 2,644.87                 | 0.86%                       |
| City of San Marino           | 2,409.64                 | 0.79%                       |
| City of South Pasadena       | 2,186.20                 | 0.71%                       |
| City of Temple City          | 2,576.50                 | 0.84%                       |
| Los Angeles County           | 40,553.34                | 13.25%                      |

SOURCE: Upper Los Angeles River EMWP Work Plan, 2014.



\* Potential Distributed BMP not shown - predominantly located in urbanized areas

SOURCE: ESRI; SCAG

LA County PEIR EWMP . 140474

**Figure 3.9-10**  
Land Use in the Los Angeles River Watershed  
Watershed Management Group

### **Upper San Gabriel River**

The Upper San Gabriel River EWMP area covers portions of the San Gabriel River Watershed. The Permittees within this EWMP are: the Cities of Baldwin Park, Covina, Glendora, Industry, and La Puente; the County of Los Angeles; and LACFCD.

**Table 3.9-14** provides the size and percentage of each participating member’s jurisdiction within the watershed. **Figure 3.9-11** shows land uses in the Upper San Gabriel River EWMP area.

**TABLE 3.9-14  
UPPER SAN GABRIEL RIVER LAND AREA DISTRIBUTION**

| <b>Agency</b>        | <b>Land area (acres)</b> | <b>Percent of EWMP Area</b> |
|----------------------|--------------------------|-----------------------------|
| City of Baldwin Park | 4,335                    | 6.3%                        |
| City of Covina       | 4,481                    | 6.5%                        |
| City of Glendora     | 9,307                    | 13.5%                       |
| City of Industry     | 7,647                    | 11.1%                       |
| City of La Puente    | 2,207                    | 3.2%                        |
| Los Angeles County   | 40,812                   | 59.4%                       |

SOURCE: Upper San Gabriel River EMWP Work Plan, 2014.

### **Upper Santa Clara River**

The Upper Santa Clara River EWMP area covers approximately 121,423 acres the Upper Santa Clara River Watershed. The Permittees within this EWMP are the City of Santa Clarita; the County of Los Angeles; and LACFCD.

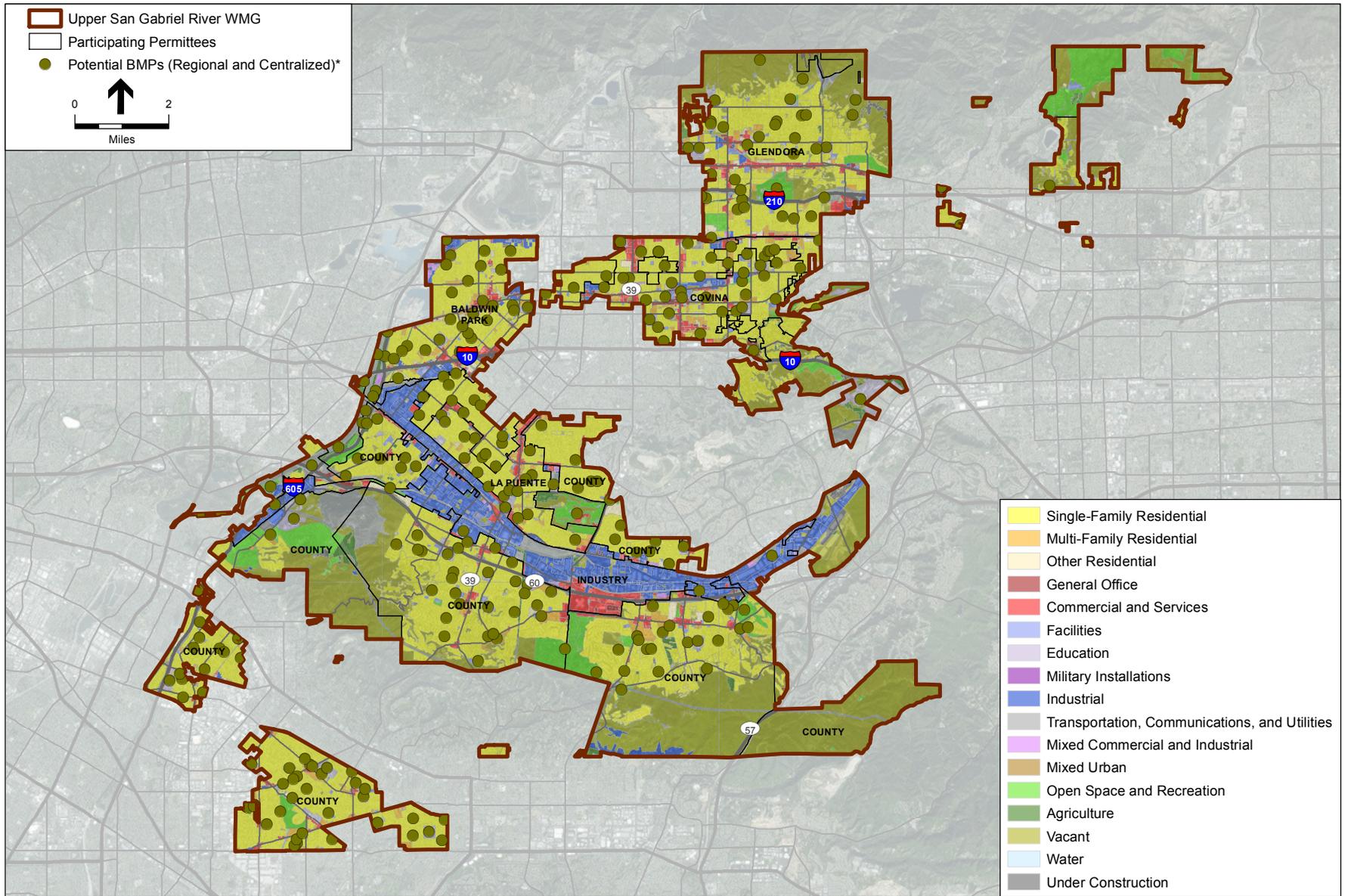
Land uses within the Santa Clara River Watershed include residential, commercial, agricultural and undeveloped land (LADPW, 2014b). Within the 500-year river flood plain, the most prevalent land use is open space (62 percent), followed by agriculture (29 percent). The remaining land uses can be considered developed and/or urbanized and make up less than 10 percent of the total (LADPW, 2005b). Of the total watershed area, the City of Santa Clarita and County of Los Angeles have jurisdiction over 46 percent of the land area. **Table 3.9-15** provides the size and percentage of each participating member’s jurisdiction within the watershed.

**Figure 3.9-12** shows land uses in the Upper Santa Clara River Watershed EWMP area.

**TABLE 3.9-15  
UPPER SANTA CLARA RIVER LAND AREA DISTRIBUTION**

| <b>Agency</b>          | <b>Land area (acres)</b> | <b>Percent of EWMP Area</b> |
|------------------------|--------------------------|-----------------------------|
| City of Santa Clarita  | 39,451                   | 32.5%                       |
| Los Angeles County     | 81,972                   | 67.5%                       |
| <b>Total EWMP Area</b> | <b>121,423</b>           | <b>100%</b>                 |

SOURCE: Upper Santa Clara River EMWP Work Plan, 2014.

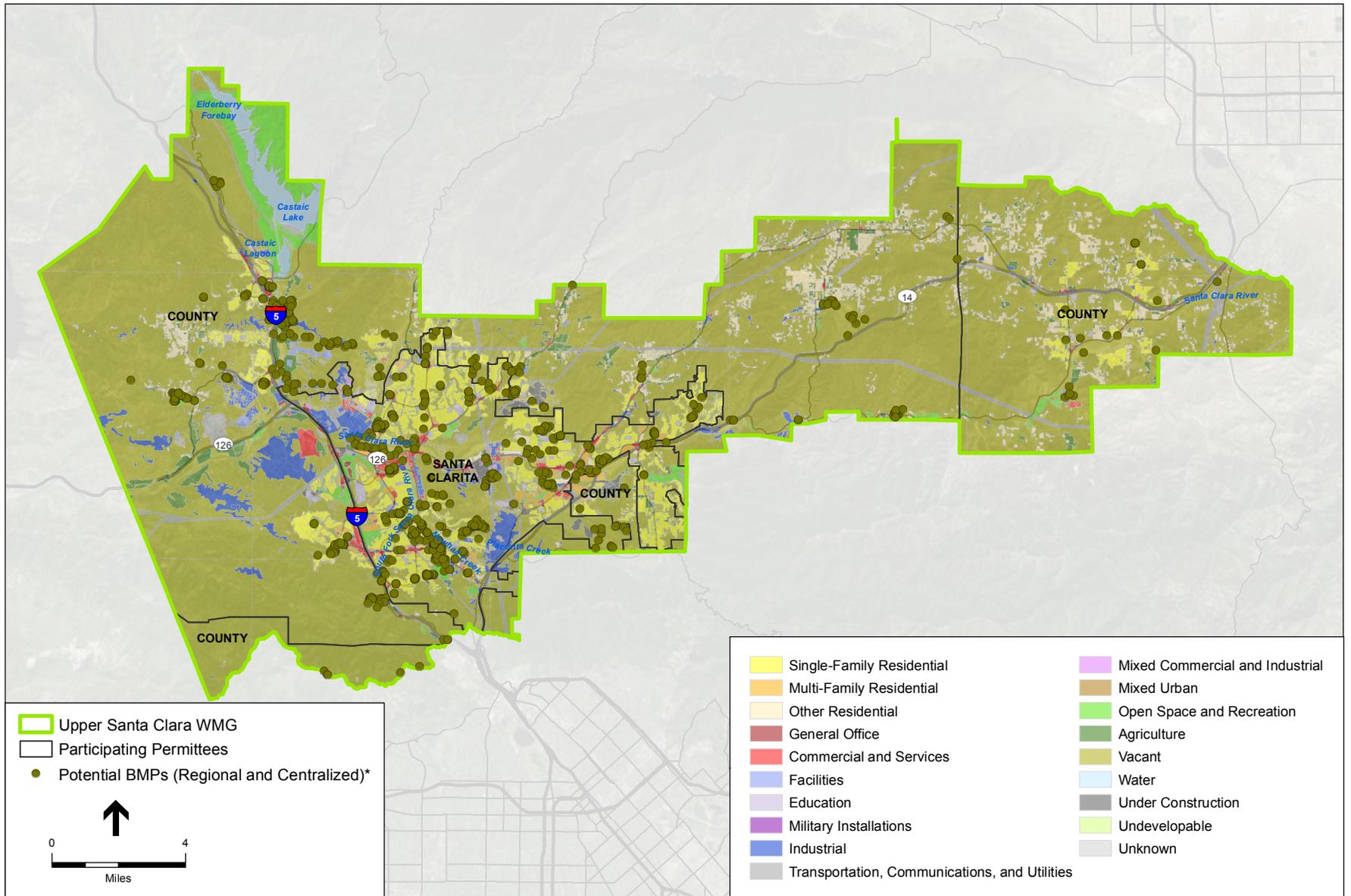


\* Potential Distributed BMP not shown - predominantly located in urbanized areas

SOURCE: ESRI; SCAG

LA County PEIR EWMP . 140474

**Figure 3.9-11**  
Land Use in the Upper San Gabriel River  
Watershed Management Group



\* Potential Distributed BMP not shown - predominantly located in urbanized areas

SOURCE: ESRI

LA County PEIR EWMP . 140474

**Figure 3.9-12**  
Land Use in Upper Santa Clara River  
Watershed Management Group

## Habitat Conservation Plan

There is one adopted habitat conservation plan area within the EWMP watershed areas: the Palos Verdes Peninsula Natural Communities Conservation Plan (NCCP)/Habitat Conservation Plan (HCP). The Palos Verdes Peninsula NCCP/HCP is within the Palos Verdes Peninsula EWMP area. The Palos Verdes Peninsula NCCP/HCP covers the city of Rancho Palos Verdes, which is approximately 8,600 acres. The Rancho Palos Verdes City Council adopted the NCCP/HCP in 2004.

The City of Rancho Palos Verdes NCCP Subarea Plan (Subarea Plan) was prepared to maximize benefits to wildlife and vegetation communities while accommodating appropriate economic development within the city and region pursuant to the requirements of the NCCP Act and Section 10(a) of the Endangered Species Act (URS, 2004). The Subarea Plan provides for the comprehensive management and conservation of multiple species. The subarea is unique in that it contains healthy concentrations of coastal sage scrub habitat (approximately 1,000 acres) and a number of coastal sage scrub species that are not found in other Southern California coastal sage scrub communities.

## Agriculture

The County of Los Angeles contains very little agricultural or forest land, as the majority of the land is urbanized. The watersheds in the northwestern corner of the County along the coast contain land designated as Farmland of Local Potential by the California Department of Conservation. This type of land is primarily located in the North Santa Monica Bay Coastal and the Malibu Creek Watersheds, with some located within the Upper Los Angeles River Watershed and the Upper Santa Clara River Watershed. The Upper Santa Clara River Watershed, covering the northwestern and northernmost borders of the County, contains large areas of Grazing Land and Farmland of Local Potential, and tiny pockets of Prime Farmland, Farmland of Statewide Importance, and Unique Farmland.

The only Williamson Act contracts in effect in Los Angeles County are for land on Santa Catalina Island (Los Angeles County, 2014), which is not located within the EWMP group areas.

To the north of the Los Angeles River EWMP group is the Angeles National Forest, which offers outdoor activities such as hiking trails, campgrounds, and picnic areas. Angeles National Forest covers approximately 1,024 square miles just outside of the highly urbanized cities of Los Angeles County. While it is very close, it is not inside the Los Angeles River EWMP group boundary.

## 3.9.2 Regulatory Setting

### State

#### ***California Coastal Commission***

The California Coastal Commission (CCC) is a state agency that works in conjunction with local cities and counties to plan and regulate the use of land and water in the coastal zone. The coastal zone covers the entire shoreline of California and varies in width depending on the region. The CCC regulates development activities in the coastal zone. The CCC was established by the California Coastal Act of 1976. Local Coastal Programs (LCPs) are approved by the CCC to allow local jurisdictions to guide development in the coastal zone. LCPs require a Coastal Development Permit (CDP) for development in the coastal zone.

#### ***Southern California Association of Governments Regional Comprehensive Plan***

SCAG is the federally mandated Metropolitan Planning Organization representing six counties: Los Angeles, Imperial, Orange, Riverside, San Bernardino, and Ventura. The SCAG Regional Comprehensive Plan addresses important regional issues such as housing, traffic/transportation, water, and air quality and serves as an advisory planning document to support and encourage local agencies in their planning efforts.

#### ***California Farmland Mapping and Monitoring Program***

The California Department of Conservation, under the Division of Land Resource Protection, has established the Farmland Mapping and Monitoring Program. The Farmland Mapping and Monitoring Program monitors the conversion of the state's farmland to and from agricultural use and reports on the amount of land converted from agricultural to non-agricultural use. The Farmland Mapping and Monitoring Program maintains an inventory of state agricultural land and updates its "Important Farmland Series Maps" every 2 years (California Department of Conservation, 2007). Important farmlands are divided into the following five categories on Farmland Mapping and Monitoring Program maps based on their suitability for agriculture:

- **Prime Farmland.** Prime Farmland is land with the best combination of physical and chemical characteristics able to sustain long-term production of agricultural crops. This land has produced irrigated crops at some time within the four years prior to the mapping date.
- **Farmland of Statewide Importance.** Farmland of Statewide Importance is land that meets the criteria for Prime Farmland but with minor shortcomings such as greater slopes or lesser soil moisture capacity.
- **Unique Farmland.** Unique Farmland has even lesser quality soils and produces the state's leading agricultural crops. This land is usually irrigated but also includes non-irrigated orchards and vineyards.

- **Farmland of Local Importance.** Farmland of Local Importance is land that is important to the local agricultural economy as determined by each county's board of supervisors and a local advisory committee.
- **Grazing Land.** Grazing Land is land on which the existing vegetation is suited to the grazing of livestock.

## Local

### ***County of Los Angeles Low Impact Development Manual***

The County of Los Angeles (County) prepared the 2014 Low Impact Development Standards Manual (LID Standards) to comply with the requirements of the National Pollutant Discharge Elimination System (NPDES) MS4 Permit for stormwater and non-stormwater discharges from the MS4 within the coastal watersheds of Los Angeles County (CAS004001, Order No. R4-2012-0175), referred to as the 2012 MS4 Permit (County of Los Angeles, 2014b). The LID Standards provide guidance for the implementation of stormwater quality control measures in new development and redevelopment projects in unincorporated areas of the County with the intention of improving water quality and mitigating potential water quality impacts from stormwater and non-stormwater discharges. The November 2013 LID Ordinance became effective December 5, 2013.

### ***City of Los Angeles Low Impact Development Manual***

In November 2011, the City of Los Angeles adopted the Stormwater Low Impact Development (LID) Ordinance (#181899) with the stated purpose of:

- Requiring the use of LID standards and practices in future developments and redevelopments to encourage the beneficial use of rainwater and urban runoff
- Reducing stormwater/urban runoff while improving water quality
- Promoting rainwater harvesting
- Reducing offsite runoff and providing increased groundwater recharge
- Reducing erosion and hydrologic impacts downstream
- Enhancing the recreational and aesthetic values in our communities

The City of Los Angeles institutionalized the use of LID techniques for development and redevelopment projects. Subsequent to the adoption of the Stormwater LID Ordinance, the City prepared the *Development Best Management Practices Handbook, Low Impact Development Manual*, dated June 2011, to describe the required BMPs (City of Los Angeles, 2011).

### ***Other Cities LID***

Various other cities within the County also have LID standards or guidance. The goals, objectives, and content of the LID document are similar to that of the County and City of Los Angeles, and are not referenced here.

## **County of Los Angeles General Plan**

A General Plan is a basic planning document that, alongside the zoning code, governs development in a city or county. The State requires each city and county to adopt a General Plan with seven mandatory elements: land use, open space, circulation, housing, noise, conservation, and safety, along with any number of optional elements as appropriate. The proposed EWMPs would be subject to local plans and policies of the areas in which they are located. Because this is a high-level assessment of projects spanning the entire County, this Program Environmental Impact Report (PEIR) will only discuss County-level goals and policies relating to the overall program.

The County of Los Angeles is currently updating their General Plan from the version adopted in 1980; the new comprehensive plan is expected to be complete by late 2014. Below are land use and agriculture goals and policies from both the existing General Plan and the Draft General Plan 2035 (as of August 2014) which relate to the proposed program.

### **Existing General Plan, Adopted 1980**

**Goal – Conserve Resources and Enhance Environmental Quality:** Increasing pressures for urban expansion into outlying areas of significant ecological and scenic resources require that effective measures be taken to conserve and enhance our most valuable natural assets.

- Policy 20:** Establish land use controls that afford effective protection for significant ecological and habitat resources, and lands of major scenic value.
- Policy 21:** Protect identified Potential Agricultural Preserves by discouraging inappropriate land division and allowing only use types and intensities compatible with agriculture.
- Policy 22:** In non-urban areas outside of Potential Agricultural Preserves, encourage the retention and expansion of agriculture by promoting compatible land use arrangements and providing technical assistance to involved farming interests.
- Policy 23:** In urban areas, encourage the retention of economically viable agricultural production, e.g., high value crops such as strawberries, cut flowers, nursery stock, etc., through the identification and mitigation of significant adverse impacts resulting from adjacent new development.

**Goal – Improve the Land Use Decision-Making Process:** The manner in which land use decisions are made must address cumulative social, economic and environmental effects, and ensure opportunity for citizen participation.

- Policy 29:** Improve the land use decision-making process by closely monitoring and evaluating the cumulative impacts of individual projects and by modernizing development regulations

**Goal – Improve Inter-Agency Coordination in Land Use Planning:** There is a growing need to more effectively coordinate the land use planning activities of local, regional, State, and federal agencies in Los Angeles County.

**Policy 30:** Promote improved interjurisdictional coordination of land use policy matters between the County, cities, adjacent counties, special districts, and regional and subregional agencies.

**Policy 31:** Ensure that cities have a voice in land use decisions within their adopted spheres of influence.

**Draft General Plan, Drafted 2014**

**Goal LU 2: Community-based planning efforts that implement the General Plan and incorporate public input, and regional and community level collaboration.**

**Policy LU 2.8:** Coordinate with the Los Angeles County Department of Public Works and other infrastructure providers to analyze and assess infrastructure improvements that are necessary for plan implementation.

**Goal LU 8: Well-designed and healthy places that support a diversity of built environments.**

**Policy LU 8.2:** Design development adjacent to natural features in a sensitive manner to complement the natural environment.

**Policy LU 8.4:** Promote environmentally sensitive and sustainable design.

**Goal M-7: Transportation networks that minimizes negative impacts to the environment and communities.**

**Policy M 7.1:** Encourage the use of natural systems to treat stormwater and rainwater runoff.

**Policy M 7.2:** Minimize roadway runoff through the use of permeable surface materials, such as porous asphalt and concrete materials, wherever feasible.

**Goal C/NR-5: Protected and useable local surface water resources.**

**Policy C/NR 5.1:** Support the LID philosophy, which seeks to plan and design public and private development with hydrologic sensitivity, including limits to straightening and channelizing natural flow paths, removal of vegetative cover, compaction of soils, and distribution of naturalistic BMPs at regional, neighborhood, and parcel-level scales.

**Policy C/NR 5.2:** Require compliance by all County departments with adopted Municipal Separate Storm Sewer System (MS4), General Construction, and point source NPDES permits.

**Policy C/NR 5.3:** Actively engage with stakeholders in the formulation and implementation of surface water preservation and restoration plans, including plans to improve impaired surface water bodies by retrofitting tributary watersheds with LID types of BMPs.

**Policy C/NR 5.4:** Actively engage in implementing all approved Enhanced Watershed Management Programs/Watershed Management Programs and Coordinated Integrated Monitoring Programs/Integrated Monitoring Programs or other County-involved TMDL implementation and monitoring plans.

**Policy C/NR 5.6:** Minimize point and non-point source water pollution.

**Policy C/NR 5.7:** Actively support the design of new and retrofit of existing infrastructure to accommodate watershed protection goals, such as roadway, railway, bridge, and other—particularly—tributary street and greenway interface points with channelized waterways.

**Goal C/NR-6: Protected and usable local groundwater resources.**

**Policy C/NR 6.1:** Support the LID philosophy, which incorporates distributed, post-construction parcel-level stormwater infiltration as part of new development.

**Policy C/NR 6.2:** Protect natural groundwater recharge areas and regional spreading grounds.

**Policy C/NR 6.3:** Actively engage in stakeholder efforts to disperse rainwater and stormwater infiltration BMPs at regional, neighborhood, infrastructure, and parcel-level scales.

**Policy C/NR 6.5:** Prevent stormwater infiltration where inappropriate and unsafe, such as in areas with high seasonal groundwater, on hazardous slopes, within 100 feet of drinking water wells, and in contaminated soils.

**Goal C/NR 7: Protected and healthy watersheds.**

**Policy C/NR 7.1:** Support the LID philosophy, which mimics the natural hydrologic cycle using undeveloped conditions as a base, in public and private land use planning and development design.

**Policy C/NR 7.2:** Support the preservation, restoration and strategic acquisition of open space to preserve natural streams, drainage paths, wetlands, and rivers, which are necessary for the healthy function of watersheds.

**Policy C/NR 7.3:** Actively engage with stakeholders to incorporate the LID philosophy in the preparation and implementation of watershed and river master plans, ecosystem restoration projects, and other related natural resource conservation aims, and support the implementation of existing efforts,

including Watershed Management Programs and Enhanced Watershed Management Programs.

**Policy C/NR 7.4:** Promote the development of multi-use regional facilities for stormwater quality improvement, groundwater recharge, detention/attenuation, flood management, retaining non-stormwater runoff, and other compatible uses..

### ***City General Plans***

The numerous cities encompassed by the EWMP area all have their own respective city General Plans, which may contain policies that address land use and agriculture. As implementation of the individual structural BMP projects proceed, specific policies and objectives pertaining to land use and agriculture from applicable city General Plans will be identified and evaluated on a project-by-project basis during subsequent CEQA environmental processes.

## **3.9.3 Impact Assessment**

The proposed program's potential impacts have been assessed using the CEQA Guidelines Appendix G Checklist. The following sections discuss the key issue areas identified in the CEQA Guidelines with respect to the program's potential effect to agricultural resources and land use.

### **Threshold of Significance**

For the purposes of this PEIR and consistency with Appendix G of the CEQA Guidelines, the program would have a significant impact on land uses if it would:

- Physically divide an established community.
- Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect.
- Conflict with any applicable habitat conservation plan or natural community conservation plan.

The program would have a significant impact on agriculture land uses if it would:

- Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use.
- Conflict with existing zoning for agricultural use, or a Williamson Act contract.
- Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g)).
- Result in the loss of forest land or conversion of forest land to non-forest use.

- Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use.

The significance determination for the above-listed impact thresholds is based on both short-term and long-term impacts of project implementation.

## **Project Impact Discussion**

### ***Division of an Established Community***

#### **Impact 3.9-1: The proposed program could physically divide an established community.**

##### **Structural (Regional, Centralized, and Distributed) BMPs**

Distributed BMPs are most likely to be implemented in high-density urban, commercial, industrial, and transportation areas where they would either replace or improve upon existing stormwater infrastructure. These types of BMPs are generally “retrofit” type projects that replace existing impervious surfaces with pervious surfaces such as bioinfiltration cells, bioswales, porous pavement, and filter strips that tie into existing stormwater management systems. These projects may also augment the existing stormwater management systems with additional inlet screens, filter media systems, sediment removal systems, and diversions to sanitary sewer lines. Ground disturbance for distributed BMPs is typically less than 1 to 2 acres in extent, but may extend in some limited applications up to 5 acres where space is available, generally on municipally owned lands such as parks and schools, which would not divide a community.

Centralized structural BMPs collect, store, treat, and filter stormwater from multiple parcels and much larger drainage areas. Like centralized BMPs, regional BMPs can be implemented in a broad range of land use types, from high-density urban to open space, and can have multiple benefits (habitat, recreation, aesthetics, etc.). Centralized and regional structural BMPs require greater footprints for construction and implementation. However, the installation of these larger BMPs would not physically divide an established community as they would be implemented primarily on existing sidewalks, streets, parks, and city-owned lands. The BMPs would augment the physical structure of established communities, blending in as part of the existing landscape; enhancing water quality of existing communities. Additionally, much of the implementation would consist of the retrofitting of already-established stormwater infrastructure, and would not physically divide an established community. No impact would occur.

**Mitigation Measures:** None required

**Significance Determination:** No impact

##### **Non-Structural (Institutional) BMPs**

The non-structural BMPs associated with the proposed program would not consist of structural components; these BMPs would include programs, actions, and activities to eliminate pollutants from stormwater runoff, none of which would contribute to the physical division of a community. Therefore, non-structural BMPs would not have a physical impact on the built environment.

**Mitigation Measures:** None required

**Significance Determination:** No impact

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### ***Land Use Plan, Policy or Regulation Confliction***

**Impact 3.9-2: The proposed program could conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the program (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect.**

### **Structural (Regional, Centralized, and Distributed) BMPs**

Structural BMPs would be located throughout Los Angeles County, spanning multiple jurisdictions within varying land uses. Each BMP would be subject to land use zoning and General Plan designations adopted by the local municipality or the County. Implementing agencies will identify appropriate locations based on the local zoning codes. Some BMPs may require easements, conditional use permits, variances, or General Plan amendments. Approval by local jurisdictions of these land use conditions would ensure consistency with local plans. The structural BMPs associated with the proposed program would complement the Los Angeles County's LID Ordinance that became effective December 5, 2013. The LID Standards provide guidance for the implementation of stormwater quality control measures in new development and redevelopment projects in unincorporated areas of the County with the intention of improving water quality and mitigating potential water quality impacts from stormwater and non-stormwater discharges. The proposed EWMP Program would implement LID techniques throughout the urbanized landscape via the implementation of distributed BMPs, as such; the implementation of structural BMPs would support implementation of the County's LID Ordinance.

The structural BMPs associated with the proposed program would complement the Los Angeles County's land use goals and policies for the built environment including conserving resources and enhancing environmental quality (goal from 1980 General Plan), creating well-designed and healthy places that support a diversity of built environments (Goal LU 8), supporting transportation networks that minimize negative impacts to the environment and communities, which includes encouraging the use of natural systems to treat stormwater runoff, and minimizing roadway runoff through the use of permeable surface materials wherever feasible, protecting local surface water resources (Goal C/NR 5), protecting local groundwater sources (Goal C/NR 6), and creating protected and healthy watersheds (Goal C/NR 7). These goals would be supported by the proposed project because they would not change land uses and would implement BMPs to support protection of important water resources in a way that would minimize the impact of the land use on the environment. The proposed water conservation and water quality projects included as part of the proposed program would align with the County LID standards, which call for projects to mimic naturally occurring runoff conditions, as best as possible.

Implementation of BMPs to enhance water quality in the region would not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect.

**Mitigation Measures:** None required

**Significance Determination:** No impact

#### **Non-Structural (Institutional) BMPs**

Non-structural BMPs associated with the proposed program include policies, actions and activities intended to prevent pollutants from entering stormwater runoff, thus eliminating the sources of the pollutants. The non-structural BMPs would not physically change the built environment, and would implement further policies and actions to protect stormwater runoff from pollution.

**Mitigation Measures:** None required

**Significance Determination:** No impact

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### ***Habitat Conservation Plan Or Natural Community Conservation Plan Confliction***

**Impact 3.9-3: The proposed program could conflict with any applicable habitat conservation plan or natural community conservation plan.**

#### **Structural (Regional, Centralized, and Distributed) BMPs**

Only one HCP/NCCP has been adopted within the EWMP areas. The City of Rancho Palos Verdes NCCP Subarea Plan (Subarea Plan) was prepared to maximize benefits to wildlife and vegetation communities while accommodating appropriate economic development within the city and region pursuant to the requirements of the NCCP Act and Section 10(a) of the ESA (URS, 2004). The BMPs would be located primarily in high-density urban, commercial, industrial, and transportation areas, where they would either replace or improve upon existing stormwater infrastructure. BMPs proposed within the HCP/NCCP would be required to comply with the adopted plan. This would include avoiding impacts to coastal sage scrub habitat. The goals of the EWMP and the HCP are consistent and conflicts would be avoided through site placement, BMP type, and City of Rancho Palos Verde approval.

**Mitigation Measures:** None required

**Significance Determination:** Less than significant

#### **Non-Structural (Institutional) BMPs**

The non-structural BMPs associated with the proposed program are program- and policy-based and do not involve physical structures, so they would not introduce any physical impacts to the built environment. The project areas is located primarily in developed areas of Los Angeles

County, and would not take place within an HCP, NCCP, or any other conservation plan-covered area. There would be no impact.

**Mitigation Measures:** None required

**Significance Determination:** No impact

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### ***Agricultural and Forestry Resources***

**Impact 3.9-4: The proposed program could convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use. The proposed program could involve other changes in the existing environment which, due to their location or nature, could result in conversion of agricultural land to non-agricultural use or conversion of forest land to non-forest use.**

#### **Structural (Regional, Centralized, and Distributed) BMPs**

Only small areas of Designated Prime, Unique and Important Farmlands exist within the EWMP area, limited to the Santa Clara and Malibu Watersheds. The structural BMPs associated with the proposed program would not convert any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural uses because the BMPs would be located primarily in high-density urban, commercial, industrial, and transportation areas where they would either replace or improve upon existing stormwater infrastructure. The construction of structural BMPs would primarily focus on the retrofitting of existing infrastructure, and would be located on existing streets, sidewalks, and parks. The larger regional and centralized projects would be located in parks and open space areas that may be adjacent to or on farmland. However, none of the BMPs would replace designated Prime, Unique, or Important Farmland. There would be no impact to farmland.

**Mitigation Measures:** None required

**Significance Determination:** No impact

#### **Non-Structural (Institutional) BMPs**

Non-structural BMPs would consist of policies and programs that would not be physically constructed and would not involve or contribute to the conversion of agricultural land to non-agricultural uses. There would be no impact.

**Mitigation Measures:** None required

**Significance Determination:** No impact

### ***Existing Agricultural Zoning or Williamson Act Contract Confliction***

**Impact 3.9-5: The proposed program could conflict with existing zoning for agricultural use, or a Williamson Act contract.**

#### **Structural (Regional, Centralized, and Distributed) BMPs**

The structural BMPs associated with the proposed program would be constructed on urbanized land primarily on streets, sidewalks, and in parks or other city-owned lands, and would therefore not conflict with existing land zoned for agricultural use. There are no Williamson Act contracts within the project area. As a result, there would be no impacts to existing agricultural zoning or land under the Williamson Act contract.

**Mitigation Measures:** None required

**Significance Determination:** No impact

#### **Non-Structural (Institutional) BMPs**

The non-structural BMPs associated with the proposed program would not require any physical construction and would be implemented in primarily urbanized areas; therefore, they would have no impact on agriculturally-zoned land. There are no Williamson Act contracts within the project area.

**Mitigation Measures:** None required

**Significance Determination:** No impact

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### ***Forest Land Confliction***

**Impact 3.9-6: The proposed program could conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g)). The proposed program could result in the loss of forest land or conversion of forest land to non-forest use.**

#### **Structural (Regional, Centralized, and Distributed) BMPs**

The structural BMPs associated with the proposed program would not conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production, and would not result in the loss of forest land or conversion of forest land to non-forest land because there is no land within the EWMP groups zoned as forest land or timberland. The structural BMPs would be constructed and implemented primarily on urbanized land primarily on streets, sidewalks, and in parks or other city-owned lands, and would therefore have no impact on forest land, timberland, or timberland zoned Timberland Production.

**Mitigation Measures:** None required

**Significance Determination:** No impact

### **Non-Structural (Institutional) BMPs**

The non-structural BMPs associated with the proposed program would not involve any physical construction and would not conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production. Implementation of the non-structural BMPs would not result in the loss of forest land or conversion of forest land to non-forest use.

**Mitigation Measures:** None required

**Significance Determination:** No impact

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## **Cumulative Impact Discussion**

### **Structural (Regional, Centralized, and Distributed) BMPs**

No land use planning impacts have been identified in this analysis as a result of the structural BMPs associated with the proposed program because the EWMPs would be implemented in already established urban areas. BMP locations would be required to be consistent with local zoning and General Plan designations. Furthermore, the BMPs would be supportive of LID Ordinance goals and objectives. The incremental effect on cumulative land use and planning during construction and operation of the proposed program would be less than significant. Therefore, the contribution is not cumulatively considerable and would not result in a cumulative impact on land use and planning. Furthermore, the proposed program would not impact agricultural and forest lands since structural BMPs would be implemented largely in urbanized areas and focus on improving existing facilities. Therefore, the contribution is not cumulatively considerable and would not result in a cumulative impact on agricultural resources.

**Mitigation Measures:** None required

**Significance Determination:** Less than significant

### **Non-Structural (Institutional) BMPs**

No land use planning impacts have been identified in this analysis as a result of the non-structural BMPs associated with the proposed EWMPs because there is no physical construction associated with these BMPs. The non-structural BMPs will consist of policies, actions, and activities to help prevent pollutants from entering stormwater runoff. They will likely provide improvements to existing land uses because their primary goal will be to improve water quality. One major purpose of the non-structural BMPs is to meet Minimum Control Measure (MCM) requirements in the MS4 Permit. Therefore, the proposed program is not cumulatively considerable and would not result in a cumulative impact on land use and planning. Furthermore, the proposed program would not impact agricultural and forest lands since there would be no physical construction associated with these BMPs. Therefore, the non-structural BMPs are not cumulatively considerable and would not result in a cumulative impact on agricultural resources.

**Mitigation Measures:** None required

**Significance Determination:** Less than significant

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## 3.9.4 Summary of Impact Assessment

Table 3.9-16 shows a summary of the structural BMPs requiring mitigation.

**TABLE 3.9-16  
 SUMMARY OF LAND USE AND AGRICULTURE IMPACTS REQUIRING MITIGATION MEASURES**

| Structural BMPs   | Thresholds of Significance           |   |                                       |                                     |   |                         |                    |
|---|--------------------------------------|---|---------------------------------------|-------------------------------------|---|-------------------------|--------------------|
|   | Division of an Established Community | Land Use Plan, Policy or Regulation Confliction | Habitat Conservation Plan Confliction | Agricultural and Forestry Resources | Existing Agricultural Zoning or Williamson Act Contract Confliction | Forest Land Confliction | Cumulative Impacts |
| <i>Applicable Mitigation Measures:</i>  | None Required                        | None Required                                   | None Required                         | None Required                       | None Required   | None Required           | None Required      |
| <b>Regional BMPs</b>  |                                      |   |                                       |                                     |   |                         |                    |
| Regional Detention and Infiltration   | No                                   | No  | No                                    | No                                  | No  | No                      | No                 |
| Regional Capture, Detention, and Use  | No                                   | No  | No                                    | No                                  | No  | No                      | No                 |
| <b>Centralized BMP</b>  |                                      |   |                                       |                                     |   |                         |                    |
| Bioinfiltration   | No                                   | No  | No                                    | No                                  | No  | No                      | No                 |
| Constructed Wetlands  | No                                   | No  | No                                    | No                                  | No  | No                      | No                 |
| Treatment/Low-Flow Diversions   | No                                   | No  | No                                    | No                                  | No  | No                      | No                 |
| Creek, River, Estuary Restoration   | No                                   | No  | No                                    | No                                  | No  | No                      | No                 |
| <b>Distributed BMPs</b>   |                                      |   |                                       |                                     |   |                         |                    |
| Site-Scale Detention  | No                                   | No  | No                                    | No                                  | No  | No                      | No                 |
| LID – Infiltration/Filtration BMPs – Porous Pavement, Green Streets, Bioswale/Filter Strips, Downspout Disconnects  | No                                   | No  | No                                    | No                                  | No  | No                      | No                 |
| LID – Green Infrastructure – Capture and Use – Cisterns, Rain Barrels, Green roofs, Planter Boxes                   | No                                   | No  | No                                    | No                                  | No  | No                      | No                 |
| Flow-through Treatment BMPs   | No                                   | No  | No                                    | No                                  | No  | No                      | No                 |
| Source Control Treatment BMPs (catch basin inserts/screens, hydrodynamic separators, gross solids removal devices ) | No                                   | No  | No                                    | No                                  | No  | No                      | No                 |
| Low-Flow Diversions   | No                                   | No  | No                                    | No                                  | No  | No                      | No                 |

NOTE: These conclusions are based on typical BMP size and location.