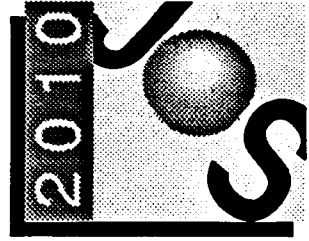


Chapter 12
Land Use



Chapter 12. Land Use

INTRODUCTION

This chapter describes existing and planned land uses in the JOS service area and identifies impacts of the JOS 2010 Master Facilities Plan and alternatives. Existing and planned land uses and relevant general plan policies were compiled using information obtained during a site visit, information prepared by the Districts, general plans, relevant general plan and zoning maps, and zoning ordinances.

As described in Chapter 1, "Introduction", this EIR provides project-specific CEQA compliance for full secondary treatment and solids processing at the JWPCP. Other elements of the 2010 Plan are analyzed on a program level when site-specific information is unavailable or locations of sites are not identified.

SETTING

Regional Setting

Existing Land Uses

Based on 1990 information, slightly less than 20% of land in the JOS service area was vacant (Southern California Association of Governments 1994c). Vacant land is designated for development but remains unimproved or undeveloped. Some land is considered vacant if it is not used or abandoned. Vacant land is concentrated in the San Gabriel Valley and becomes less prevalent in areas closer to the coast (Southern California Association of Governments 1994c).

Developed land uses in the area are predominantly single-family residential (almost one half of the total land area). Multifamily residential, commercial, and industrial uses each account for less than 10% of the total land area. Of the three, commercial uses are prevalent in the northern coastal areas, while industrial uses are prevalent in the southern coastal and inland areas. Open space areas are found throughout the JOS service area. (Southern California Association of Governments 1994c.)

Planned Land Uses

According to 1990 local planning documents, single-family residential land uses will continue to dominate the developed land uses, encompassing nearly 50% of the land area. Proportions of single-family development will increase more in the inland and northern coastal areas. Slight increases in the proportionate area of multi-family residential and industrial development are planned, while the proportion of land area devoted to commercial uses will remain generally constant. These three land uses will remain below 10% each. Much of the existing vacant land will remain open space, which is reflected in the threefold increase in planned open space uses. This open space would be concentrated in the northern and inland portions of the JOS service area, which is consistent with the current high concentrations of vacant land in those areas. (Southern California Association of Governments 1994c.)

Joint Water Pollution Control Plant

The JWPCP is on a 310.06-acre site in the City of Carson. The site is dominated by the components of the wastewater treatment plant. Two greenhouse areas, operated by the Districts' lessee, are located in the northwest corner of the JWPCP site.

Existing Land Uses

Existing land uses in the vicinity of the JWPCP site are depicted in Figure 12-1. The following land uses surround the plant site:

North of the Site. The JWPCP site extends approximately 450 feet north of Sepulveda Boulevard. On the southwest corner of the Sepulveda Boulevard/Figueroa Street intersection is a small neighborhood commercial center. On the southeast corner of that intersection is a compost bagging and supply store. Immediately across Sepulveda Boulevard from the supply store is Carriage Crest Park, a neighborhood park. East of the park, on Districts' property leased to a bedding plant nursery, are greenhouses that border Sepulveda Boulevard to its intersection with Main Street. Northeast of the Sepulveda Boulevard/Main Street intersection is a vacant supermarket building.

East of the Site. The eastern boundary of the JWPCP site is formed by Main Street and the property boundary of an inactive oil refinery. Vacant office space and vacant industrial facilities border the JWPCP site north of the Atchison, Topeka, and Santa Fe railroad and east of Main Street. South of the railroad and west of Main Street, the inactive oil refinery borders the JWPCP site. East of Main Street are offices, a warehouse, and a market. Southeast of the Main Street/Lomita Boulevard intersection are strip commercial and residential development and the Wilmington Junior High School.

South of the Site. As it crosses the Los Angeles city limit, Main Street becomes Wilmington Boulevard. Wilmington Boulevard is bordered by strip commercial development. West of Wilmington Boulevard and south of Lomita Boulevard are predominantly single-family residences. However, immediately east of Figueroa Street at its intersection with Lomita Boulevard is the Wilmington Athletic Complex. This recreation area features several playing fields. South of the Wilmington Athletic Complex is the Wilmington Boys and Girls Club. Farther south is a rental storage facility and an apartment complex, which abut the Pacific Coast Highway (SR 1).

West of Figueroa Street is a triangular area formed by Figueroa Street, Lomita Boulevard, and the Harbor Freeway (I-110). This area is dominated by oil wells, but also includes an office building and a church.

West of I-110 is an area of mixed land uses. Immediately west of I-110 are mobile homes and apartments. These are bordered by the Wilmington drain, waterway, and wildlife corridor, which extends north-south. West of this waterway and fronting on SR-1 are a muffler repair shop, dentist office, car dealership, auto parts store, and gas station. The gas station abuts the west side of Vermont Avenue. North of these are a parking lot and the Gateway Christian School. North of the school is a church, which abuts Vermont Avenue. Apartments border the church to the north and east. North of the apartments and south of Lomita Boulevard is an area of light industrial/commercial uses, including a fertilizer-mixing business and an automobile body shop.

West of the Site. The western boundary of the JWPCP site is formed by I-110. Immediately west of I-110 and north of Lomita Boulevard is the Wilmington Drain, waterway, and wildlife corridor. Farther west, mobile homes and residential development abut the western boundary of Vermont Avenue. Offices lie adjacent to Vermont Avenue where it passes under the Atchison, Topeka, and Santa Fe railroad. North of the railroad and immediately west of I-110 are oil wells and office/commercial uses. Single-family residential uses predominate west of Vermont Avenue.

Relevant General Plans

The JWPCP site in the southwest corner of the City of Carson is bounded on the west by unincorporated Los Angeles County and on the south by the City of Los Angeles. Relevant plans are the Los Angeles County General Plan, the Wilmington-Harbor City District Plan, and the City of Carson General Plan.

Land Use Designations

Figure 12-2 shows planned land use designations near the JWPCP, which are described below.

- **Industrial.** Development in areas designated for industrial uses includes industrial uses that should be buffered from residential or commercial areas. (City of Carson Planning Division 1982.)

- **Commercial.** Development in areas designated for commercial uses includes neighborhood- and highway-oriented commercial centers and smaller neighborhood shopping complexes. (City of Carson Planning Division 1982.)
- **Residential.** Development in areas designated for residential uses includes single- and multiple-family residences and other compatible uses. (City of Carson Planning Division 1982.)
- **Public/Quasi-Public.** Development in areas designated for public/quasi-public uses includes a broad array of civic/governmental and institutional/utility uses. These uses generally include parks, public buildings, public open space, and utility transmission corridors. (City of Carson Planning Division 1982.)
- **Parkway.** This City of Carson designation denotes areas where sidewalks are not required for development; in place of a sidewalk, a parkway is required. The parkway consists of a landscaped corridor, which is the same width as a sidewalk, with permanent irrigation system. (City of Carson Planning Division 1981, 1982.)

Zoning Designations

The JWPCP is zoned for heavy manufacturing (MH) (City of Carson Planning Division 1990). Zoning designations for the surrounding area are shown in Figure 12-3 and are described below.

North of the Site. Zoning designations north of the JWPCP site include single- and multi-family residential, residential-agricultural, general commercial, and open space. No industrial zones are designated north of the JWPCP property.

East of the Site. Zoning designations east of the site include single- and multi-family residential, neighborhood-commercial, and light and heavy manufacturing.

South of the Site. Zoning designations south of the JWPCP site include single- and multi-family residential, commercial, industrial, and automobile parking. Most of these zones are overlaid by an oil drilling district.

West of the Site. Zoning designations west of the JWPCP site include residential, neighborhood business, and heavy manufacturing.

Los Coyotes Water Reclamation Plant

The Los Coyotes WRP is located on a 34.5-acre site in the City of Cerritos that was acquired to be developed in phases as a wastewater treatment plant. Underground gas and electric utility easements extend east-west across the northern portion of the facility property,

and an underground gas utility easement is located along the southern and southwestern property boundaries. In 1975, approximately 17.5 acres of Los Coyotes WRP property, which was not required for plant purposes at that time, was leased by the Districts to Cerritos. The lease agreement allowed Cerritos to develop the property for open space landscaping and park and recreational uses until such time as the land is required for plant expansion. Cerritos currently operates the Ironwood Golf Course and Driving Range on the leased property. The portion of the land that has been developed as the golf course is leased at no cost to Cerritos for a period of 20 years, or until any federal, state or other governmental entity or the Districts Board of Directors determines that the public health, safety, and welfare will require the use of all or any portion of the golf course land (including the driving range) for additional wastewater treatment and disposal facilities.

Existing Land Uses

Industrial land uses are located north of the Los Coyotes WRP site to Alondra Boulevard. The San Gabriel River Freeway (I-605) abuts the eastern boundary of the Los Coyotes WRP site. East of the freeway are low-density residential uses and Cerritos Junior College.

The Artesia Freeway (SR 91) abuts the southern boundary of the Los Coyotes WRP site. Other uses south of SR 91 include open space owned by Los Angeles County Flood Control District and a Southern Pacific Railway Company industrial area. Artesia Boulevard borders these uses to the south. South of Artesia Boulevard is the Valley Christian Junior High and High School. An easement for an underground natural gas pipeline extends along the southern and southeastern property boundaries. The San Gabriel River flows through a lined channel that abuts a Southern California Edison right-of-way along the western boundary of the Los Coyotes WRP site. West of this river, in the City of Bellflower, are a park and residential land uses.

Relevant General Plans

The City of Cerritos General Plan is the only general plan considered relevant for the purposes of this environmental document (City of Cerritos Community Development Department 1987) because the Los Coyotes WRP is entirely within the City of Cerritos and falls within the city's planning jurisdiction.

Land Use Designations

The Los Coyotes WRP site is designated Open Space Special (OSS) and Open Space Sanitation Utility (OSSU). Land use designations surrounding the WRP are mostly open-space, with some low-density residential, regional commercial, and light industrial (Figure 12-4).

Zoning Designations

The Los Coyotes WRP site is zoned O-S, which allows outdoor recreation and education uses, utility easements, and other comparable uses (City of Cerritos Community Development Department 1990, 1994.) The zoning designations for the surrounding area are shown in Figure 12-5 and include single-family residential, open space, industrial, and agricultural.

San Jose Creek Water Reclamation Plant

The San Jose Creek WRP is on a 51.21-acre site in unincorporated Los Angeles County near the Cities of South El Monte and Industry. The plan site is located north of the Pomona Freeway (SR 60) and is bisected by I-605.

Existing Land Uses

The San Jose Creek diversion channel extends west across the northern boundary of the San Jose Creek WRP site and intersects the San Gabriel River, which flows southwest past the San Jose Creek WRP site. I-605 extends northeast, bisecting the San Jose Creek WRP site. South of the San Gabriel River is a strip of property owned by the Los Angeles Department of Water and Power. North of the waterways are residential uses and the California Country Club golf course.

The San Jose Creek diversion channel forms the northeast boundary of the San Jose Creek WRP site. Residential development abuts the southeastern San Jose Creek WRP site boundary. SR 60 travels east, forming the southwest boundary of the San Jose Creek WRP site. South of this freeway, land uses include pockets of commercial area, low-density residential, and industrial land uses. West of the San Gabriel River levee is a narrow strip of open space within the river's floodplain. West of the San Gabriel River are low-density residential land uses.

Relevant General Plans

The Los Angeles County General Plan is the only general plan considered relevant for the purposes of this environmental document because the San Jose Creek WRP parcel lies completely within Los Angeles County jurisdiction.

Land Use Designations

The San Jose Creek WRP site is designated for industrial and low-density residential uses. Land use designations surrounding the plant site are mostly low- and high-density residential, open space, and industrial uses (Figure 12-6).

Zoning Designations

The San Jose Creek WRP site is zoned RA-7,500 (Residential Agricultural Zone). This zone generally allows residential facilities for six or fewer persons, group homes, small day care homes, and agricultural use. The designation has a minimum lot size requirement of 7,500 square feet per unit. Water treatment is allowed in this zone following the granting of a conditional use permit. (County of Los Angeles 1994.)

The zoning designations for the surrounding area are shown in Figure 12-7 and include single- and multiple-family residential, residential-agricultural, restricted business, light agricultural, and open space.

Whittier Narrows Water Reclamation Plant

The Whittier Narrows WRP is on a 27.15-acre site in unincorporated Los Angeles County within the Whittier Narrows Flood Control Basin (WNFCB), which constrains development around the project site. The WNFCB is owned by the federal government and operated by the Corps. The Districts lease the property from the Corps. Approximately 16 acres of the site is currently not used by the Districts and is leased by the Corps to a container nursery. This lease is subject to cancellation if the Districts require use of the leased land. Because of potential flooding, most of the flood control basin has been devoted to open space and recreation uses. Oil wells, some of which are abandoned, are found throughout surrounding areas to the west, south, and southeast.

Existing Land Uses

The area north of the site is generally reserved for recreational uses and features a shooting area. Legg Lake Creek, which flows westward into Rio Hondo, lies immediately north of the Whittier Narrows WRP site. Farther north is a Southern California Edison easement, which extends east-west. To the immediate north and in the eastern portion of the Whittier Narrows WRP property is land sublet by the Districts to a nursery. Rosemead Boulevard abuts the eastern boundary of the Whittier Narrows WRP site. East of this roadway is a recreation area dominated by Herbert Legg Lake.

South of the Whittier Narrows WRP is an area of open space, but is not used for organized recreational activities. The Rio Hondo channel, which is a flood channel lined with riparian vegetation, extends northwest past the Whittier Narrows WRP site. Immediately west of the Whittier Narrows WRP site is the Rio Hondo channel. Beyond this waterway, is an open space area bounded by San Gabriel Boulevard, which turns northwest. West of San Gabriel Boulevard is a hillside residential area.

Relevant General Plans

The Los Angeles County General Plan is the only relevant general plan for this WRP. In addition to the Los Angeles County General Plan, the Recreational Master Plan for the Whittier Narrows Flood Control Reservoir was developed by the Los Angeles County Department of Parks and Recreation (LADPR) and approved by the Corps in 1973. This plan identifies existing and planned recreational land uses within the reservoir. The Recreational Master Plan is currently being updated by the LADPR and is under review by the Corps. Although the plan does not call for expansion of existing designated recreation areas, it does include improvement and active recreational development of existing unimproved recreational areas.

Land Use Designations

The Whittier Narrows WRP site and the properties surrounding it in unincorporated Los Angeles County are designated OS (Figure 12-8). The Whittier Narrows WRP site is also designated as a Special Management Area and as a Significant Ecological Area (County of Los Angeles 1994.)

Zoning Designations

The Whittier Narrows WRP and the properties surrounding it in unincorporated Los Angeles County are shown in Figure 12-9 and zoned O-S and agriculture (A-1).

IMPACTS AND MITIGATION MEASURES OF THE 2010 PLAN ALTERNATIVES

Methodology and Assumptions for Impact Analysis

To assess the impacts of modifications of the JWPCP, a land use survey was conducted during a site visit on April 1, 1994, to develop a detailed land use map. Land uses at the inland WRPs were developed using the Districts' information and from reconnaissance-level surveys.

Criteria for Determining Significance

Based on Appendices G and I of the State CEQA Guidelines and professional practice, the project would result in a significant impact if it would:

- conflict with existing land uses on or adjacent to the project site,
- conflict with zoning or general plan land use designations,
- conflict with applicable policies from relevant planning documents,
- conflict with established recreation uses or convert open space to developed uses, or
- conflict with existing access to properties.

Comparison of Alternatives

Table 12-1 at the end of this chapter shows that the impacts associated with Alternatives 2, 3, and 4 are similar to those associated with Alternative 1, with some variation. This variation is described below for each alternative.

Alternative 1: Upgrade JWPCP/Expand Los Coyotes WRP/San Jose Creek WRP

Construction Impacts

Impact: Conversion of Existing Land Uses at the JWPCP. Construction of the seven digesters in the northwestern corner of the project site would displace approximately one-third of the total area in this portion of the project site that is currently used for greenhouses by the Districts' lessee. However, greenhouses occupy much of the area immediately north of the project site. Because project construction would only slightly decrease the area available for greenhouse uses, this impact is considered less than significant. Additionally, an approximately 9-square-mile area around the JWPCP was researched to identify any residential, commercial, or industrial developments that could contribute to cumulative impacts on local traffic, air quality, and noise. The area researched is bounded by 223rd Street to the north, Anaheim Street to the south, Avalon Boulevard to the east, and Western Avenue to

the west. The following projects have been identified as proposed developments within this area and are presently under consideration by the City of Carson:

- a proposed 37-acre specific plan project with 207 single-family units located at the southeast corner of Main Street and Sepulveda Boulevard in the City of Carson, planned to be completed by January 1996;
- a proposed 11-acre construction and rehabilitation project located at 23201 South Avalon Boulevard in the City of Carson, consisting of 119 new condominium units and the rehabilitation of approximately 63,000 square feet of commercial property, planned to be completed by January 1996; and
- a proposed 19-unit townhouse project located at 22911 South Figueroa Avenue in the City of Carson, planned to be completed by January 1996.

These proposed developments, when considered in combination with the proposed modifications to the JWPCP, would not contribute to an adverse cumulative impact on land use in the vicinity of the JWPCP.

Alternative 2: Upgrade JWPCP/Expand Los Coyotes WRP

Under Alternative 2, impacts at the JWPCP would be the same as under Alternative 1. No impacts would occur at the San Jose Creek WRP. Impacts at the Los Coyotes WRP would be slightly different, and construction of a relief sewer line would result in additional impacts. These impacts are described below.

Impact: Conversion of Ironwood Driving Range at the Los Coyotes WRP. Under Alternative 2, construction of wastewater treatment facilities at the Los Coyotes WRP site would convert the entire area of the Ironwood Driving Range in the northern portion of the plant site to wastewater treatment uses (Figure 2-11). This impact is considered less than significant because the Districts own the driving-range property and elimination of this recreational use will not affect the overall availability of recreational uses in the City of Cerritos. The City of Cerritos requires 550 acres of land available for recreational purposes. The city currently has 711 acres, and with the elimination of the 26-acre driving range, the city would still have 685 acres of land available for recreational purposes, 135 acres more than required by the general plan.

Mitigation. No mitigation is required.

Impact: Potential Disruption of Access to Adjacent Lands as a Result of Sewer Construction. Open trenches along public roadways created during sewer installation could prevent easy access by landowners and business patrons to land adjacent to the roadway. However, construction will be phased so that interruptions will be for short segments and

time frames. Additionally, Sections 7-10.1, "Traffic and Access", and 7-10.3, "Street Closures, Detours, and Barricades", of Standard Specifications for Public Works Construction (American Public Works Association 1991) require the Districts' contractors to follow specific instructions to ensure public convenience and safety for traffic and pedestrian access and street closures and detours. This impact is considered less than significant.

Mitigation. No mitigation is required.

Alternative 3: Upgrade JWPCP/Expand Whittier Narrows WRP

Under Alternative 3, impacts associated with the JWPCP would be the same as under Alternative 1. No impact would occur at the Los Coyotes or San Jose Creek WRPs. Impacts at the Whittier Narrows WRP are described below.

Impact: Conflict with Existing Open Space Zoning and Significant Ecological Area Designation at the Whittier Narrows WRP. The expansion area for the Whittier Narrows WRP is zoned O-S and has been designated as a Significant Ecological Area (SEA). Although the zoning ordinance does not specifically identify wastewater treatment facilities as permitted uses within the O-S zoning, the ordinance does permit publicly owned uses necessary for the maintenance of public health, convenience, or general welfare with a conditional use permit, which has already been granted for the existing facility site. However, the Whittier Narrows WRP site is located in an SEA and is not deemed a compatible land use. Therefore, the expansion of the Whittier Narrows WRP is considered a significant impact.

Mitigation. Implementation of the following mitigation measure would be required to reduce this impact to a less-than-significant level:

- **Mitigation Measure 12-1. Obtain a Conditional Use Permit for Significant Ecological Area from the county for the expansion of the Whittier Narrows WRP.**

The Districts propose to obtain a Conditional Use Permit for Significant Ecological Area for the expansion of the Whittier Narrows WRP. This conditional use permit would be obtained before construction begins. The permit would contain provisions that would eliminate conflicts and mitigate incompatibilities with the SEA designation.

Alternative 4: Upgrade JWPCP/Expand Los Coyotes WRP/ Expand San Jose Creek WRP/Whittier Narrows WRP

Under Alternative 4, impacts at the JWPCP would be the same as under Alternative 1, impacts on sewers at the Los Coyotes WRP would be the same as under Alternative 2, and impacts at the Whittier Narrows WRP would be the same as under Alternative 3. No additional impacts would occur under this alternative.

No-Project Alternative

No new construction would be performed at the JWPCP or any of the inland WRPs under this alternative and no new sewers would be constructed. Therefore, no impacts related to land use would occur under this alternative.

Table 12-1. Comparison of Land Use Impacts by Alternative

Impacts and Mitigation Measures	Alternative 1			Alternative 2			Alternative 3		Alternative 4				
	JWPCP	LC	SJC	JWPCP	LC	Sewers	JWPCP	WN	JWPCP	LC	SJC	WN	Sewers
Construction Impacts Impact: Conversion of existing land uses at the JWPCP (LT) No mitigation is required	✓			✓			✓		✓				
Impact: Conversion of Ironwood Driving Range at the Los Coyotes WRP (LT) No mitigation is required					✓					✓			
Impact: Potential disruption of access to adjacent lands as a result of sewer construction (LT) No mitigation is required						✓							✓
Impact: Conflict with existing open space zoning and Significant Ecological Area Designation at the Whittier Narrows WRP Mitigation Measure 12-1. Obtain a Conditional Use Permit for Significant Ecological Area from the county for the expansion of the Whittier Narrows WRP								✓				✓	

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No significant and unavoidable impacts on land use would occur.

LT = less than significant. S = significant.